

# REPORT TO CABINET

**REPORT OF:** ECONOMIC DEVELOPMENT PORTFOLIO HOLDER

**REPORT NO:** PLA 780

**DATE:** 7<sup>th</sup> September 2009

<b>TITLE:</b>	Approval for Consultation: Adoption Of Station Approach Grantham Development Brief	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	Cllr Frances Cartwright Economic Development Portfolio	
<b>CONTACT OFFICER:</b>	Karen Sinclair, Planning Policy Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
<b>INITIAL IMPACT ASSESSMENT:</b>	Carried out and Referred to in paragraph (7) below: N/A	Full impact assessment Required: No
<b>Equality and Diversity</b>		
<b>FREEDOM OF INFORMATION ACT:</b>	This report is publicly available via the Local 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 EDTC0036 dated 5 <sup>th</sup> November 2007	

## 1. RECOMMENDATION

- 1.1 Cabinet approves the draft Station Approach Development Brief and that it is published for consultation.**

## 2. PURPOSE OF THE REPORT

- 2.1** Station Approach was identified as part of the Grantham Town Centre Issues and Options (I&O), formerly known as the Grantham Masterplan, in August 2007. Whilst the I&O, provided an overall concept for the development of the Station Approach site, it did not provide a sufficiently detailed framework against which proposals could be assessed or funding bids made.
- 2.2** The Station Approach Development Brief was, therefore, commissioned from GVA Grimley by South Kesteven District Council on behalf of the Grantham Growth Point project and funded by Lincolnshire Enterprise, in order to provide a robust framework for the development of a series of sites around Grantham Station.
- 2.3** The purpose of this report, therefore, is to seek approval for the draft Station Approach Development Brief and for it to be published for public consultation prior to adoption.

### **3. DETAILS OF REPORT**

- 3.1 The draft Station Approach Development Brief and Executive Summary are attached as Appendices to this report.
- 3.2 Originally the Station Approach site consisted of an area to the north of the Station (shown as Site 1 in the figure on page 17 of the Development Brief). However, subsequent to the commission of the brief an area of land to the south of the Station was included (shown as Site 2). This area primarily covers an area of surface car parking and its inclusion provided greater flexibility in looking at development options for the area around the Station. The total site area is 13 acres.
- 3.3 Although prepared by consultants, the brief has benefited from the input of District and County Council officers (Growth Point, economic development, planning policy, development control, conservation, urban design and highways) throughout.
- 3.4 The Grantham Growth Strategic Board approved the Development Brief at their May meeting when they also resolved to recommend to the District Council that it consider adoption of the Development Brief as a material consideration in the determination of any planning application where proposals are submitted for the development of the site or parts thereof.
- 3.5 The Development Brief is intended to guide development of the Station Approach site to achieve the following objectives:
- To set overall design principles and parameters for Station Approach
  - To provide a guide to the overall development parameters for the site – preferred mix and scale of development
  - Ensure maximum development values are achieved for the site
  - To provide quality standards for the site
  - To achieve the comprehensive redevelopment of the site
  - Give clarity to developers and investors regarding the Council's requirements for the site
  - Provide an indicative approach to the delivery and phasing of the development
- 3.6 The Development Brief sets out the key planning and development principles for a mixed use development of the site. In the context of site constraints and an overview of the property market, the Development Brief proposes a certain scale of development to include: an hotel, residential, business/office uses, limited retail floorspace and car parking provision (pages 36 and 37 of the Development Brief).
- 3.7 The Development Brief consists of the following key sections:
- Policy Review and Guidance – review of relevant planning and regeneration strategy and policy
  - Site and Development Context – an analysis of the site, surrounding uses and urban form, constraints, property market context

