

GROWTH, ENVIRONMENT AND RESOURCES SCRUTINY COMMITTEE	AGENDA ITEM No. 6
5 SEPTEMBER 2018	PUBLIC REPORT

Report of:	Corporate Director for Growth and Regeneration	
Cabinet Member responsible:	Councillor Peter Hiller - Cabinet Member for Housing, Planning Services, Growth and Economic Development	
Contact Officer(s):	Nicholas Harding - Head of Planning	454441
	Richard Kay - Head of Sustainable Growth Strategy	863795
	Andy Tatt - Head of Peterborough Highway Services	453469
	Howard Bright - Head of Growth	452619
	Dave Anderson - Interim Project Director	452468

PORTFOLIO PROGRESS REPORT FOR THE CABINET MEMBER FOR GROWTH, PLANNING, HOUSING AND ECONOMIC DEVELOPMENT

R E C O M M E N D A T I O N S	
FROM: Councillor Peter Hiller	Deadline date: N/A
The Growth, Environment and Resources Scrutiny Committee is requested to note the contents of the report.	

1. ORIGIN OF REPORT

- 1.1 This report is provided to update the Scrutiny Committee on the progress of items under the responsibility of the Cabinet Member for Growth, Planning, Housing and Economic Development.

2. PURPOSE AND REASON FOR REPORT

- 2.1 This report is being presented by Cllr Peter Hiller at the request of the Growth, Environment and Resources Scrutiny Committee.
- 2.2 This report is for the Growth, Environment and Resources Scrutiny Committee to consider under its Terms of Reference No. Part 3, Section 4 - Overview and Scrutiny Functions, Paragraph 2.1. Functions determined by Council:
- 4. Environmental Capital;
 - 5. Economic Development and Regeneration including Strategic Housing and Strategic Planning;
 - 6. Transport, Highways and Road Traffic;
 - 7. Flood Risk Management;
 - 11. Digital Services and Information Management

- 2.3 This report supports the following Council strategic priorities:-
- Drive growth, regeneration and economic development
 - To bring new investment and jobs
 - To support people into work and off benefits
 - To boost the city's economy and the wellbeing of all people
 - Implement the Environment Capital agenda
 - To position Peterborough as a leading city in environmental matters
 - To reduce the city's carbon footprint

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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4. BACKGROUND AND KEY ISSUES

4.1 This report forms the annual progress report of the Cabinet Member for Growth, Planning, Housing and Economic Development and is structured around each of those elements. The responsibilities of this Portfolio Holder are clearly linked to the Council's stated vision:

- The Council's vision is to create a bigger and better Peterborough that grows the right way, and through truly sustainable development and growth
- Improves the quality of life of all its people and communities, and ensures that all communities benefit from growth and the opportunities it brings
- Creates a truly sustainable Peterborough, the urban centre of a thriving sub-regional community of villages and market towns, a healthy, safe and exciting place to live, work and visit, famous as the environment capital of the UK.

4.2 The sustainable growth of the city remains a clear priority of the Council, with Director responsibility falling to the Corporate Director of Growth and Regeneration (post holder: Simon Machen). The Corporate Director is responsible for delivering Peterborough's sustainable growth, for securing the regeneration of the city centre and for maintaining and improving our road and sustainable transport infrastructure.

4.3 Nick Harding - Head of Planning Peterborough and Fenland

Since April 2017 a range of significant new developments have secured planning permission which have made an important contribution to the delivery of new homes, jobs and leisure facilities which will help meet the Council's objectives in relation to growth, housing, employment and regeneration:

Homes

- 5,350 at Great Haddon
- 450 at Paston Reserve
- 1,700 at Hampton Leys
- 360 at Fletton Quays
- 190 at Wittering
- 87 at Western Avenue, Dogsthorpe
- 116 at John Mansfield ex playing field Dogsthorpe
- 132 at Cardea
- 75 at Eagle Way, Hampton
- 80 at Barnack

Leisure

- 160 bed hotel, Fletton Quays
- 16,000 sq m retail development, Maskew Ave
- 1250 sq m retail unit, Boulevard retail park

