

NOTICE OF MEETING

MEETING	CABINET
DATE:	MONDAY 8 FEBRUARY 2010
TIME:	10.00 am
VENUE:	BOURGES/VIERSEN ROOM - TOWN HALL
CONTACT:	Lindsay Tomlinson, Senior Governance Officer, Democratic Services <i>Telephone: 01733 452238</i> <i>e-mail address lindsay.tomlinson@peterborough.gov.uk</i>
<i>Despatch date:</i>	<i>Friday 29 January 2010</i>

AGENDA

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5.6 Budget 2010/11 and Medium Term Financial Plan to 2014/15

Supporting documents can be viewed on the Council's website via the following link:

<http://democracy.peterborough.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13030&path=0>

See
separate
book

6. MONITORING ITEMS

6.1 Annual Audit and Inspection Letter 2008/2009

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Circulation

Cabinet Members

Scrutiny Committee Members

Directors, Heads of Service

Press

*Any agenda item highlighted in bold and marked with an * is a 'key decision' involving the Council making expenditure or savings of over £500,000 or having a significant effect on two or more wards in Peterborough. These items have been advertised previously on the Council's Forward Plan (except where the issue is urgent in accordance with Section 15 of the Council's Access to Information rules).*



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Lindsay Tomlinson on 01733 452238.

MINUTES OF CABINET MEETING HELD 14 DECEMBER 2009

PRESENT

Councillor Cereste - Leader of the Council, Councillor Elsey, Councillor Hiller, Councillor Holdich, Councillor Lamb, Councillor Lee, Councillor Scott and Councillor Seaton – Cabinet members

ALSO PRESENT

Councillor Sandford

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Benton, Croft, C Day and S Dalton.

2. DECLARATIONS OF INTEREST

Councillor Cereste declared a personal interest in Item 6.2 on the agenda – Budget 2010/11 and Medium Term Financial Plan to 2014/15 by virtue of his position as Chairman of Peterborough PCT.

3. MINUTES

The minutes of the meeting held on 12 October 2009 were agreed and were signed by the Leader as an accurate record.

4. CABINET MEMBER UPDATES

5. ITEMS FROM SCRUTINY COMMITTEES AND COMMISSIONS

5.1 BIODIVERSITY STRATEGY

This item was withdrawn from the agenda for the meeting to be referred back to the Environment Capital Scrutiny Committee for further consideration.

5.2 PETERBOROUGH INTEGRATED DEVELOPMENT PROGRAMME

Cabinet considered a report on the Peterborough Integrated Development Programme (IDP). The IDP document -

- Summarised key growth strategies and plans for Peterborough, and showed how they complemented one another.
- Set out what infrastructure and support Peterborough needed for the next 15 years or so, why it was needed, who would deliver it, and what it might cost. For a variety of audiences, it showed, and gave confidence to them, that there was in place a coordinated plan of action on infrastructure provision.
- Formed the basis for bidding for Council wide funding, from: Government; Government Agencies; lottery and other grants; charities; private sector investment; and developer contributions (s106 and potentially CIL).

The IDP was a programme and management tool which pulled all its information together from already agreed existing (but dispersed) plans, strategies and business plans to enable

the effective delivery of those said plans and strategies (e.g. the Sustainable Community Strategy and the Core Strategy).

In response to a query regarding insufficient provision for youths, officers confirmed that the issue would be picked up by Children's Services. Members suggested that the Neighbourhood Councils could look at youth provision in their respective areas to feed into the process.

CABINET RESOLVED TO:

Approve the Peterborough Integrated Development Programme (IDP) and agree to its publication on the City Council's website.

REASONS

Cabinet was recommended to approve the IDP because it would help co-ordinate the delivery of the growth aspirations and help secure funding for the associated infrastructure to support that growth.

ALTERNATIVE OPTIONS

There was no statutory requirement to prepare an IDP. However, if the Council had not done so it would have been more at risk of failing to secure sufficient infrastructure funding, and would have been at risk of delivering infrastructure in a less co-ordinated and less efficient manner.

6. STRATEGIC DECISIONS

6.1 COUNCIL TAX BASE 2010/11

Cabinet received a report on the calculation of the Council Tax Base 2010/11 as part of the preparation for setting the Council's Budget.

CABINET RESOLVED TO:

1. Endorse the calculation of the Council Tax Base for 2010/11 at a level of 55,395 Band D equivalent properties.
2. Note the estimated position of the Collection Fund and authorise the Executive Director - Strategic Resources to calculate the final figure on 15th January 2010 and notify the Cambridgeshire Police Authority and the Cambridgeshire & Peterborough Fire & Rescue Authority.

REASONS

The Council Tax Base could have been set at a higher or lower level. However, this could have had the effect of either inflating unnecessarily the amount of Council Tax to be set or setting the tax at a level insufficient to meet the Council's budget requirements. A similar position could have arisen if the surplus or deficit had been set at a higher or lower level.

ALTERNATIVE OPTIONS

None required.

