

REPORT TO CABINET

REPORT OF: Councillor Francis Cartwright
Economic Development Portfolio Holder

REPORT NO: PLA 845

DATE: 4th October 2010

TITLE:	Station Approach Development Brief: Adoption as Supplementary Planning Guidance	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
CONTACT OFFICER:	Karen Sinclair, Planning Policy Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below: n/a	Full impact assessment Required: No
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Local Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS:	Cabinet Report EDTC0036 dated 5 th November 2007 Cabinet Report PLA780 dated 7 th September 2009 Draft Station Approach Development Brief (June 2009)	

1. RECOMMENDATIONS

That:

1. Cabinet approves the proposed changes to the Station Approach Development Brief as set out in Appendix 1 to the report
2. The Station Approach Development Brief, as amended in accordance with the above recommendation, is adopted as Supplementary Planning Guidance.

2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider the issues raised in the representations made during consultation on the draft Station Approach Development Brief, to consider proposed changes and to adopt it as Supplementary Planning Guidance (SPG).

2.2 The adoption of the Station Approach Development Brief would support the Good for Business Priority Theme.

3. DETAILS OF REPORT

3.1 The draft Station Approach Development Brief was approved for the purposes of public consultation by the Cabinet on the 7th September 2009 (Report PLA 780).

3.2 The Development Brief sets out the key planning and development principles for a mixed use development of the site. It is intended that it will guide development 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

3.3 The draft Development Brief was the subject of six weeks consultation between the 9th October and 20th November 2009. 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 Brief was also made available at the District Council's offices and the Grantham library, on the website and publication was advertised by way of a statutory notice published in the Grantham Journal. In addition a leaflet was handed out to all cars parked in the station car parks on the 14th October.

3.4 At the end of the consultation period, a total of 11 representations had been received. These can be split into two types: those from statutory bodies concerning technical aspects of the brief and those from landowners and local residents. Many raise detailed issues relating to design or technical issues that would need to be considered and addressed at the time a development proposal is worked up and brought forward.

3.5 The appendix attached to this report summarises the representations received to the draft Development Brief together with an officer response and, where appropriate, recommended changes to the Brief.

3.6 Since the draft Development Brief was prepared there have been a number of changes to the policy context of the brief at national (changes in Planning Policy Statements), Regional (revocation of Regional Spatial Strategy) and local (adoption of Core Strategy, updated evidence base) level. The brief will, therefore, need to be updated to reflect this changed policy context and these changes are set out in the report appendix also.

4. OTHER OPTIONS CONSIDERED

- 4.1 Do not adopt as SPG - if the SPG is not adopted there will not be a sound planning framework to support future investment in this area. This may result in the area not being regenerated, or in an incoherent manner, due to a lack of clarity about the areas' futures, and could result in opportunities to achieve wider benefits from linked regeneration projects being missed if decisions and investment are taken on an ad hoc basis.

5. RESOURCE IMPLICATIONS

- 5.1 There will be some costs associated with the adoption process primarily the cost of placing a public notice in the local press and printing a limited number of copies of the document. These costs can be accommodated within this financial year's Planning Policy and Partnerships Service 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 Core Strategy DPD, which has 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 is to enable Cabinet to consider the results of the consultation, take into account any relevant comments on the revision to the SPG and approve the SPG subject to any accepted proposals made as a result of the consultation.

11. APPENDICES:

Appendix 1 Responses to consultation and proposed changes