

REPORT TO CABINET

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 920

DATE: 9th January 2012

TITLE:	Greyfriars and Wharf Place Development Briefs: Adoption as Supplementary Planning Documents	
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 & Partnerships Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	No	
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	Cabinet Report PLA866 dated 7 th February 2011 Cabinet Report PLA893 dated 4 th July 2011 Cabinet Report PLA898 dated 1 st August 2011 Cabinet Report PLA901 dated 1 st 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 1st 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 26th August and 7th 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

Appendix A: Representations Received to Greyfriars and Wharf Place Draft Development Brief Consultation

Respondent Name	Reference Number	Section	Representation Summary	Officer Response	Proposed Changes
BOTH DEVELOPMENT BRIEFS					
Environment Agency			Support proposals	Support noted.	No changes required.
Anglian Water			There should be no new surface water connections to the foul or combined system. Recommend the opportunity for surface water separation. In accordance with PPS25, the proposals should secure sustainable surface water disposal applying the Flood Risk Management Hierarchy to ensure that SUDS are considered as the preferred option for surface water disposal.	Chapter 6 of both briefs require SUDS. Detailed guidance on this matter is set out in PPS25, there is no need to repeat it.	No changes required.
English Heritage			No recognition of the archaeological potential of each site.	Text added to briefs that draws attention to the archaeological potential of both sites	In Historic Character section on page 13 and Historic Assets section on page 34 add reference to archaeological potential.
			Greater attention should be given to the setting of CA's. Development outside of the CA boundary (but which forms part of the setting of the CA) needs to protect and enhance the character of the CA	The briefs cover this specific point/principle very clearly already.	No changes required.
			Change requirement for a PPS5 statement to 'Heritage Statement'	Documents amended to account for this	Amend reference in Planning Application Requirements section on page 49
			Make reference to the Grantham CA appraisal and show how it has influenced the proposals	Documents have been amended to include greater reference to the Grantham Conservation Area, and to require due regard to be had to this in the preparation of planning application proposals	In Historic Character section on page 13 and Planning Policy chapter add reference to Grantham Conservation Area Appraisal
CPRE			Expressed support	—	Support noted.

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Respondent Name	Reference Number	Section	Representation Summary	Officer Response	Proposed Changes
Ancer Spa (on behalf of Buckminster Estates and Grantham Estates)			Very supportive of the general principles. Noted that it is a practical working document that incorporates a appropriate flexibility. However a number of detailed points raised.	–	Support noted.
Local resident (no.1)			Supports the proposals	–	Support noted.
			Pedestrian movement around the town centre needs to be improved	The brief supports this. Development should complement the Grantham Movement Study proposals.	No changes required.
			Must ensure adequate car parking in the town centre	Both of the planning briefs require car parking to be provided. Detailed proposals should complement the Grantham Movement Study.	No changes required.
Local Resident (no.4)			Remove reference to recession (as technically the UK has not been in recession for 18 months)	Agree text should be amended to reflect this.	Amend text in Development Viability section on page 48
			More detailed delivery strategy needed. How will Growth Point and GAF funds be used. Identify other funding sources to support development. Alternative delivery vehicles	The delivery strategy sets a framework for a landowner/developer-led strategy to be taken forward (with appropriate support from the Council). The brief must incorporate appropriate flexibility and it would be inappropriate/unecessary to include more detailed requirements at this stage	No changes required.
			SPDs should be supported by initial high-level appraisals		No changes required.
Grantham Civic Society			Supports the proposals but concerned about viability	The brief recognises the viability issues associated with development	No changes required.

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BNP Paribas (on behalf of royal Mail Estates)			Committed to retaining an operation in Grantham town centre however would consider relocating to make way for the proposed development if a suitable alternative location could be identified both from a cost and operational point of view.	Noted.	No changes required.
-	-	-	-	Update text to refer to latest stage of Area Action Plan preparation.	In Policy section update reference to Grantham Area Action Plan Submission version
WHARF PLACE DEVELOPMENT BRIEF					
English Heritage			Support the principle of redevelopment	-	Support noted.
			The historic context section should make reference to the Maltings and the Baptist church as being heritage buildings	These buildings are already referred to but additional references have been introduced	In Historic Character section on page 13 add reference to Maltings
			Landmark building on PO site should not be a tall building	None. While we recognise the heritage sensitivities with a taller building on this land, in urban design terms it is suitable. Detailed proposals (at the planning application stage) will need to justify scale/form having regard to these conflicting considerations. It is appropriate for the brief to remain flexible at this stage to enable the best possible solution to be realised in due course. This is linked to Policy WP 1 in GAAP which emphasises that building should be high design.	No changes required.
			Regrettable that the SPD is not ambitious is proposing the removal of the shopping centre and re-provision of the existing street network.	Evidence suggests that this would not have a reasonable prospect of being delivered in the current plan period.	No changes required.