6.2 BUDGET 2010/11 AND MEDIUM TERM FINANCIAL PLAN TO 2014/15

Cabinet considered the draft budget proposals for 2010-11 through to 2014-15. For the first time, in response to the challenging financial environment, the Council's Medium Term Financial Plan (MTFP) was based on a 5 year plan. The new Medium Term Financial Plan proposed council tax increases of 2.5% each year; in line with the previous Medium Term Financial Plan.

The Cabinet Member for Education, Skills and University advised that money would be put into raising educational standards, into delivering the university and to addressing the shortage of school places in particular areas of the city. In addition there would be investment to address the problem of young people who were not in work, education or training.

Members discussed the issue of £4million which had been kept back by central Government to help support local authorities in poorer areas of the country. Councillor Sandford addressed the Cabinet and commented on savings that should have been realised through changes to the staff car parking scheme, on the borrowing requirements of the authority to fund its Capital Programme and on the proposals to realign public bus services.

The Cabinet Member for Resources responded to the issues raised by Councillor Sandford, stating that huge savings had been made from projects other than the car parking scheme changes and that the Capital projects proposed were necessary for the future of the city.

CABINET **RESOLVED** TO:

Agree the following as the basis for consultation:

- a) That the Medium Term Financial Plan (MTFP) be set in the context of the community strategy (MTFP section 1).
- b) The Budget monitoring report for October as the first draft of a probable outturn position for 2009/10.
- c) The draft revenue budget for 2010/11 and indicative figures for 2011/12 to 2014/15 (including capacity and savings proposals).
- d) The draft capital programme for 2010/11 to 2014/15, associated capital strategy, treasury strategy and asset management plan.
- e) The draft Medium Term Financial Plan for 2010/11 to 2014/15.
- f) The proposed council tax increase of 2.5% for 2010/11 and indicative increases of 2.5% for 2011/12 to 2014/15.
- g) To spend at the level of the Dedicated Schools Grant for 2010/11 to 2014/15.
- h) The proposals for reserves and balances.
- i) The draft Annual Accountability Agreement with the Primary Care Trust for 2010/11.
- j) The challenging financial position in future years, and the need to start planning early for meeting the financial deficits indicated in the later years of the MTFP.
- k) The financial arrangements for neighbourhood councils

REASONS

1. The Council was required to set a lawful and balanced budget.
2. The Council was required to set a Council Tax for 2010/11 within statutory prescribed timescales.
3. Before setting the level of Council Tax, the Council must have agreed a balanced budget.

ALTERNATIVE OPTIONS

Alternative levels of Council Tax increase and areas for growth/savings could have been considered but this should be seen in the context of the Corporate Plan and other constraints. Each 0.1% change (increase or decrease) was equivalent to approximately £61,000.

6.3 PETERBOROUGH'S NEW GROWTH DELIVERY ARRANGEMENTS

Cabinet received a report which advised that the credit crunch that began in 2007 had virtually eliminated the funding traditionally available for growth developments and it was unlikely these funding mechanisms would ever recover to levels seen before. The economic downturn had also created a heightened pressure for economic development and city marketing activities. Over the previous year the Council had been working to ensure its growth delivery arrangements positively adapted to these changes. A dialogue with capital market specialists had been initiated, who have advised on the in-house processes and arrangements that would be needed to generate investor confidence in the city and on the technical approaches for making a case for them to fund key projects. The arrangements discussed in the report would combine capital market infrastructure finance expertise with world-class development skills, enabling the growth agenda to continue to be delivered.

As well as refreshing project delivery arrangements, the changes would also strengthen the commitment to building a strong economic base in the city. These proposals would, through changes to Opportunity Peterborough, enhance the approach to economic growth and development within the city and the wider sub-region, helping to realise the ambition to create conditions for greater levels of entrepreneurship and enterprise.

Members expressed concern at some development which had been permitted outside the city centre and asked for assurances that future developments would be subject to the same stringent planning constraints as city centre developments. There were discussions about the level of progress made by Opportunity Peterborough and the need for a more democratic and politically led approach. Officers have reassurances that delivery would be properly monitored by the Corporate Management Team and reported to Cabinet.

CABINET RESOLVED TO:

Approve the proposed changes to the growth delivery arrangements set out in the report.

REASONS

1. It was likely to be several years before traditional financing opportunities were available again, and these were unlikely to ever be to the same value as before to the downturn. For Peterborough's growth agenda to meet its ambitious targets, it had to move forward with innovative finance models.
2. A specialist capability was needed to access the financial markets in a different way.
3. There was a greater need for focused economic development activity in the current climate, a function that Opportunity Peterborough was well placed to drive.

ALTERNATIVE OPTIONS

1. A total in-house option was considered, but the expertise needed did not exist within the Council nor could a local authority reasonably be able to recruit such expertise in the future.
2. A fully externalised growth delivery service was rejected due to prohibitive cost and to ensure control of growth schemes was retained by the Council.
3. The options of continuing 'as is' was rejected as it would have significantly constrained the medium term growth possible for the city compared to the recommended option.

