

REPORT TO CABINET

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA966

DATE: 18th February 2013

TITLE:	Adoption of Southern Quadrant Masterplan Supplementary Planning Document	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Grow the Economy - Economic Development Portfolio Holder	
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INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	N/A	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	PLA954 Draft Southern Quadrant Masterplan Supplementary Planning Document (http://modern.gov.southkesteven.gov.uk/ieListDocuments.aspx?CId=164&MId=2886&Ver=4)	

1. RECOMMENDATIONS

1.1 That:

- a) Cabinet notes the comments received in response to the public consultation on the Draft Southern Quadrant Masterplan Supplementary Planning Document (SPD) as set out in Appendix 1
- b) The proposed changes to the Draft Southern Quadrant Masterplan SPD set out in Appendix 2 to the report are approved.
- c) The Southern Quadrant Masterplan SPD, as amended in accordance with recommendation b) above, is adopted as a Supplementary Planning Document.

d) The Southern Quadrant Masterplan SPD take effect following the end of the call in period and it be applied to all qualifying planning applications registered as valid after this date.

2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider the issues raised during the statutory period of public consultation on the Draft Southern Quadrant Masterplan Supplementary Planning Document (SPD) and the proposed amendments to the SPD arising from the responses received from the consultation.
- 2.2 The adoption of the Southern Quadrant SPD would support the Grow the Economy, Keep South Kesteven clean, green and healthy, Promote leisure, Arts and Culture and Support Good Housing for All priority themes.

3. DETAILS OF REPORT

- 3.1 The Draft Southern Quadrant Masterplan SPD was approved for the purposes of public consultation by the Cabinet on 15th October 2012 (Report PLA 954).
- 3.2 The Southern Quadrant consists of an area of 267 hectares to the south of the town between the A52 Somerby Hill and B1174 Spittlegate Level. The area is primarily greenfield agricultural land, although the former Barfords works is also included within the site boundary and forms the brownfield portion of the site.
- 3.3 The development of the Southern Quadrant is intended to provide approximately 3,500 new dwellings, new schools, new healthcare and community facilities, new open spaces, sports pitches and play areas as well as helping to deliver the Southern Relief Road.
- 3.4 The purpose of the Masterplan SPD is to provide developers intending to bring forward major development proposals within the Southern Quadrant with clear guidance in terms of delivering a distinctive and high quality scheme. The SPD will be a material consideration in the assessment of such development proposals.
- 3.5 The SPD aims to:
- Articulate a vision and set out masterplan and key design principles covering the site
 - Demonstrate how the vision and aspirations for the Southern Quadrant can be achieved through following best practice sustainable development and urban design principles
 - Inspire the imagination and creativity of designers and developers in the formulation of future development proposals
 - Inform the extent, character and strategic form of the development and provide guidance for developers and designers in delivering best practice in architecture, urban design, landscape and sustainability

- Help ensure that development proposals accord with current local and national planning policy
 - Speed up the development process by providing clarity in the key design principles and measures to be adopted.
- 3.6 Public consultation on the draft Southern Quadrant Masterplan SPD took place between Friday 26th October and Friday 7th December 2012. Widespread consultation was carried out with the local community and businesses in the area surrounding the site, Lincolnshire County Council, relevant local service providers, relevant Parish Councils and relevant, national, regional and local organisations. The SPD, Statement of Consultation and other relevant consultation material were also made available at the District Council offices and the library in Grantham. In addition to this they were also available on the Council's website and publication was advertised by way of a statutory notice published in the Grantham Journal as well as issuing a press release. Three drop-in sessions for members of the public to discuss the plans with officers from both South Kesteven District Council and Lincolnshire County Council were held, one at Witham Place Community room and two at Grantham Library.
- 3.7 At the end of the consultation period 73 representations were received from a total of 24 individuals, the landowners and organisations. Some of the responses were general comments whilst others were more specific in respect of a particular aspect of the SPD.
- 3.8 There were a number of representations that objected outright to the scale of development proposed, on the grounds of environmental and highway impacts, and that the Southern Relief Road should be provided without the housing development. As set out in the responses to the representations, the principle of the Southern Quadrant development has already been established through the Core Strategy and public funding to deliver the Southern Relief Road without support from development is not available.
- 3.9 Appendix 1 to this report summarises the representations received together with a response, and where appropriate recommended changes to the SPD. For ease of reference the changes proposed are also set out in Appendix 2. The changes proposed relate primarily to providing clarification or typographical corrections. The Environment Agency suggested some changes to make additional reference to drainage issues and requirements. These are considered, with some minor modification to the wording proposed, acceptable. It is also proposed to make a minor change to section on the Southern Relief Road (page 50 of the SPD) to provide for some flexibility in the event that in finalising the detailed design alignment of the road, some variation in the alignment from that shown in the SPD and consulted on is necessary. In drafting the proposed changes the views of the landowner, with whom the Southern Quadrant masterplan has been prepared, have been taken on board.
- 3.10 A Strategic Environmental Assessment (SEA) Report has been carried out on the Southern Quadrant Masterplan SPD and published separately. At the end

of the consultation period at total of 2 representations were received on the SEA Report. There are not expected to be any major issues that could not be appropriately addressed through mitigation.

4. Other Options Considered

- 4.1 Do not adopt as an SPD – the alternative would be to rely upon the policies within the adopted Core Strategy for guiding future development of the site. Those policies will not provide the level of detailed guidance given by the SPD for the development of the Southern Quadrant.

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 document, 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 years Planning Policy budget.

6. Risk and Mitigation

- 6.1 Risk has been considered as part of this report and no specific high risks have been identified.

7. Issues Arising from Equality Impact Assessment

- 7.1 A Stage 1 Equality Analysis was carried out prior to the statutory consultation on this SPD. There are not considered to be any changes proposed to the SPD that are likely to impact upon the outcomes of the Equality Analysis previously undertaken.

8. Crime and Disorder Implications

- 8.1 None.

9. Comments of Financial Services

- 9.1 All costs associated with the development of the Local Plan will be met from existing budgetary provisions included in the 2012/13 financial framework.

10. Comments of Legal and Democratic Services

- 10.1 The Planning and Compulsory Purchase Act 2004 established a system of local development planning in England. The Town and Country Planning (Local Planning) (England) Regulations 2012 make provision for the operation of that system. In respect of supplementary planning documents, regulation 14 states:

14 Adoption of supplementary planning documents

As soon as reasonably practicable after the local planning authority adopt a supplementary planning document they must —

- (a) make available in accordance with regulation 35 —
 - (i) the supplementary planning document; and
 - (ii) an adoption statement; and
- (b) send a copy of the adoption statement to any person who has asked to be notified of the adoption of the supplementary planning document.

10.2 If adopted, this process must be followed in accordance with the regulations.

11. Appendices:

- 11.1 Appendix 1: Responses to consultation and proposed changes
Appendix 2: Proposed Changes to the draft SPD