

## **Adoption of the Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document.**

### **Summary**

The Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document (SPD) will add detail to the opportunity areas and sites identified in policies the Council's Camberley Town Centre Area Action Plan (AAP) which was adopted by Full Council in July 2014. The SPD will help ensure that development which takes place has a positive impact on the town centre.

The Executive on 6<sup>th</sup> January agreed to undertake a statutory consultation on the draft SPD. Comments received following this consultation have been taken into account as appropriate in this final amended version of the SPD.

A copy of the SPD and the Statement of Consultation will be available in the Members' Room.

### **Portfolio: Regulatory**

**Date Portfolio Holder signed off report: 4<sup>th</sup> March 2015**

### **Wards Affected**

Town and St Michaels

### **Recommendation**

The Executive is advised to resolve to adopt the Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document (SPD) as amended.

#### **1. Resource Implications**

1.1 There are no resource implications beyond that provided for within the agreed budget for 2014/15.

#### **2. Key Issues**

2.1 The delivery of an improved Camberley Town Centre for the benefit of the borough is the key priority for Surrey Heath Borough Council. The Council is developing a suite of planning policy documents to help ensure that development which takes place has a positive impact on the town centre.

2.2 The Council adopted the Camberley Town centre Area Action Plan (AAP) in July 2014. The AAP at policies TC14-TC20 sets out what type of development should come forward from these sites.

2.3 The Camberley Town Centre Masterplan and Public Realm Strategy SPD adds a further level of detail to policies in the AAP, including

policies TC14- TC20, by setting out development briefs and design parameters for sites.

- 2.4 The draft SPD set out options for shared pedestrianisation and vehicular use of the High Street or pedestrianisation of the High Street.

The SPD also sets out a public realm strategy the approach of which is to ensure a coherent and integrated approach for Camberley Town Centre. The key objectives for the public realm strategy are to reinforce the identity of the town centre to create a distinctive shopping and pedestrian friendly environment. The strategy will develop a palette of durable materials to ensure the attractiveness of the town following the implementation of the public realm strategy can be maintained.

- 2.5 The public realm strategy will also help provide a positive perception when entering the town by car, foot or public transport.

- 2.6 A statutory consultation was undertaken on the draft SPD between 13<sup>th</sup> January and the 24<sup>th</sup> February 2015. This included a display in the museum with two evening manned evening sessions to answer queries. A further manned session was held at West End Parish Council. Copies of the SPD were available to view at Parish Council offices and local libraries. A meeting was held with the Youth Council.

- 2.7 Comments were received from 87 respondents. 45 of these respondents were signatures to a letter circulated regarding traffic issues to The Avenue/Southwell Park Road and Cambrian Close. A statement of consultation is appended to this report. The key points raised in respondents were:

- Agreement with the vision and key principles
- Need for pedestrianisation of the High Street
- Impact of development on roads and traffic outside of the town centre
- Location of taxi ranks
- Importance of quality not quantity in schemes
- Timescale and cost issues around the redevelopment of the London Road Block
- Partial rather than full opening up of the links through The Mall

- 2.8 With regard to the options for pedestrianisation or shared pedestrian and vehicle use of the High Street respondents were generally in favour of pedestrianisation. Full pedestrianisation is unlikely to be achieved. However through public realm improvements the Council's approach will be to ensure that pedestrians have priority within the High Street and that any vehicular movement is subsidiary to this.

- 2.9 Two people raised an issue regarding the layout of the SPD and this has been addressed in the final version. The section on the Public Realm has been moved from the rear of the draft document to be

included in the general principled section. The section referring to earlier consultation has been removed from the final version.

### **3. Options**

3.1 The Options for the Executive to consider are: -

- (i) **TO AGREE the adoption of the amended Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document (SPD)**
- (ii) **TO NOT AGREE the adoption of the amended Camberley Town Centre Masterplan and Public Realm Strategy Supplementary Planning Document (SPD)**

### **4. Proposals**

4.1 Surrey Heath Borough Council has produced a Camberley Town Centre Masterplan and Public Realm Strategy SPD to ensure that development has a positive impact. The SPD will help the Council deliver its key priority of delivering an improved Camberley Town Centre for the benefit of the borough.

### **5. Supporting Information**

5.1 The SPD will be used in determining planning applications for Camberley Town Centre. It sets out the key principles to be delivered from sites allocated in the Camberley Town Centre Area Action Plan. The SPD sets out who will deliver components of the schemes and the public realm improvements associated with the development.

### **6. Corporate Objectives & Key Priorities**

6.1 Underpins Objective 1 to make Surrey Heath an even better place where people are happy to live.

6.2 Underpins Objective 2 to sustain and promote the local economy so that our people can work and do business across Surrey Heath by promoting improvements to local transport and infrastructure.

### **7. Policy Framework**

7.1 The Camberley Town Centre Masterplan and Public Realm Strategy SPD once adopted will be a material consideration for decision making purposes.

### **8. Governance Issues**

8.1 No matters arising.

### **9. Sustainability**

9.1 A Sustainability Appraisal is not required for Supplementary Planning Documents. The three statutory bodies (Natural England, English Heritage & Environment Agency) have been consulted on whether at Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) are required. Natural England and the Environment Agency have confirmed there is not a requirement for a SEA or HRA.

## 10. Consultation

10.1 The draft Camberley Town Centre Masterplan and Public Realm Strategy SPD was subject to a period of consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. Comments received from this consultation have been taken into account, where appropriate, in this final version of the SPD

## 11. PR & Marketing

11.1 No matters arising.

## 12. Officer Comments

12.1 No comments.

<b>Annexes</b>	Regulation 12 Statement of Consultation
<b>Background papers</b>	None
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## Consultations, Implications and Issues Addressed

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue		
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	27 <sup>th</sup> Feb 2015
Policy Framework		
Legal	✓	27 <sup>th</sup> Feb 2015
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Consultation	✓	<u>27<sup>th</sup> Feb 2015</u>
P R & Marketing	✓	<u>27<sup>th</sup> Feb 2015</u>

**Review Date:**

**Version:**