6.4 REFRESHING THE LOCAL STRATEGIC PLAN

Cabinet was advised that public sector budgets faced significant reductions from 2011 onwards and that for the council this might involve a five percent or even a ten percent reduction in grant. If the various public services in Peterborough combined overheads by sharing front- and back-office activities and by working together better to manage supply networks the council could at least partially adapt to this reduction in income by removing unnecessary costs.

The government was sponsoring a number of projects under the "Total Place" banner. The idea was that the total amount of taxpayer-funded activity in an area was counted and the services that spend the money then find ways to collaborate so as to achieve the same or better outcomes at a lower input cost.

Peterborough City Council had begun discussions with the other local public services about taking action to collaborate in order to reduce costs. Three broad programmes were envisaged:

1. A public services alliance – shared business units
2. Demand transformation – switch to prevention instead of cure
3. Better supplier and contract management

CABINET RESOLVED TO:

1. Endorse the strategy of collaborating with other public services in Peterborough to reduce costs through the three workstreams set out in the report.
2. Delegate to the Chief Executive in consultation with the Executive Director of Strategic Resources, the Leader of the Council and the Cabinet Member for Resources the authority to implement a collaborative procurement exercise with other public services to procure the capability required effectively to implement the three workstreams.

REASONS

1. Core funding was likely to reduce across public sector bodies, with obvious potential impact on services if nothing was done
2. The opportunities presented by exploiting efficiencies and economies of scale across public sector bodies in Peterborough had the potential to generate substantially greater cost savings than by examining each in isolation
3. The skills, capabilities and investment necessary to realise such savings and improvements across public bodies would be impractical to achieve without a strong, highly capable private sector partner

ALTERNATIVE OPTIONS

The options of continuing 'as is' with a largely internal Council transformation programme was considered, but would have left the Council with a situation of increasingly diminishing returns; in short, the success of the business transformation initiative in improving efficiency meant the opportunities for improvement that remained were generally fewer and smaller in scale. They were therefore unlikely to realise the efficiencies necessary to offset potential funding reductions and overhead increases.

7. MONITORING ITEMS

7.1 OUTCOME OF PETITIONS

CABINET RESOLVED to note the action taken in respect of the following petitions presented to full Council:

PETITION TO SAVE THE SCOTT CLOSE RECREATION GROUND AND RESTORE ITS PLAY EQUIPMENT

This petition had been presented to Council on 14 October 2009 by Councillor Wilkinson.

The Council's Neighbourhood Manager, South, had confirmed that the South team Neighbourhood Officer visited the area on 20th October and had held discussions with residents. They said that they had heard that the land was to be developed for housing and that the area would then be opened up into Harlton Close allowing through access, which was why the majority of the residents of Harlton Close had signed the petition. Residents said that they would prefer if play equipment was put back and the access from Scott Close only to remain, but the officer felt that the main motivation was to ensure that the current situation of no access to Harlton Close from the recreation area remained the same.

There were a number of alleys in the surrounding area and there was an unsuccessful petition request from the residents of Harlton Close and some of the surrounding streets the previous year to have the alley from Harlton Close to Newborn Close closed. Further investigation with the Planning department had not substantiated any plans to develop this land for housing. Section 106 funds totalling £32,000 had been spent on play equipment at Byron Close and Park Farm and the remaining funds had been earmarked for a proposed Skate Park and Youth Shelter in nearby areas of Stanground. There were no current plans to re-install play equipment at Scott Close.

(Cabinet asked that a process be put in place to ensure that members were kept fully informed at all stages of progress on this and other petitions.)

PETITION TO SAVE THE 403 & 413 BUS SERVICES

This petition had been presented to Council on 14 October 2009 by Councillor Lamb.

The interim Head of Environment, Transport & Engineering had responded to Councillor Lamb advising her that the Executive Director, Operations was due to meet with Councillor Hiller and Teresa Wood, Group Manager for Transport and Sustainable Environment, to discuss the results of the consultation and the proposals emerging from this. He advised that it was proposed to implement the Call Connect service in two phases. The proposal was to initially implement phase one to the west of the Peterborough unitary area. Therefore, for Glinton, it was proposed to retain the 403/413 Local Link service at the current time, perhaps with some timetable changes. Usage of the 403/413 service would be closely monitored to ascertain any increase in passenger numbers. In addition, should the Call Connect service be approved and implemented, it would also be closely monitored to measure its usage prior to any proposals to implement in other areas. A final report on the bus service review would be considered by Cabinet as part of the budget setting discussions.

REASONS

Standing Orders required that Council receive a report about the action taken on petitions. As the petitions presented in this report had been dealt with by Cabinet Members or officers it was appropriate for the action to be reported in this way so that it could be presented in the Executive's report to Council.

ALTERNATIVE OPTIONS

The report was presented for monitoring purposes.

Meeting closed at 10.56am.

Chair.....

Date.....