Employment

- 49,000 sq m distribution centre, Alwalton Hill
- 27,900 sq m distribution centre, Alwalton Hill
- 2,200 sq m office space, Cygnet Park Hampton
- 17,000 sq m industrial space, Dodson Way, Fengate
- 6,000 sq m industrial space, Fengate
- Reconfiguration of ex Thomas Cook offices

With regard to housing completions in the year 2017/18 the sites in the following locations provided in excess of 50 completions each:

- Ex Matley Primary School
- Ex Peterborough City Hospital
- London Rd Hempstead (x2 sites both achieving 50+ completions each)
- Hampton Gardens (c100 completions)
- Cardea (c100 completions)

Building Control/Planning

2017/18 Building Control maintained recognition for the provision of a high standard of service having secured Quality Assurance status. External recognition of the quality of service we provide helps give our customers confidence in what we do and positive customer feedback helps us retain good market share in Building Control (which competes with private sector providers) and the creation of mutually beneficial working relationships.

A number of developments in Peterborough were submitted to the Regional Local Authority Building Control Building Excellence Awards 2018 and the Hereward Homes and Wythe

Holland Ltd scheme at Scotts Farm in Glinton won the Best Small New Housing Development Award. This will now be in the running for a national award.

Towards the end of 2015, the City Council entered into a shared planning service arrangement with Fenland District Council. This reduces management cost through the sharing of a single Head of Service and the trading of services. The arrangement has been in operation since November 2015 and the service at Fenland has recently gone through a successful Peer Review by the Local Government Association / Planning Advisory Service.

4.4 Richard Kay - Head of Growth Strategy

The Local Plan 2016 to 2026

In July 2015 Cabinet agreed to prepare a new, single document Local Plan for Peterborough, to replace the existing adopted Development Plan Documents (DPDs), which comprise our current Local Plan. The new emerging Local Plan, sets out the broad distribution of growth in Peterborough and extends the existing plan period from 2026 to 2036.

The Local Plan target is for the delivery of 21,315 new homes between 2016 and 2036 and for 76ha of employment land in this 20 year period. It is proposed that the overall development strategy is to focus the majority of new development in, around and close to, the urban area of Peterborough, with limited development in the villages.

Supporting Supplementary Planning Documents and Strategies

A range of other documents are also in the process of being refreshed to support the delivery of the Local Plan. In January 2018 Cabinet approved two strategies and three supplementary planning documents (SDPDs) in draft form, for public consultation. These documents are:

1. **The Tree and Woodland Strategy** which updates the existing strategy that was adopted in 2012. The revised strategy provides a clear strategic direction for the management of the council's tree resource and setting targets with which the progress of the strategy would be measured.
2. **The Biodiversity Strategy** which updates the existing strategy that was adopted in 2010. The new document sets out a clear strategy to ensure biodiversity is considered in all Council strategies, plans, programmes and practices. In exercising its functions, the Council had a statutory duty to have regard, so far as was consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The Council's constitution determines that both of the above strategies are 'major policy items', and therefore can only be adopted in due course by Full Council.
3. **The Flood and Water Management SPD** which updates the version adopted in 2012. This SPD supports existing policy and provides guidance to developers and decision makers on how to manage surface water and main river flood risk.
4. **The Developer Contribution SPD** which updates the version adopted in April 2015, which was prepared to coincide with the introduction of the Community Infrastructure Levy in Peterborough. It sets out the detail of what contributions would be expected by the council from development schemes coming forward in the area.
5. **The Green Infrastructure and Biodiversity SPD** which is a new document. This SPD explains how the relevant policies in the Local Plan should be implemented, and act as a 'one stop shop' source of information and advice to developers, planning officers, environmental organisations and community groups.

These five documents were all consulted on in March 2018 and it is expected that they will seek approval for adoption towards the end of 2018 with a view to following on from adoption of the new Local Plan.

Council's Statement of Community Involvement (SCI)

In July 2018 Cabinet approved and adopted a revised version of the to replace the previous version that had been adopted in December 2015. It is a statutory requirement for the Council to set out in an SCI how it will consult the public on planning matters and set out the standards to be met by the council in terms of community involvement. A review was required to keep the statement up to date and compliant with legislative updates relating to the Council's role in providing neighbourhood planning advice which came into force on 31 July 2018.

