

Gloucester City Council

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| Meeting: | Overview and Scrutiny Cabinet | Date: 25 February 2019 6 March 2019 |
| Subject: | Public Consultation for Draft Supplementary Planning Documents for Podsmead Estate Regeneration and Matson Estate Regeneration | |
| Report Of: | Cabinet Member for Planning and Housing Strategy | |
| Wards Affected: | Podsmead, Matson and Robinswood | |
| Key Decision: | No | Budget/Policy Framework: Yes |
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| Appendices: | 1. Draft Supplementary Planning Document - Podsmead Estate Regeneration 2. Draft Supplementary Planning Document - Matson Estate Regeneration | |

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To seek the approval of Cabinet to undertake a public consultation on the draft Supplementary Planning Documents (SPDs) produced by Gloucester City Homes (GCH).

2.0 Recommendations

- 2.1 Overview and Scrutiny Committee is asked to consider the information contained in the report and make any recommendations to the Cabinet.
- 2.2 Cabinet is asked to:
- (1) **APPROVE**, for public consultation, the draft Supplementary Planning Document – Podsmead Estate Regeneration set out at Appendix 1.
 - (2) **APPROVE**, for public consultation, the draft Supplementary Planning Document – Matson Estate Regeneration set out at Appendix 2.

3.0 Background and Key Issues

- 3.1 In March 2017 the registered housing association GCH were awarded £1.25 million from the Government to pursue the potential regeneration of the Matson and Podsmead estates. Part of this funding was used to appoint consultants to produce a SPD for each estate.

- 3.2 A joint Regeneration Vision Statement was signed between GCH, the MP, the City Council and the County Council.
- 3.3 The SPDs will provide additional guidance and be capable of being a material consideration in the determination of any future planning applications. This includes detailed design guidance and guidance on the further work that will be required by any applicant. This includes:
- Detailed masterplanning of any redevelopment.
 - A rehousing strategy setting out details of who will be affected, and how and when residents will be rehoused.
 - A phasing and infrastructure strategy, to identify the extent of each phase, including the infrastructure required to support it and detailing how and when new community facilities, open spaces, shops and services will be provided.
- 3.4 At its board meeting held on 5th December 2018 GCH approved the draft SPDs to be submitted to the Council.
- 3.5 As part of the development of a SPD the Council, as Local Planning Authority, is required under the Town and Country Planning (Local Planning) (England) Regulations 2012 part 5, to undertake a period of public consultation. This is to allow any person who wishes to comment the opportunity to give their views and participate in the planning process.
- 3.6 If approved the public consultation will be carried out in accordance with the Regulations and the Council's adopted Statement of Community Involvement.
- 3.7 Following the public consultation a summary of the main issues raised and details of how those issues will be addressed in the SPDs will be produced and presented back to Cabinet.

4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 The consultation process provides an opportunity for the community to be involved in the development of the Supplementary Planning Documents. .

5.0 Alternative Options Considered

- 5.1 Given that it is a regulatory requirement to consult on the development of a SPD no other options have been considered.

6.0 Reasons for Recommendations

- 6.1 To allow anyone who wishes to comment on the draft SPDs the formal opportunity to do so in accordance with the Regulations.

7.0 Future Work and Conclusions

- 7.1 If approved the public consultation will be take place for a period of 6 weeks across March and April 2019. This will be led by Council officers.
- 7.2 Following the processing of any representations made, the draft SPDs will be amended where appropriate and brought back to Cabinet for recommendation approval before moving forwards to Council to consider adoption.

8.0 Financial Implications

- 8.1 The cost of the consultation, the processing of the responses, and any editing of the SPDs will be paid for from the existing City Growth and Delivery budget.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

- 9.1 The preparation of an SPD is not a statutory requirement, but a decision for each local planning authority based upon demands for further information to assist in the delivery of sustainable development. An SPD cannot in itself establish land use, development management or site allocations policies, but can be used to provide further guidance for development on specific sites or on particular issues.
- 9.2 An SPD must contain a reasoned justification of the policies contained within it, must not conflict with the adopted development plan and must have regard to national policies and advice contained in guidance issued by the Secretary of State. In preparing an SPD the Council must comply with its Statement of Community Involvement and must carry out formal public consultation for at least 4 weeks, accompanied by the provision of a Consultation Statement setting out who was consulted in the preparation of the SPD, a summary of the issues raised and how those issues have been addressed. The Council's Constitution provides that any consultation on any documents that would form part of the Council's Policy Framework (which includes Supplementary Planning Documents) shall be in each instance not less than six weeks.
- 9.3 Once adopted, an SPD is capable of being a material consideration in the determination of planning applications. A Planning Authority can adopt an SPD either as originally prepared or as modified to take account of any representations made in relation to the SPD or any other matter they think is relevant.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

- 10.1 Managing and processing the responses received in a timely manner. Resources may need to be reallocated within the team depending on the quantity of responses received. This may delay other work streams.

11.0 People Impact Assessment (PIA) and Safeguarding:

- 11.1 The Council must when making decisions of a strategic nature about how to exercise its functions have due regard to the desirability of exercising them in a way that is designed to reduce the inequalities of outcome which result from socio-economic disadvantage. It must also when exercising its functions have due regards to its public sector equality duty under section 149 of the Equality Act 2010.
- 11.1 The consultation will be carried out in a manner that does not exclude any person from commenting on the draft SPDs should they wish to do so. Information will be made available at the Council's offices, on the website, and within the community. Officers will be available to assist those that wish to comments.
- 11.2 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required. As set out in the SPDs one of the aims of regeneration is transforming the appearance and quality of the estates by providing homes to meet the needs of local people and that any regeneration of the estates should accommodate resident's desires to remain in their community and suggesting a build first, demolish later approach to ensure that no one has to move home twice.

12.0 Other Corporate Implications

Community Safety

- 12.1 The draft SPDs outlines a number of good urban design principles that should ensure that any planning applications are well designed in a manner that reduces crime and the fear of crime.

Sustainability

- 12.2 There is an opportunity through the planning process to ensure that any potential development ensures the sustainability of the existing community, the housing stock, community facilities and open spaces upon which the SPDs provide guidance.
- 12.3 As outlined in the draft SPDs any potential applications will have to accord to the adopted Joint Core Strategy. This requires all developments to deliver improvements to green infrastructure and biodiversity and where appropriate mitigate against climate change.

Staffing & Trade Union

- 12.3 Not applicable.

Background Documents:

The Environment Assessment of Plans and Programmes Regulations 2004 and The Conservation of Habitats and Species Regulations 2017, Screening Statement for the Draft Supplementary Planning Documents for Podsmead Estate Regeneration

The Environment Assessment of Plans and Programmes Regulations 2004 and
The Conservation of Habitats and Species Regulations 2017, Screening Statement
for the Draft Supplementary Planning Documents for Matson Estate Regeneration