CABINET	AGENDA ITEM No. 5.1
8 FEBRUARY 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Diane Lamb, Health and Adult Social Care	
Contact Officer(s):	Denise Radley, Director of Adult Social Services	Tel. 758444

OLDER PEOPLE'S ACCOMMODATION STRATEGY IMPLEMENTATION

R E C O M M E N D A T I O N S	
FROM : Denise Radley, Director of Adult Social Services	Deadline date :
<p>It is recommended that Cabinet approves the next steps required over the next three years to deliver high quality services for older people now and in future years.</p>	

1. ORIGIN OF REPORT

- 1.1 This report is presented to Cabinet following approval of the Older People's Accommodation and Housing Related Support Strategy on 11 June 2007.
- 1.2 The strategy outlined how extra care housing would be developed across Peterborough to provide high quality housing with care and support for older people across the city and agreed that plans for the existing residential homes managed by NHS Peterborough be developed.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to consider the next steps in the implementation of the Older People's Accommodation and Housing Related Support Strategy.
- 2.2 The report is for Cabinet to consider under its Terms of Reference No. 3.2.1 To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

3. TIMESCALE

Is this a Major Policy Item/ Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	
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4. BACKGROUND AND PROGRESS SINCE 2007

- 4.1 In 2007, Cabinet adopted the Strategy for Older People's Accommodation and Housing Related Support which approved the development of a range of services to help people to remain in their own homes for as long as possible, to develop extra care housing as a high quality option for people needing higher levels of care and support and to ensure appropriate specialist services are in place to meet local needs.
- 4.2 The strategy addresses local needs and the views of older people including:
 - A significant growth in the number of older people over the next 10-15 years
 - The greatest increase in the 45-64 age group highlighting the importance of planning for future generations of older people

- The greatest percentage increases in the 75-84 and 85+ age groups – these groups are more likely to require adult social services
- An estimated 1000 people in Peterborough aged over 65 have dementia, around 600 of these people are over 85 and these numbers are increasing
- The vast majority of older people want to remain in their own homes and stay independent for as long as possible

4.3 The strategy has led to much progress and improvements in the availability and quality of services for older people in Peterborough including:

- More adaptable lifetime homes have been built – 86 in 2008/09 and 120 so far in 2009/10.
- More choice and flexibility of care and support in people's own homes through the jointly commissioned Independent Living Support Service.
- Upgrading of sheltered housing to meet decent homes standards and ongoing work with registered social landlords to develop existing sheltered housing
- 179 extra care housing places available at four locations across Peterborough – extra care is similar to sheltered housing and people have their own flat plus access to flexible levels of care and support to meet their needs. Some shared facilities e.g. a restaurant are available on an optional basis.
- New intermediate and rehabilitative services based in a state of the art building at the City Care Centre.
- More choice and control for everyone who uses adult social services through "self-directed support" where services are more personalised, focused on what people want to achieve and where people can design their own care and support packages through "Individual Budgets".

5. NEXT STEPS

5.1 If we are to continue to improve services and ensure all older people benefit from high quality support, we need to continue to develop more extra care housing. With the opening of St Edmunds Court in Hampton, we are now in a position to provide significantly better services to people currently living in NHS Peterborough managed residential care.

5.2 Whilst offering a good level of care provided by skilled and committed staff, currently these 'in house' residential care services offer poor standards of accommodation including:

- Out of date buildings in need of modernisation
- Small room sizes which do not meet new standards
- No en suite bathroom and toilet facilities
- Communal and other areas which are dated and not ideally suited to the needs of the residents

5.3 In contrast extra care housing offers:

- Modern buildings which are purpose built
- Spacious, light rooms within individual flats
- En suite toilets and bathrooms for everybody
- Flats have lounges and small kitchens to provide more space and allow for more independence and privacy
- The person has their own front door and can have their own deliveries e.g. newspapers, milk etc.
- The person holds a tenancy (or part-purchases the flat) and has the rights associated with this
- Communal facilities are larger and more varied e.g. cinema room, various lounges, restaurant, shop, computer room, craft room etc.
- Individuals can access more benefits and generally can retain more money for personal expenses than in residential care

- Flexible care and support at different levels to meet varied needs including for people with dementia
- 5.4 New extra care accommodation is already benefiting many people who have moved into our schemes. We can now offer these services to people who are already receiving residential care in our NHS Peterborough managed homes. Engagement with residents and families commenced last year by offering all ten permanent residents at Coneygree Lodge, Stanground, a place in St Edmunds Court or another extra care scheme. Individuals could opt for alternative services if they choose but a place in extra care was guaranteed for each of them. Once permanent residents have moved, we will no longer need to continue to run Coneygree Lodge and anticipate it will close by the end of March 2010.
- 5.5 Places at St Edmunds Court will also be offered to residents in the other NHS Peterborough managed residential homes.
- 5.6 In due course, as more extra care schemes come into operation, similar guaranteed offers will be made to permanent residents at The Croft and at Peverels. Once permanent residents have moved, again, these buildings will no longer be required. It is proposed to complete these changes by the end of 2012.
- 5.7 Services at Greenwood House and Welland House will be further developed to provide very specialist residential services for people whose needs cannot be met in extra care housing or standard residential care. Because of the issues with the buildings outlined above, these services would need to be re-provided in new buildings in the medium to long-term. Work will commence to identify the best option to fund and achieve this. The land and buildings for all five homes are owned by the City Council. In the short-term, these services will continue to be run by the provider arm of NHS Peterborough.