Council's Regulation 123 list

In July, Cabinet were also presented with revised draft versions of the Council's Regulation 123 list and updates to the existing Community Infrastructure Levy [CIL] Governance documents and policies that contain details about how the Council administers and reports on the spending of CIL funds. The R123 List contains infrastructure types or specific projects for which CIL money collected may be spent. The revised R123 List proposes being more specific about what is

included on the List and what is excluded. Developers will not pay any different CIL Levy (because the Charging Schedule is not being amended), but the amended list will help to ensure that Peterborough City Council maximises contributions towards the infrastructure necessary to support the growth occurring, whilst ensuring that development remains viable. These draft documents were approved for consultation, and will return to Cabinet for adoption towards the end of the year once this process and any subsequent revisions have been completed.

Peterborough and Cambridgeshire Joint Minerals and Waste Local Plan

In July 2017, Cabinet agreed to the preparation of a joint Peterborough City Council and Cambridgeshire County Council Minerals and Waste Development Plan. The current Core Strategy Development Plan Document (DPD) was adopted in 2011 and the Site Specific Proposals DPD was adopted in 2012. These two plans are being reviewed and merged together to form a single joint Minerals and Waste Local Plan (MWLP) covering the two Council areas. From 16 May 2018 to 26 June 2018 the Councils carried out a public consultation on the Preliminary Draft version of the Plan. This is the first of three rounds of consultation. This stage of the Plan put forward various issues and options regarding mineral and waste management development up to 2036. At this stage it is not clear if more sites for mineral and waste management development are needed, so the Preliminary Draft Plan does not allocate any land for development, nor does it identify any sites or broad locations. However, in case more sites will be needed the Plan does give the opportunity to submit sites for future mineral and / or waste management development. It also asks if existing allocations should be carried forward. Any sites submitted will be assessed against any defined need and, if required, preferred sites will be put forward at the next stage of the Plan, expected to be published for consultation in Spring 2019.

Neighbourhood Planning

There are now nine designated neighbourhood areas in the Peterborough area. Such designation triggers the process for preparing a parish-led Neighbourhood Plan, and officers continue to assist in that process as appropriate. Peterborough now has three adopted Neighbourhood Plans. Each plan was formally adopted by Council once they had undergone the statutory consultation and independent examination processes required by Neighbourhood Planning regulations.

The Peakirk neighbourhood plan was adopted on 26 July 2017, and the Castor and the Ailsworth neighbourhood plans were adopted on 13 December 2017. These documents now form part of the Development Plan for Peterborough.

Our strategic planning service continues to be sold to nearby councils, with contracts in place with Central Lincolnshire (Lincoln / West Lindsey / North Kesteven), East Cambridgeshire and Fenland. As well as raising our profile and maintaining expertise for Peterborough in the field of strategic planning, these contracts bring in a valuable income to the Council.

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The Peterborough Housing Strategy 2016 to 2021

In April 2017 Council adopted the Council's new Housing Strategy 2016 to 2021. A 'Task and Finish' group was set up under the direction of the Sustainable Growth and Environment Capital Scrutiny Committee to work more closely with officers preparing the Strategy and as part of the strategy's development, a period of public consultation was undertaken to ensure that all stakeholders and partners had the opportunity to influence the final document.

The four key priorities identified in the strategy for the Peterborough housing agenda are:

1. supporting substantial and sustainable growth in Peterborough
2. increasing the supply of homes which people can afford
3. improving housing conditions in Peterborough to support health and wellbeing
4. ensuring that a range of supported and specialist accommodation is available in Peterborough

Combined Authority Affordable Housing Funding

In March 2017, the Combined Authority Board agreed the business case for £100m to enable an additional 2,000 new affordable homes to start on site in the Combined Authority area during the five year period commencing 1 April 2017. The £100m fund will be deployed in Peterborough and the local authority districts excluding Cambridge City, which has received a separate ring-fenced grant fund. The Housing Strategy team are working with the CA to ensure that appropriate schemes are identified or this funding to enable affordable homes that would have otherwise not come forward, to be delivered in Peterborough.

The Housing Strategy team continue to deliver a housing service to Fenland District Council and also provides Housing Strategy and Enabling services to East Cambs District Council and Huntingdonshire District Council. Once again, this raises our profile, retains valuable skills in-house and brings in a valuable income to the Council.

