

Cheltenham Borough Council

Cabinet - 27th July 2010

Review of North Place and Portland Street Development Brief and Cheltenham Civic Pride Urban Design Framework SPD

Report of the Leader of Council

1. Executive Summary and recommendation

- 1.1** Cabinet is being asked to initiate a review of the North Place and Portland Street Development Brief. That document is a technical appendix to the Cheltenham Civic Pride Urban Design Framework Supplementary Planning Document which will also require consequential changes. These two documents, in their proposed revised forms, are at appendices A and B to this report.
- 1.2** The revisions take into account the recommendation of the Cheltenham Development Task Force (see appendix D to this report) to review the Development Brief to reflect current market conditions and enable greater flexibility. The key changes are set out in paragraph 2.3 of this report.
- 1.3 I therefore recommend that Cabinet**
- (i) approves the revised North Place and Portland Street Development Brief as set out at Appendix A as the basis for public consultation;**
 - (ii) approves the revised Cheltenham Civic Pride Urban Design Framework SPD as set out at Appendix B as the basis for public consultation;**
 - (iii) delegates the timetable for finalisation of the SPD, technical appendix, supporting documentation and public consultation to the Strategic Director; and**
 - (iv) delegates arrangements for public consultation to the Strategic Director.**

1.4 Summary of implications

1.4.1 Financial

The costs of the public consultation exercise will be met from within existing resources being funded from the Civic Pride reserve.

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1.4.2 Legal

The Cabinet has responsibility for initiating reviews of planning policy documentation. The revised documents must then be processed and consulted upon in accordance with statutory procedures. It is then for Cabinet to make formal recommendations to full Council which makes the final decision as to adoption of planning policy.

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1.5 Implications on corporate and community plan priorities

1.5.1 There has been a need to reconsider the viability of delivering the proportion of affordable housing in light of advice from the Cheltenham Development Task Force. The 2008 version of the Development Brief reflected the anticipated level of affordable housing of 50%, outlined in the supporting table (table 6) of policy PR2 (land allocated for mixed use development) of Cheltenham Borough Local Plan. The policy referenced anticipated land uses; however, in light of current market conditions it is recommended that this now reflects policy HS4 (affordable housing) which requires a minimum of 40% affordable housing on sites greater than 0.5 hectares. Beyond this key change; all other principles within the original development brief; including enhanced public realm, the potential for underground car parking, public transport connections, sustainable development and high quality design have principally been retained. There are no further implications on either corporate or community plan priorities.

1.6 **Statement on Risk** – see Appendix C.

2. Review of North Place and Portland Street Development Brief

2.1 The adopted Development Brief is a Technical Appendix to the Cheltenham Civic Pride Urban Design Framework Supplementary Planning Document (SPD) - an adopted part of Cheltenham's Local Development Framework (LDF). As such any change to the Brief needs to be reflected in the parent SPD. Furthermore, any review of the either document will need to be subject to the statutory requirements for the preparation of SPDs and will need to be the subject of public consultation. The nature of that consultation is to be determined by Cheltenham Borough Council as the planning authority, in conformity with the Cheltenham LDF Statement of

Community Involvement.

2.2 Following consideration of the Cheltenham Development Task Force recommendations (appendix D), officers have reviewed the adopted development brief and support the Task Force in its recommendation that changes are required to provide flexibility in the type and mix of uses within the regeneration area of North Place and Portland Street. A revised version of the Brief is provided at appendix A and of the parent SPD at Appendix B

2.3 Key changes within the Brief include;

- Review of specific list of land uses
- Reduction in affordable housing from 50% to 40% to reflect Local Plan policy HS4 (affordable Housing) and current market conditions
- Inclusion of a 6 bay bus node
- Plans amended to reflect flexibility in land uses

2.4 These key changes are reflected in the revised parent SPD.

3. Timetable

3.1 An indicative timetable has been drafted below which sets out how the revised brief and SPD could be the subject of public consultation and a formal Council adoption process. This timetable may be subject to change.

Cabinet consider revised Brief and SPD	27 th July 2010	
Finalise revised Brief and SPD		<ul style="list-style-type: none"> • Update sustainability appraisal • Agree consultation arrangements • Set up consultation on INOVEM • Arrange printing of documents and publication materials • Arrange formal notices
Public Consultation – 8 weeks	9 th August – 1 st October 2010	
Internal consideration of responses; drafting papers etc	3 rd October – 29 th October 2010	<ul style="list-style-type: none"> • Input all hard copies of responses to be inputted onto INOVEM • Consideration of all consultation responses • Preparation of Cabinet and

		Council papers
Cabinet	16 th November 2010	<ul style="list-style-type: none"> For approval and onward recommendation to Council
Full Council	13 th December 2010	<ul style="list-style-type: none"> For adoption

- 3.2** The consultation process will conform with the Cheltenham Borough Council Statement of Community Involvement (adopted October 2006) http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=202&pageNumber=3. This will include both web and paper-based consultation with paper copies of the revised Brief and SPD to be held at deposit locations. In addition there will be individual consultation by letter to neighbouring properties and a public notice through the Gloucestershire Echo.
- 3.3** Following public consultation the revised Development Brief and SPD will be presented to Cheltenham Borough Council for approval and adoption as an SPD and technical appendix within Cheltenham's LDF.

Appendices

Appendix A	Revised North Place and Portland Street Development Brief
Appendix B	Revised Cheltenham Civic Pride Urban Design Framework SPD
Appendix C	Summary of Residual Risk
Appendix D	Cheltenham Development Task Force recommendations

Background Papers

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Accountability	Leader of Council
Scrutiny Function	Economy & Business Improvement Overview & Scrutiny Committee