6. CONSULTATION & ENGAGEMENT

- 6.1 An extensive public consultation was carried out prior to the development of the Older People's Accommodation and Housing Related Support Strategy.
- 6.2 NHS Peterborough has engaged with residents, their families and staff within the five residential homes it manages on an ongoing basis since the strategy was agreed. Regular meetings and letters have kept people up to date with the work to review services.
- 6.3 Prior to making the changes set out in this report, for each home, engagement with those affected will take place including:
- Speaking with current residents and their relatives about options and their individual needs and preferences
 - The use of advocates if appropriate
 - Communication with the workforce and staff unions
 - Involvement of ward councillors and local groups connected with the homes
- 6.4 Extensive engagement has already taken place with residents, families and staff at Coneygree Lodge. Most residents have already moved from the home and have opted for an alternative residential home. The reasons for this appear mainly to be a lack of knowledge and therefore confidence in extra care services for people who are very frail and who have lived in residential care for a long time. Plenty of information, advice and support has been available to residents and families and we have worked with a service provider who has experience from elsewhere of supporting people to move from residential care to extra care. Further work is needed to raise awareness of extra care services, increase people's knowledge of what can be provided and to look at ways that residents and families could 'test out' the option before making a decision on where to move to. The learning from this first phase of engagement will be used to inform the next stages.

- 6.5 A home that has fees above the fee levels which can be paid by NHS Peterborough has been selected by some residents and this has meant that families have chosen to 'top up' the fees to enable their relatives to go to this home. Some feedback from families has been received that NHS Peterborough should have funded the higher fee levels. It has been explained to families that this is not possible in order to maintain an equitable position across all people receiving public funding for adult social care and because suitable alternative services were available.
- 6.6 The Scrutiny Commission for Health Issues has considered the proposals and supports the recommendations. The Scrutiny Commission members were very positive about the extra care housing provision that has been developed under the Accommodation Strategy for Older People and several members had visited the schemes. The Scrutiny Commission recognised the need for the City Council to act to ensure that all older people have access to good quality accommodation and facilities that are fit for future generations of older people in Peterborough. It also noted that the change would not be easy for people already living in the residential homes concerned and that it was important to communicate clearly and frequently and for the process to be handled as sensitively as possible with support provided to those affected. The Scrutiny Commission discussed the feedback and learning points from families and residents at Coneygree Lodge and were keen to support the actions to improve the awareness and understanding of what extra care housing has to offer.

7. ANTICIPATED OUTCOMES

- Improved service quality and choice
- Improved independence and quality of life
- Good quality living spaces for older people who need care and support including where possible their own flat and en suite facilities in all cases
- Better facilities within residential based services
- Improved personal financial situation for many services who move from residential to extra care housing
- Services which will be suitable for the next 20-30 years and the future generations of older people who will need to use them
- Cost-effective services

8. REASONS FOR RECOMMENDATIONS

- 8.1 The recommendations are designed to achieve the above outcomes and are primarily driven by the need to address the poor standard of buildings within which in-house residential care services are delivered and to address the accommodation strategy aims to provide more support to people in their own homes, more extra care housing and more specialist services.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 To continue with the existing services – this option is not feasible given that the buildings are not fit for purpose and will continue to deteriorate. In addition, the current services are not those needed for the future.
- 9.2 To redevelop existing care homes to bring them up to modern standards – feasibility work has indicated there is limited scope to do this within the existing homes and as above, they are not the services needed for the future.
- 9.3 The transfer of these NHS Peterborough managed homes to the independent sector – this option has many variations involving a single or multiple potential providers. As above, not all of the services are required in the future. Extra care housing is provided by the independent sector and this option will be explored further, linked to the need to replace two residential homes.

- 9.4 The building of new care homes on the existing or alternative sites – as above, not all of the services are required in the future. This option will be explored further linked to the need to replace two residential homes. Where possible, buildings on different sites would be favoured as it avoids the move for current residents to move twice.
- 9.5 The closure of all five homes with services provided through extra care housing or independent sector residential providers – some more specialist services need to be retained and grown and these are not all plentiful in the current market. This option would impact a significantly larger number of current residents.

10. IMPLICATIONS

10.1 Human Resources

- 10.1.1 Detailed plans will be developed for each home prior to implementing the changes outlined. The potential for redundancy will be mitigated through planned, phased changes and through offering redeployment opportunities. No redundancies are anticipated in the first phase of change at Coneygree Lodge.

10.2 Financial

- 10.2.1 There will be capital receipts generated for the City Council if the land from the three homes proposed to close is sold. Capital funding will be required to replace the two remaining residential homes and estimated sums are included in the draft capital programme as part of the medium term financial plan. There would be a revenue cost to maintain assets whilst empty which would be covered within existing budgets.
- 10.2.2 Any revenue savings arising from changes in service provider (NHS Peterborough to independent sector) would contribute to the adult social care agreed savings targets.