Creating the UK's Environment Capital:

The Environment Action Plan: City-Wide and the Environment Action Plan: Peterborough City Council were adopted by Full Council in April 2017. Each year an annual report is produced detailing progress against each of the actions contained within the plans. The report for 2017/18 is due to be published in the Autumn.

In addition to this, the Circular Peterborough initiative has become a key focus of work over the last year. This initiative, delivered in partnership with Opportunity Peterborough, aims to apply circular economy principles at the city level which means moving away from the typically linear 'take, make, dispose' lifecycle to one where more "circular" activities such as reuse, repair and re-manufacture become the norm. Peterborough continues to lead the way nationally and internationally in this field with achievements including:

- Launching our 'Share Peterborough' platform enabling businesses to find new homes for furniture, equipment and other useful items including underused spaces
- Opportunity Peterborough have published a draft Circular Peterborough Roadmap which builds on the city's achievements and sets out how we plan to be a truly circular city by 2050. The draft roadmap can be viewed here: <http://www.futurepeterborough.com/circular-city/circular-city-roadmap/>
- We were one of only two UK and eleven international cities in the Ellen MacArthur Foundation Circular Cities Network and were awarded the accolade of World Smart City in 2015 with significant recognition for our pioneering Circular Economy work.

More information about this initiative including a brief video explaining the concept can be found here: <http://www.futurepeterborough.com/circular-city/>

4.5 **Andy Tatt - Head of Peterborough Highway Services**

Peterborough Highway Services (PHS), a partnership between Peterborough City Council and Skanska, commenced in 2013. The partnership continues to perform well and the Skanska Annual Report detailing progress from April 2017 to March 2018 will be presented at this meeting, item 8: Skanska Annual Report 2017/18, and as such is not duplicated here.

Within the Council, PHS is supported by six core teams including:

Environment and Transport team, led by Charlotte Palmer, is responsible for the Long Term Transport Strategy (LTTS) and Local Transport Plan (LTP4) and the resultant programme of capital works. This team is also responsible for seeking external funding to deliver highway schemes, delivering the Council's sustainable transport initiative Travelchoice alongside passenger transport services including Concessionary Fares. Highlights for the last year include:

- Funding totalling £7.850m has been secured from the Cambridgeshire and Peterborough Combined Authority for a number of capital and revenue highway schemes including promoting sustainable travel and major infrastructure development including schemes funded by the DfT.
- As part of a project funded by the Department for Transport's Cooperative intelligent systems initiative and in partnership with the RNIB we are about to install beacons at key points in the heart of the city. These low energy beacons will provide real time, two-way, journey information directly to visually impaired users, allowing easier access around Peterborough City Centre. The primary objective of the scheme is to make practical use of newly emerging digital technology to provide staff and visitors to the new RNIB head office in the city centre safe, accessible routes from the main transport hubs (Rail and Bus Stations). The first phase of the scheme involved creating a virtual reality simulation of the city centre and deploy simulated solutions within this to ascertain their benefit and model the optimum solution. The second phase, commencing now, is to implement these solutions within the physical environment. The open-sourced nature of the technology will allow Peterborough to maximise the potential of its strong local digital community to constantly evolve and update the system to ensure its full potential is realised.
- Bikeability, the modern day cycle proficiency, continues to be delivered across the city. We have received funding from the DfT to train 1951 pupils this financial year 2018/19, covering the school terms from April to March.

Highway Control Team, led by Julie Smith, is responsible for providing consultee responses for highway related matters on planning applications; vetting of road adoption applications and inspection of works through to adoption under Section 38 and 278 of the Highways Act, 1980. Highlights for the last year include:

- Successful completion of a process improvement project on our S38/278 Highway Adoptions process, collaborating with three main housing developer's, O&H Hampton, Persimmon Homes and Morris Homes. The final improvements are now being implemented.
- We have formally adopted 2510m of carriageway, 238m of shared surface roads, 2053m of footways, 643m of verge, 2720 gullies and 102 street lights.
- Fully implemented a Small Scale S278 application process, which has been very successful and well received by developer's.

- Continued to build very positive working relationships with developer's to bring forward adoption of older development sites, which has resulted in many old sites being adopted this last year.

