

Summary Sheet

Council Report:

Report to Cabinet/Commissioners' Decision Making Meeting

Cabinet Member – Commissioner Kenny/Councillor Lelliott

Title:

Rotherham Town Centre Supplementary Planning Document

Is this a Key Decision and has it been included on the Forward Plan? No

Strategic Director Approving Submission of the Report

Caroline Bruce, Interim Strategic Director, Environment and Development Services

Report Author(s)

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Ward(s) Affected

All wards

Executive Summary

This report seeks endorsement to undertake public consultation on the draft Rotherham town centre Supplementary Planning Document. This will update the original masterplan produced through Rotherham's participation in Yorkshire Forward's Urban Renaissance programme. This allows the Council to examine progress made in the development of Rotherham town centre, and prepare a Supplementary Planning Document which will underpin the future development within the town centre. Following consultation the intention is to adopt the document as a Supplementary Planning Document (SPD) to ensure that it has weight when determining planning applications and making planning decisions.

Recommendations

1. That public consultation on the draft Rotherham town centre Supplementary Planning Document is approved.
2. Should any minor amendments to the draft Supplementary Planning Document be required, these be considered by Councillor Lelliott and Commissioner Kenny, prior to undertaking public consultation.

List of Appendices Included

Appendix A - Draft Rotherham Town Centre Supplementary Planning Document

Background Papers

Rotherham Local Plan Core Strategy (adopted September 2014)

http://rotherham.limehouse.co.uk/portal/planning/cs/adopted_cs/adopted_cs

Consideration by any other Council Committee, Scrutiny or Advisory Panel

N.A

Council Approval Required: No

Exempt from the Press and Public: No

Title: Rotherham Town Centre Supplementary Planning Document

1. Recommendations

- 1.1 That public consultation on the draft Rotherham town centre Supplementary Planning Document is approved.
- 1.2 Should any minor amendments to the draft Supplementary Planning Document be required, these be considered by Councillor Lelliott and Commissioner Kenny, prior to undertaking public consultation.

2. Background

- 2.1 Rotherham's adopted Local Plan Core Strategy identifies Rotherham town centre as the borough's principal retail and service centre which will continue to be the main focus for shopping, leisure, education, health and cultural activities and facilities.
- 2.2 Local Plan policies support town centre regeneration through developments that improve the quality and diversity of retail and other town centre uses, promote sustainable urban living, support opportunities for learning, reinforce the distinct identity of the town, encourage the re-use of vacant floorspace, enhance the public realm, and address social deprivation.
- 2.3 In 2005 Rotherham signed up as one of Yorkshire Forward's Renaissance towns as part of the Urban Renaissance programme. This led to the development of the Renaissance Charter which set out a series of goals against which future development proposals would be tested. This was followed by the production of a masterplan for Rotherham town centre. The objective was to make Rotherham an individual and unique place but linked to and working with its neighbours. This masterplan articulated the aims and goals of the Charter. It also set out a comprehensive 25 year vision for the town and a series of development projects and initiatives that would individually and collectively lead to transformational change to Rotherham's urban centre. A vibrant, repopulated and reborn town centre was at the heart of this vision.
- 2.4 The economic landscape, especially regarding the town centre, has changed significantly since the original masterplan was written. Consequently Arup were appointed in September 2015 to prepare an update. This allows the Council to examine progress made in the development of Rotherham town centre, and prepare a new Supplementary Planning Document which will underpin future development for the town centre.
- 2.5 A draft version of the Supplementary Planning Document has now been prepared. This:
 - Sets out a broad vision for the town centre;
 - Updates the original 10 Renaissance goals;

- Reviews completed projects and their contribution towards achieving the renaissance goals;
- Considers the town centre's context and constraints, including its character and existing uses;
- Identifies opportunities that should be embraced in order to deliver a stepped change, such as the identification of important routes through the town centre, improved connectivity and sight lines along key routes, gateway enhancements, improving links to the Riverside, and public realm improvements; and
- Highlights development opportunities in different parts of the town centre and key sites for change including Forge Island, the Transport Interchange, and the Markets.

3. Key Issues

- 3.1 To ensure that the final document has weight when determining planning applications and making planning decisions, it is intended to adopt it as a Supplementary Planning Document (SPD). The National Planning Policy Framework defines SPD as documents which add further detail to the policies in the Local Plan and are capable of being a material consideration in planning decisions.
- 3.2 Preparation of SPD must be undertaken in line with The Town and Country Planning (Local Planning) (England) Regulations 2012. It must contain a reasoned justification of the policies contained in it and it must not conflict with the adopted development plan.
- 3.3 Before a local planning authority can adopt a SPD it must undertake public consultation for not less than four weeks and prepare a Consultation Statement setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.