10.3 Legal

- 10.3.1 There is significant case law covering changes to residential services and the following actions have been, or will be, taken to ensure that due process is followed:
- Consultation and engagement
 - Review and risk assessment of each individual resident's circumstances and needs
 - Compliance with the Mental Capacity Act to ensure those without capacity to make their own decisions are properly supported, that decisions are made in their best interests and that their rights are protected
 - Choice of where to move to (every permanent resident affected will have a guaranteed place in a new scheme but will not be obliged to take this up should they wish to look at alternatives)
 - A sensitive approach taking account of how difficult change and moving home can be, particularly for older people
 - Appropriate communication and information to those affected and to stakeholders

10.4 Risks

- 10.4.1 Insufficient alternative services – a survey of available provision in extra care housing and care homes in Peterborough and the surrounding area shows sufficient alternative places exist in order to facilitate choice and the planned phasing further mitigates any risk.
- 10.4.2 Reduction in the availability of short-term beds – alternatives at the City Care Centre and in the independent sector are available and phasing allows for the management of this change.
- 10.4.3 Environmental impact of changes to existing buildings – Environmental Impact Reports would minimise any potential risks.

10.4.4 Concerns by those affected by the changes could delay progress – clear and timely information will be provided and face to face communication with those affected will be ensured. There was strong support for the accommodation strategy in 2007 and since, which will help to allay concerns. A sensitive approach will be taken with practical help and support. Residents of extra care housing who have moved from residential care speak highly of the new services which will also help to provide reassurance.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
Older People's Accommodation and Housing Related Support Strategy.

CABINET	AGENDA ITEM No. 5.2
8 FEBRUARY 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Diane Lamb, Health and Adult Social Care	
Contact Officer(s):	Denise Radley, Director of Adult Social Services	Tel. 758444

PARTNERSHIP AGREEMENT – HEALTH AND ADULT SOCIAL SERVICES

R E C O M M E N D A T I O N S	
FROM : Denise Radley, Director of Adult Social Services	Deadline date :
<p>It is recommended that:</p> <ol style="list-style-type: none"> 1) Cabinet approves the Partnership Agreement for Adult Social Care and Health to come into place from 1 April 2010 on expiry of the existing agreement 2) the Cabinet Member for Health and Adult Social Care is delegated authority to approve amendments to the agreement to reflect new risk-sharing arrangements when they are introduced as set out in paragraph 4.7 below. 	

1. ORIGIN OF REPORT

1.1 The current Partnership Agreement (made under Section 75 of the National Health Service Act 2006) expires on 31 March 2010. A new agreement has been drafted which makes provision for the continuation of the existing partnership arrangements.

2. PURPOSE AND REASON FOR REPORT

2.1 For Cabinet to approve the new Partnership Agreement which delegates all eligible functions in relation to adult social care, to the Primary Care Trust (NHS Peterborough).

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1 To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

3. TIMESCALE

Is this a Major Policy Item/ Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	
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4. BACKGROUND

4.1 The existing Partnership Agreement was approved by Cabinet on 24 March 2004 and implemented on 1 April 2004.

4.2 Renegotiation and updating of the agreement has taken place between the City Council and PCT. The Council undertook a review of the partnership in 2009 to inform these renegotiations. Both partners are committed to an outcome focused partnership which operates in the best interests of local people through a simple and workable partnership agreement.

- 4.3 In 2009, the existing agreement was extended by a Cabinet Member decision for a period of one year with a view to a new agreement being entered into to commence on 1 April 2010.
- 4.4 The agreement allows for the continued integration of health and adult social care through lead commissioning of services by the PCT, pooling of budgets and the operation of integrated services.
- 4.5 The agreement has been updated in relation to new legislation and the latest policy context. Some clauses in relation to staffing transfers for example have been changed and/or deleted given that the transfer of staff was fully affected within the first years of the original partnership agreement. The previous agreement was with the current PCT's predecessor organisation and so many of the references to organisations have also been updated.
- 4.6 The agreement ensures that the Council's interests are protected including:
- Retaining accountability within the City Council for those functions which cannot be delegated to another body e.g. setting the charging policy and setting the eligibility criteria for adult social care
 - Having a linked Annual Accountability Agreement setting out what the Council requires the PCT to achieve in the year (the 20010/11 draft agreement is included with the budget papers)
 - Provision for a Partnership Governance Group considering performance and finance, with the Council's voting members being the Chief Executive and the Cabinet Member for Health and Adult Social care
 - Director of Adult Social Services is a voting member on the PCT Board and the Cabinet Member for Health and Adult Social Care is a non-voting member
 - A requirement for the PCT to participate in the Council's budget setting process in order to determine the Council's contribution to the pooled budget
 - Standard notice clauses relating to fundamental contract breaches
 - A twelve month notice clause for either party which if needed, would be sufficient to allow the necessary work to terminate the partnership and protect the interests of people receiving adult care services
 - A new requirement for the audit committees of each organisations to meet together at least annually
- 4.7 The arrangements in relation to risk-sharing are proposed to change in the future. The agreement retains the current arrangement initially (from 1/4/10) but provides for a new risk-sharing arrangement to be introduced once robust systems and monitoring arrangements are developed to support it. The new arrangements will differentiate avoidable and unavoidable additional costs in relation to adult social services. Avoidable additional costs would continue to be met 100% by the PCT, unavoidable additional costs would be met pro-rata to their contributions by the partners. Underspends would be similarly apportioned.
- 4.8 It is proposed that the Partnership Governance Group receive a report on the data and monitoring systems to support this change and that the Cabinet Member for Health and Adult Social care approve this change following the Group's recommendation.