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			Church has the potential to form a key part of the public square.	The plans allow for this exact scenario.	No changes required.
			Ensure compatible with the Grantham Townscape Character Appraisal	The key principles associated with the framework plans are broadly consistent with the illustrative plans included within the TCA.	No changes required.
Grantham Baptist Church			Surprised to see that the church is identified as a 'heritage asset', as it is an old not particularly attractive building. Supports the demolition and redevelopment of the church	We recognise this comment (and note that the building is not listed), nonetheless the Grantham TCA identifies the building as making a positive contribution to the town centre. Accordingly, the brief supports its retention.	No changes required.
Local resident (no.1)			Lanes/alleys require enhancement	The brief supports this.	No changes required.
Local resident (no.2)			Adequate road and level pavement access to the sheltered housing units on Grey Friars should be maintained during the construction and operation phase of the development	This matter is too detailed to be a specific requirement for the planning brief. Nonetheless the brief does not prevent this being achieved and is a matter for consideration at the planning applications stage	No changes required.
Local resident (no.3)			The Greyfriars site should be used for employment uses not retail.	The Council has to balance development needs for different uses with land availability.	No changes required.
Grantham Labour Club			The Greyfriars site should be used for employment uses not retail.	The emerging LDF sets out plans to accommodate significant employment development on other sites (including Station Approach) - this site is considered most appropriate for retail (and other town centre uses) on account of its proximity to the primary shopping area.	No changes required.
Grantham Civic Society			The pedestrian environment on Wharf Road needs to be improved	The brief supports this.	No changes required.

GREYFRIARS DEVELOPMENT BRIEF

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Respondent Name	Reference Number	Section	Representation Summary	Officer Response	Proposed Changes
English Heritage			Support the principle of redevelopment	-	Support noted.
			The document does not make reference to non-designated heritage assets that make a positive contribution to the CA. The Townscape Character Appraisal makes reference to a number of positive contribution buildings in Figure 8.1.07, but these are not referred to in the SPD	Yes it does. It recognises that the non-listed buildings along Westgate make a positive contribution to the CA, and any removals should be dealt with very sensitively.	No changes required.
			The term 'comprehensive development' is too strong - perhaps temper with 'whilst preserving and enhancing the historic environment'	This site requires a comprehensive development solution (to overcome the risk of piecemeal development), and the brief makes it very clear that the existing historic buildings fronting Westgate are to be retained.	No changes required.
			Concerned about providing an access point at the site of 91-92 Westgate - this is identified in the Townscape Appraisal as having a positive contribution to the CA. Reference to a new route at this point should be removed. However, an 'arcade' style 'punch through' here would be acceptable.	This is exactly what is proposed in the brief.	No changes required.
			Welcomes the requirement for development to respond to the pattern of burgage plots etc and the suggestions of how buildings and spaces can achieve this. However, the diagrams provide little detail of the required building form and layout, suggesting large blocks rather than fine grain buildings.	The supporting text sets out possible solutions that could be taken on board at the planning application stage (preparation of scheme proposals)	No changes required.
			Need to ensure consistency between the TCA and the brief in respect to the site	The framework plans are very similar in principle to the proposals set out on page 78 of the TCA.	No changes required.
			Lost opportunity to extend the extent of the SPD to cover a larger area	Not a relevant comment. The extent of the SPD area has been set for some time. Too late to extend this.	No changes required.

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Ancer Spa (on behalf of Buckminster Estates and Grantham Estates)			The aspiration to retain the character of burgage plots contradicts with the recognition that the site should accommodate larger format development and improve pedestrian connectivity into the site. Suggests that the brief should either dilute the burgage plot referecne or provide worked up example of how this can be achieved.	The brief needs to stike an appropriate balance between heritage/conservation considerations and development reality. It is important that the referecne to burgage plots remains. Potential solutions are provided in the text - at the detailed design stage applicants should seek to achieve these objectives as best as possible.	No changes required.
			There should be pedestrian links between St Augustins Retail Park and the site - this should be a firmer requirement in the brief.	Briefs amended as per comment	Amend Urban Structure (page 27) and Access and Movement plan (page 45) to include link with St Augustin Retail Park
			The urban design plan on page 37 shows 7 new pedestrian links into the site. This should be a less specific requirement as subject to land acquisition etc.	These links are existing. The briefs support the retention and enhancement of these as far as it practicable (noting that some are under private ownership - although publicly accesible)	No changes required.
			The brief should acknowledge that residential uses could make-up a reasonable portion of the western part of the site	The framework plans and text support residential development on the western part of the site - some minor text changes have been introduced to make this more clear.	In Land Use Objective table on page 30 amend text to clarify residential and office/community/cultural uses are acceptable on western part of site

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			Undercroft/decked car parking is expensive. Some flexibility in car parking format should be introduced.	Significant areas of surface car parking is unlikely to be acceptable in townscape terms (although a small amount could be appropriate subject to appropriate design). The intention of the brief is to establish an ambitious development framework where undercroft/basement parking is preferred - alternative solutions should be justified at the planning application stage	No changes required.
			SKDC must take a lead in land assembly, to include the establishment of a Landowners Working Group	The delivery section makes clear that the Council is willing to use its powers to assist in land assembly.	In Land Assembly section on page 48 amend text to clarify role of Council
Local resident (no.1)			Public realm improvements required along Wharf Road	The brief supports this.	No changes required.
			Concerned about impact on the vitality of the High Street	The proposed development may shift the retail focus of the town centre, however it should allow the centre (as a whole) to function more effectively, efficiently, and competitively by driving a more effective retail circuit and allowing for new forms of retail which should compensate for any shift in the retail focus.	No changes required.