Network and Traffic team, led by Peter Tebb, is responsible for street works, on street parking restrictions in connection with traffic regulation orders, temporary traffic regulation orders, including installation, maintenance and operation of traffic signals and highway structures. Highlights for the last year include:

- Commenced the development of a Permit Scheme for Streetworks that enables the authority to levy a charge for requests to work on the road network from Utility Companies to meet the additional cost of processing the notices. In addition it gives PCC the opportunity to place conditions on the permit in order to exert better control over the timing and method of working, thus seeking to minimise congestion.
- Design of structural works to Nene Bridge on Frank Perkins Parkway over the River Nene to maintain its unique design features whilst enabling the necessary works to the bridge to be undertaken to improve its condition for the forthcoming years.
- Led on the retendering of the Real Time Passenger Information Contract (RTPI) across the consortium of six participating authorities.

Highway Service Delivery team, led by Kevin Brumfield and Kevin Ekins, is responsible for day to day and strategic maintenance of the city's highway infrastructure including roads, footpaths, street lighting, drainage systems and public rights of way. This includes signage, winter gritting and responsibility for the delivery of major road improvement schemes. Highlights for the last year include:

- Bourges Boulevard network rail right turn lane will be commissioned at the beginning of September when the ANPR camera has been installed.
- Westgate footway and surfacing works have commenced and are due to continue until November due to the Christmas embargo, with any remaining works recommencing in January.
- Further safety barrier repair works are planned on Nene Parkway for commencement in September. Over the next few years this will be necessary in a number of locations on the Parkway network due to the asset all being a similar age.
- The Highway network has been severely affected by the harsh winter and the volume of pothole repairs raised in March peaked at 1080 in comparison with 597 in March 2017. Road networks across the country are still affected by the impact of the last winter and we will be potentially suffering the long term effects for a few years. This is now being exacerbated by the effect of the very dry summer on some of our fen roads.

Asset and Contract Performance team, led by Kevin Ekins, is responsible for street naming and numbering, local land and property gazetteer, asset data collection and monitoring the overall performance of the Peterborough Highway Services partnership. Highlights for the last year include:

- January 2018 saw PCC achieve Band 3 on the Department for Transport Incentive Fund. This has been a great achievement of collaboration between Skanska and the Council over the last 3 years. This will now be followed up by embedding an asset management approach to become business as usual within the service.
- The Street gazetteer achieved a Gold Performance award, being gold for all 12 months of the year.

- The Address gazetteer achieved a Gold Achievement award, being gold for 9 months of the year.
- Street Naming and Numbering have entered 2066 new addresses into the gazetteer. The income for the year was £23,000 compared with £10,880 in 2016/17.

Sustainable Drainage team, led by Andrew Leadbetter, is responsible for strategic management of the adoptable surface water drainage systems, strategic water courses, including planning advice and consent for both conventional and SuDs drainage in new and existing developments. Highlights for the last year include:

- The team were commended in the new build large scale category at the recent Susdrain SuDS awards for the paving scheme in Fleetwood Crescent, in the city's Eastfield area. Fleetwood Crescent is located on the site of a former secondary school, with the ground made up of underlying clay soils of low permeability, meaning that any surface water will not easily seep into the soil. When the road was constructed, the permeable paving was installed on private driveways and the street to collect, clean, store and move surface water from the site. The road is a trial site for the adoption of permeable paving and the design is helping the authority to better understand and develop the use of permeable paving.
- Earlier this year, Anglian Water's Educational Team carried out classroom sessions in Norwood and Werrington Primary School. With the aim of helping the pupils understand where water goes when it enters drains and what effects this has on the environment when these drains are polluted. Children from both schools produced drawings based on what they had learnt during these sessions and a winning design was chosen for both schools by various members of Peterborough City Council. The drawings were then adapted and painted onto the footpaths outside each school by Street Arts Hire. We hope that the colourful artwork will allow passers-by to make the connection that the majority of road drains lead to local brooks and rivers, most notably the Werrington Brook, and when drains are polluted it will affect our watercourses too! Helping to deter anyone from polluting Peterborough's drains and creating the conversation around this topic. More information can be found at: <https://www.peterborough.gov.uk/council/campaigns/water-environment-campaign-yellow-fish/>

4.6 **Howard Bright - Head of Growth**

Peterborough Investment Partnership (PIP) developed Fletton Quays. This is the Partnership's first major mixed use scheme. Fletton Quays continues to progress positively, with the first major component Sand Martin House now complete and Weston Homes well-advanced with the two largest of their four blocks. The complex work of coordinating and installing utilities and the main roads are now complete, and over the coming year we can expect work to begin on the construction of the Hilton Garden Inn hotel and the refurbishment of the remaining Grade II listed railway shed.