6. CONSULTATION & ENGAGEMENT

Consultation has been undertaken with Councillor Lamb and relevant internal service departments within the Council and the PCT. The Partnership Governance Group supports the recommendation.

8. REASONS FOR RECOMMENDATIONS

The Council delegates its statutory adult social care functions and responsibilities to the PCT. The Partnership Agreement sets out how the two organisations pool their committed

budgets and commission all health and social care services. The Partnership Agreement is supported by an Annual Accountability Agreement which sets out the strategic and performance objectives to be delivered, the funding to be provided by each party, the charges to be made for social care services, and the eligibility criteria at which people were entitled to receive those services. The current Annual Accountability Agreement for 2009/2010 was included in the Medium Term Financial Strategy approved by Full Council on 25 February 2009. A new partnership agreement must be entered into by the end of March 2010 to support the integrated arrangements for health and social care in Peterborough.

9. ALTERNATIVE OPTIONS CONSIDERED

Do nothing – this is not a valid option as in order for the Council and the PCT to jointly commission all health and social care services under Section 75 of the National Health Service Act 2006 a partnership agreement needs to be put in place setting out the terms of the pooling of the committed budgets and commissioning arrangements.

10. IMPLICATIONS

Legal, financial and other implications have been considered during the preparation of this report and there are no further issues to be listed separately.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

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CABINET	AGENDA ITEM No. 5.3
8 FEBRUARY 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Hiller, Cabinet Member for Neighbourhoods, Housing and Community Development	
Contact Officer(s):	Teresa Wood - Group Manager, Transport and Sustainable Environment	Tel. 317451

BUS SERVICE REVIEW

RECOMMENDATIONS	
FROM : Paul Phillipson, Executive Director Operations	Deadline date : Enter relevant date of Council meeting if item is to be referred to full Council
1. To approve the final proposals to amend the subsidised bus network as detailed at 4, subject to budget proposals being agreed at council.	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following a number of reports and consultation events that have already taken place. These include:

- 14.9.09 Cabinet Policy Forum
- 17.9.09 Environment Capital Scrutiny Committee
- 30.9.09 Rural Working Group
- 1.10.09 Consultation event for Parish and Ward Councillors
- 5.10.09 Scrutiny Commission for Rural Communities
- 18.11.09 Parish Council Liaison Group
- 23.11.09 Scrutiny Commission for Rural Communities
- 12.01.10 Corporate Management Team
- 25.01.10 Cabinet Policy Forum

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to provide information on what consultation has been undertaken as part of the bus service review and to consider the conclusions and recommendations.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1. To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

2.3 URGENCY PROCEDURE

The Council's urgency procedure has been invoked in respect of this report and the Chairman of the Sustainable Growth Scrutiny Committee has been informed in accordance with the Council's Constitution.

Although the proposals discussed in the report are contained within the budget report at item 5.6 of this agenda, officers feel that it would be preferable for the proposals to be the

subject of a separate report in the interests of democracy so as to allow a full and open debate on the issues.

3. **TIMESCALE.**

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Cabinet Meeting	8 February 2010
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4. **BACKGROUND**

All subsidised bus service contracts were incorporated into an initial overview assessment. From this assessment, the Local Link rural, morning and evening bus journeys warranted further assessment due to the low numbers of passengers carried and relatively high subsidy per passenger journeys. Patronage data from on-bus ticket machines and physical on-bus monitoring was analysed and used to assess the number of people impacted by the proposed changes. A consultation process was also undertaken as outlined above. To summarise the final proposals are:

- cease the following journeys on bus services:
 - 402 - all journeys, with replacement available on Call Connect or commercial services. Contracts to be provided to eligible school transport students.
 - 404 - all journeys, except Sunday journeys, with replacement available on Call Connect or commercial services. Contracts to be provided for eligible school transport students. Revise Sunday journeys.
 - 406 - all journeys before 0845 and all journeys after 1813, with replacement available within walking distance on Citi 2. In addition, other minor journey withdrawals, with replacement available within walking distance on Citi 2.
 - 407 - all journeys after 1728, with replacement available on Citi 1 and Citi 6.
 - 408 - Minor journey withdrawals and amendments, with replacement available on Citi 1 and Citi 3.
 - 410 - all journeys withdrawn between Newark and Dogsthorpe, with replacement available on Stagecoach Citi network. In addition, all journeys after 1815 withdrawn and Sunday service withdrawn, with partial replacement available on Stagecoach service 37. Service extended from Newark to Newborough to replace 411, timetable reworked as a result.
 - 411 - all journeys, except those carrying eligible students withdrawn, with replacement on reworked 410 timetable.
- enter into a partnership arrangement with Lincolnshire County Council to deliver a Call Connect service;
- reallocate funding and introduce one Call Connect service for the West area (from western edge of authority boundary to East Coast Mainline), with the intention of introducing a second vehicle for the East area at a later date;
- retain service LL403/413 - Ginton and Peakirk with a revised timetable;
- retain combined service LL410/411, as detailed above.;
- retain service 342 - Thorney to Whittlesey on Fridays;
- renew the existing de-minimis agreements with commercial operators to provide a number of journeys;
- reallocate funding to provide additional journeys on a 3 month trial basis to increase the frequency of more popular daytime journeys that are showing an increasing trend in passenger numbers from hourly to half hourly. Should the trial not show a further increase in passenger numbers the trial to be ceased and the service revert to hourly. However, should an agreed further increase in passenger numbers be achieved reallocate funding to provide the additional journeys on a permanent basis;
- reallocate funding to expand the recommended Monday to Saturday Call Connect service to operate on Sundays;
- implementation of promotion and communications plan; and
- implement changes from 4 April 2010, followed by withdrawal of listed journeys from 15 May 2010 to allow a cross over.

