

# REPORT TO CABINET

**REPORT OF:** Economic Development Portfolio Holder

**REPORT NO:** PLA 920

**DATE:** 9<sup>th</sup> January 2012

<b>TITLE:</b>	<b>Greyfriars and Wharf Place Development Briefs: Adoption as Supplementary Planning Documents</b>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	Cllr Frances Cartwright Economic Development Portfolio Holder	
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<b>INITIAL IMPACT ASSESSMENT:</b>	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
<b>Equality and Diversity</b>	No	
<b>FREEDOM OF INFORMATION ACT:</b>	This report is publicly available via the Your Council and Democracy link on the Council's website: <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a>	
<b>BACKGROUND PAPERS</b>	Cabinet Report PLA866 dated 7 <sup>th</sup> February 2011 Cabinet Report PLA893 dated 4 <sup>th</sup> July 2011 Cabinet Report PLA898 dated 1 <sup>st</sup> August 2011 Cabinet Report PLA901 dated 1 <sup>st</sup> August 2011	

## 1. RECOMMENDATION

### 1.1 That:

- a) Cabinet notes the comments received in response to the public consultation on the Greyfriars and Wharf Place draft Development Briefs
- b) The proposed changes to the Greyfriars and Wharf Place Development Briefs set out in Appendix 1 to the report are approved
- c) The Greyfriars and Wharf Place Development Briefs, as amended in accordance with recommendation b) above, are adopted as Supplementary Planning Documents

## **2. PURPOSE OF THE REPORT/DECISION REQUIRED**

- 2.1 To enable the Cabinet to consider the issues raised in the representations made during the public consultation on the Greyfriars and Wharf Place draft Development Briefs, to consider proposed changes and for the Development Briefs to be adopted as Supplementary Planning Documents (SPDs).
- 2.2 The adoption of the Greyfriars and Wharf Place Development Briefs would support the Grow the Economy, Leisure, Arts and Culture and Support Good Housing for All priority themes.

## **3. DETAILS OF REPORT**

- 3.1 The draft Development Briefs were approved for the purposes of public consultation by the Cabinet on the 1<sup>st</sup> August 2011 (Report PLA 901).
- 3.2 The Development Briefs set out the key planning and development principles for mixed use development of the sites. In the case of Greyfriars, a retail and leisure led mixed use development is proposed to create a distinct retail destination whilst there is a more retail led focus for the Wharf Place site so as to enhance the primary shopping area and upgrade the retail circuit.
- 3.3 The Development Briefs are intended to guide development of the sites as follows:
  - To set overall design principles and parameters
  - To provide a guide to the overall development parameters of the site including the preferred mix and scale of development
  - Ensure a viable form of development
  - To provide quality standards for the sites
  - To achieve the comprehensive redevelopment of the sites
  - To give clarity to developers and investors regarding the Council's requirements for the site
  - Provide an indicative approach to the delivery and phasing of development
- 3.3 Public consultation on the draft Development Briefs took place between the 26<sup>th</sup> August and 7<sup>th</sup> October 2011. Widespread consultation was carried out with affected landowners/occupiers of property, neighbouring properties (both residential and business) and relevant national, regional and local organisations. The Development Briefs were also made available at the District Council offices and Grantham library, on the website and publication was advertised by way of a statutory notice published in the Grantham Journal and the issuing of a press release.
- 3.4 At the end of the consultation period, a total of 13 representations were received from individuals, landowners and businesses and organisations. Some of the responses were general comments common to both Development Briefs whilst others were more specific in respect of a particular aspect of one of the Briefs. The appendix attached to this report summarises the representations received together with a response and, where appropriate, recommended changes to the Briefs.

- 3.5 In addition there will also be a need to update the text of the Briefs to reflect changes since they were prepared i.e. progress on preparing the Grantham Area Action Plan. These minor changes are also set out in the report appendix.

#### **4. OTHER OPTIONS CONSIDERED**

- 4.1 Do not adopt as SPDs - the alternative would be to rely on a prospective developer to submit a planning application and hopefully engage in pre application and post application negotiations. The preparation of a brief is more positive in that it provides a planning framework to promote interest in the site and guide and encourage the co-ordinated redevelopment of the site in accordance with the Council's policies. It also offers some degree of certainty that a planning application would be more likely to obtain approval subject to detail.

#### **5. RESOURCE IMPLICATIONS**

- 5.1 There will be some resource implications arising from the adoption process primarily costs associated with the publication of a statutory notice and printing of the documents, although this will be kept to a minimum through the provision of electronic as opposed to hard copy versions. Costs can, therefore, be accommodated within this financial year's Planning Policy budget.

#### **6. RISK AND MITIGATION**

- 6.1 None identified.

#### **7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT**

- 7.1 When adopted as SPD, the Development Briefs will 'hang off' policies contained in the Core Strategy and Grantham Area Action Plan (when adopted), which have been the subject to equality impact assessment.

#### **8. CRIME AND DISORDER IMPLICATIONS**

- 8.1 None arising out of this report.

#### **9. COMMENTS OF FINANCIAL SERVICES**

- 9.1 It is confirmed that the costs associated with the adoption of these development briefs can be met from within existing budgets.

#### **10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES**

- 10.1 The purpose of the report is to enable Cabinet is to consider the results of the consultation, take into account relevant comments made as a result of the consultation and adopt the SPD subject to any accepted proposals made as a result of the consultation.

**11. APPENDICES:**

Appendix A Responses to consultation and proposed changes