Medesham Homes continues to expand its development activities. The first development of 29 homes is on track for completion in October, and subject to planning consents, before the end of 2018 there will be over 60 units on site in construction, with well over 100 in the pipeline to follow on. Medesham Homes will continue to expand its development pipeline in the coming year, subject to funding constraints, making a significant contribution to expanding the city's affordable housing stock and supporting the Council with its activities to alleviate temporary accommodation

pressures.

4.7 **Dave Anderson - Interim Project Director**

To support Peterborough's ambitious growth agenda, David Anderson took up the role of interim Project Director in July 2018 and has focused his efforts to date on progressing key strategic projects such as the proposals to establish a new University of Peterborough; plans for the regeneration of North Westgate and options for addressing the demand for temporary accommodation in the city.

University of Peterborough

Work is underway with the Cambridgeshire and Peterborough Combined Authority to prepare a masterplan for the first phase of the University Campus on the site to the North of the Embankment and to agree how best to make the land available for the purpose of constructing academic buildings and student residences. One model under consideration by officers is the establishment of a joint venture between the Council and the Combined Authority under which the Council would make land available in tranches as required and the CA would provide funding. The longer term accommodation needs of the University will open up the need to look at how best to integrate or replace the Regional Swimming Pool and Athletics Track. It will be at least 5 years before this becomes necessary. However, officer consultation with Sport England has commenced so that strategic plans can be developed well in advance of the need to renovate or replace individual facilities.

The first phase of the University aims to accommodate up to 2,000 students by 2021. The timescale is a demanding one and there will be the need for a concerted effort by the partners involved in the University project to ensure the first academic buildings and student residences are ready in time. It will also be important that the vision for the campus to accommodate teaching and learning facilities for 12,500 students by 2035 is subject to consultation with the local community, including key stakeholder and civic groups as the scale of proposed development will have significant implications for the city's future growth.

North Westgate redevelopment

Hawksworth Securities own approximately 22% of the overall site at North Westgate, and they are planning to submit a revised planning application for the development of these sites. Invesco owns around 35% and the Council also has a number of properties. Discussions are ongoing regarding the best way to achieve a comprehensive redevelopment of North Westgate and how the Council can engage most effectively with other landowners, either individually or collectively, to deliver a viable, comprehensive scheme that will successfully regenerate this important area of the city. Reports updating members on progress will be brought to the committee and necessary approvals will be sought through Cabinet or Council as specific proposals are formulated. In the meantime Invesco plan to move forward with their 9 screen cinema and restaurant development. However work will not begin until spring 2019 as John Lewis need time to complete their current store refurbishment.

Temporary Accommodation

Work is progressing on proposals for the Council to acquire 50 homes that can be used in response to the rising demand for temporary accommodation. A business case is being prepared to clarify investment criteria and ensure that any homes acquired can enable the Council to satisfy best value considerations and meet the needs of clients. Discussions have also commenced with Medesham Homes about how their expertise might be used most effectively in the future delivery of temporary accommodation units.

Economic Development Delivery Model

The Cambridgeshire and Peterborough Combined Authority has approached the Council regarding proposals to set up a new CA wide economic development delivery organisation that would build upon the successes of Opportunity Peterborough while adding new capabilities in areas such as master-planning for growth and local energy infrastructure.

Discussions are underway about how a new model might be developed and how best to ensure the strength of the Opportunity Peterborough brand and track record is protected and built upon in any new arrangements that might be developed. Once firm proposals are developed the will be brought forward for necessary consideration and approval by Members.

5. CONSULTATION

- 5.1 This document has been produced in collaboration with colleagues across the Growth and Regeneration Directorate and its partners.

6. IMPLICATIONS

- 6.1 There are no direct implications arising from this report. It is provided for information and comment.

7 BACKGROUND DOCUMENTS

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

- 7.1 None.

8 APPENDICES

- 8.1 None.

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