- Planning and Development Principles – overarching and site development principles, proposed land uses, design, access arrangements and public realm
  - Implementation – identifies key issues to be addressed in bringing development of the site forward
  - Appendices – contamination, transport, residential design standards, detailed property market context
- 3.8 It is proposed that the Development Brief be adopted as Supplementary Planning Guidance (SPG). It is not considered that the Development Brief can be adopted as a Supplementary Planning Document (SPD) as there was not sufficient consultation in the early stages of its preparation to meet the requirements set out in the Development Plan Regulations.
- 3.9 The adoption of the Development Brief as Supplementary Planning Guidance (SPG) will, nevertheless, give it added weight, providing a policy framework that would put the Council in a strong position to resist future proposals that did not comply with the Brief and which had the potential to jeopardise the overall vision and objectives for development of the site.
- 3.10 SPG does not form part of the Development Plan but may be taken into account as a material consideration in the determination of planning applications. The weight accorded to the SPG is increased if it has been prepared in consultation with the general public, businesses and other interested parties, their views taken into account before it is finalised and it has been the subject of a Council resolution to adopt.
- 3.11 The nature of the public consultation that should be undertaken in relation to planning policy documents is set out in the Council's adopted Statement of Community Involvement (SCI). The following will, therefore, be undertaken:
- 6 week period for consultation (the statutory period for consultations on such documents)
  - Notification of the consultation to be sent to the owners of the properties/land affected, neighbouring landowners, key stakeholders/partners
  - The Development Brief to be made available for public inspection in the Grantham Office, local library and on the Council's website
  - Statutory notice in the local press
  - Issuing of press release to local media
- 3.12 Prior to the adoption of the revised SPG, it is necessary for all representations to be considered and the issues that are raised taken into account in finalising the document.
- 3.13 Subject to the number and nature of any representations received, it is anticipated that the representations, together with an officer response to them, will be reported to Cabinet in early 2010 at which time Cabinet will be requested to adopt the Station Approach Development Brief as SPG and for it to be a material consideration in the determination of planning applications

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

- 4.1 Do not adopt as SPG - for the reasons set out in section 3.9 of the report, this is not considered to be an appropriate course of action.
- 4.2 Do not undertake consultation – the Council is bound by its adopted SCI to undertake consultation on planning policy documents prior to their adoption. Undertaking public consultation will also minimise the risk of legal challenge to the revised SPG.

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

- 5.1 The resource implications arising from consultation on the Development Brief include costs associated with the publication of statutory notices and printing of the document and executive summary, 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 (INCLUDING HEALTH AND SAFETY AND DATA QUALITY)**

- 6.1 None identified.

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

- 7.1 When adopted as SPG, it will 'hang off' policies contained in the South Kesteven Local Plan and Core Strategy DPD (when adopted), which have both been the subject of an initial equality impact assessment. This concluded that there would not be any differential impact from the application of the policies and that a full assessment was not required.

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

- 8.1 None arising from this report.

#### **9. COMMENTS OF SECTION 151 OFFICER**

- 9.1 I can confirm that the costs associated with the publication of this development brief can be met from within existing budgets. I have no other specific financial comments to make in respect of this report.

#### **10. COMMENTS OF MONITORING OFFICER**

- 10.1 The purpose of the report to Cabinet is to consider the draft Station Approach Development Brief for consultation purposes. It is proposed, following consultation, the results of the consultation be reported to Cabinet. Cabinet will be asked to consider and approve the Development Brief as SPG taking into account relevant representations made as a result of the consultation.

## **11. COMMENTS OF OTHER RELEVANT SERVICE MANAGERS**

### **Comments of Development Control Lead Professional**

- 11.1 The adoption of Supplementary Planning Guidance for Station Approach will set out the Council's vision for the redevelopment of this town centre site. This policy advice will have great weight in the determination of any planning application. This will provide policy support for Development Control Officers in the discussions/negotiations with potential developers and is welcomed as part of the Development Management Objective set out in the latest government legislation and advice.

### **Comments of Grantham Growth Point Manager**

- 11.2 Station Approach is a key Growth Point project to aid town centre redevelopment as well as providing required jobs and housing to meet the town's aspirations. The adoption of Supplementary Planning Guidance for Station Approach will 'safe guard' the proposals and ensure the level of development and quality outlined in the development brief will be consistent with any future development.

## **12. APPENDICES:**

- Appendix A Draft Station Approach Development Brief Executive Summary  
Appendix B Draft Station Approach Development Brief