4. Options considered and recommended proposal

- 4.1 Alternative options considered are set out below:

No public consultation

- 4.2 If no public consultation is undertaken then the final document cannot be adopted as a Supplementary Planning Document. It could still be adopted by the Council and it may still have some weight as a material consideration when determining planning applications. However any weight which could be given to the document would be less than if adopted as a Supplementary Planning Document.

Extend period for public consultation

- 4.3 The Regulations require consultation for at least four weeks. A longer consultation period could be considered; however this would have implications for the

subsequent timescales for the consideration of responses, production of the final SPD, and subsequent adoption by the Council.

- 4.4 The above options are not considered appropriate. Adoption of the document as a Supplementary Planning Document will ensure that the document has appropriate decision making weight when making planning decisions. The proposed consultation dates slightly exceed the minimum four week requirement in order to take account of the Easter Bank Holidays. Extending the consultation further would delay production of the final document and its subsequent adoption by the Council.

5. Consultation

- 5.1 It is proposed to consult on the draft Supplementary Planning Document from 18 April until 16 May 2016. It is proposed that if any minor changes to the document are required between the current version and the one to be issued on the 18th April that these be considered by the Cabinet Member along with Commissioner Kenny. A summary of the consultation plan is set out below:

Where will the draft SPD be available to view?	<p>The draft Supplementary Planning Document will be available to view on the Council's consultation website: http://rotherham.limehouse.co.uk/portal</p> <p>Printed copies of the draft Supplementary Planning Document will be available to view at the Council's main offices at Riverside House, and the central Library at Riverside House.</p>
How will people know about the draft SPD?	<p>The Council's Planning Policy team maintain a database of those interested in preparation of the Local Plan and other planning documents. They will be notified of the consultation by email or letter.</p> <p>Letters and emails will also be sent to key town centre stakeholders whose details are not held on the consultation database.</p> <p>Notices publicising the consultation will be placed in the following local newspapers during the week beginning 11 April 2016:</p> <ul style="list-style-type: none"> • Rotherham Advertiser • Dinnington Guardian • South Yorkshire Times

- 5.2 Comments on the draft Supplementary Planning Document can be provided to the Council through our consultation website, by email or by post. The comments received will be taken into account in producing the final document.

6. Timetable and Accountability for Implementing this Decision

- 6.1 The table below sets out the timescale and accountability for implementing consultation on the draft Supplementary Planning Document and the subsequent stages required to ensure adoption by the Council:

Stage	Date	Accountability
Endorsement of public consultation	14 March 2016	Cabinet / Commissioners Meeting
Press notices published	Week beginning 11 April 2016	Planning Policy
Consultation notifications sent	15 April 2016	Planning Policy
Consultation period	18 April - 16 May 2016	Planning Policy
Analysis of representations; undertake any required changes to document	End of May / early June 2016	Town centre SPD project group; Arup
Receipt of final document	June 2016	Arup
Report to Cabinet regarding adoption as SPD	July 2016	Cabinet
Report to Full Council regarding adoption as SPD	September 2016	Full Council

7. Financial and Procurement Implications

- 7.1 The costs associated with undertaking consultation on the draft Supplementary Planning Document are estimated to be approximately £6,000 and will be met from the Rotherham Economic Regeneration Fund.

8. Legal Implications

- 8.1 The Council may be open to legal challenge should the Supplementary Planning Document not be produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012.

9. Human Resources Implications

- 9.1 There are no Human Resources implications associated with undertaking consultation on the draft Supplementary Planning Document.

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 The Supplementary Planning Document is intended to assist in delivering the Council's aspirations to deliver regeneration of Rotherham town centre. It will supplement Rotherham Local Plan Policies, including Core Strategy Policy CS13 which supports development which enhances Rotherham town centre's appeal as

a family friendly destination and contributes towards creating a safe, attractive and accessible town centre.

11 Equalities and Human Rights Implications

11.1 There are no equalities or human rights implications associated with undertaking consultation on the draft Supplementary Planning Document.

12. Implications for Partners and Other Directorates

12.1 The implications for partners or other directorates is mainly associated with the consultation on the draft Supplementary Planning Document and to ensure partners and directorates are fully engaged in the process.

13. Risks and Mitigation

13.1 Since the Council may be open to legal challenge should the Supplementary Planning Document not be produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012, legal advice will be sought as necessary.

14. Accountable Officer(s)

Paul Woodcock
Assistant Director - Planning, Regeneration & Culture

Approvals Obtained from:-

Strategic Director of Finance and Corporate Services:-
Rob Harrison, Principal Finance Officer

Director of Legal Services:-
Sumera Shabir, Planning Solicitor

Head of Procurement (if appropriate):- N/A

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<http://modern.gov.rotherham.gov.uk/ieDocHome.aspx?Categories=>