A further review of all subsidised bus services will take place after a 12 month period. This review will ensure that the recommendations have achieved the anticipated outcomes.

Whilst additional expenditure will be incurred to cover the cost of the Call Connect and school contract provision plus any redundancy costs incurred by City Services, it is envisaged that there will be overall savings. Final confirmation on savings cannot be given until authorisation is given to proceed with the bus service review recommendations followed by tendering and evaluation of the required school contracts has taken place. However, it is estimated that savings of approximately £200k can be achieved within Operations together with approximately £20k for Children's Services. City Services, whilst having additional costs such as redundancy, have identified efficiency savings through revised driver duties etc which is estimated to achieve an overall savings. City Services anticipate savings of least £70k.

5. CONSULTATION

5.1 Consultation has been undertaken as detailed at 1 above.

5.2 Discussions have been held with both Stagecoach and Delaines, as main bus operators in the area. These discussions have been undertaken discreetly so as not to disclose any confidential or commercially sensitive information. Both Stagecoach and Delaines have indicated that they would not oppose changes to the Local Link network of services. They also advised that they are in support of dial-a-ride and Call Connect type services where commercially operated or conventional public transport is unable to meet the needs of the public.

5.3 City Services have already commenced consultation with staff who may be affected.

5. ANTICIPATED OUTCOMES

The anticipated outcomes is that these final proposals to amend the subsidised bus network as detailed at 4 above are approved, subject to budget proposals being agreed at Council.

6. REASONS FOR RECOMMENDATIONS

The recommendations will provide an improved subsidised bus network that links to a stronger commercial network provided by external bus operators.

7. ALTERNATIVE OPTIONS CONSIDERED

The following alternative options have been considered and rejected:

- Continue all bus service journeys as existing. This option was rejected as it does not represent best value with council funds and does not provide an improved level of service to members of the public.
- Cease operating all journeys low usage journeys without replacement. This option was rejected as it does not provide alternative options and would leave some areas devoid of a bus service.
- Provide a dial-a-ride service on one or more days per week between the hours of 9.30 am and 2.30 pm. This option was rejected as it does not provided sufficient cover for the rural areas as can be provided by a Call Connect service.

8. IMPLICATIONS

Legal

Under the 1985 Transport Act, the Council has a statutory duty to secure the provision of such public transport services as the Council considers appropriate to meet any public transport requirements which would not otherwise be met commercially.

There is a service level agreement in place between the Operations directorate and City Services for the provision of public transport, community transport and home to school transport. The two directorates have agreed to review and subsequently amend the services to be provided by City Services in accordance with the provisions of the service level agreement.

Human Resources

City Services has commenced consultation with all employees who may be affected by the proposals.

The PSV drivers are not assigned to specific routes, and are assigned routes on a rota basis. Therefore an exercise would need to be undertaken to identify whether any PSV drivers would need to be made redundant. This would be undertaken in accordance with Council's redundancy process through formal consultation.

If routes are to be transferred to another provider, the Transfer of Undertakings (Protection of Employment) Regulations may apply and so an exercise would need to be undertaken to establish the assignment of drivers to the routes to be tendered through formal consultation.

Procurement

One of the outcomes of this review may be to procure a new Call Connect or dial-a-ride type services and some school transport replacement services. Discussions have taken place with Lincolnshire County Council and the Council's Procurement team on a possible partnering arrangement. The Procurement team have confirmed Lincolnshire County Council's tendering arrangements are compliant with the Council's. It was also confirmed that better value can be achieved by entering into partnership procurement arrangements.

9. BACKGROUND DOCUMENTS

Proposed timetables for all services are available.

CABINET	AGENDA ITEM No. 5.4
8th February 2010	PUBLIC REPORT

Cabinet Member responsible:	Councillor P Croft (Cabinet Member for Strategic Planning, Growth and Human Resources)	
Contact Officers:	Shahin Ismail (Head of Delivery)	Tel. 452484
Reporting Officer:	Gemma Wildman (Principal Strategic Planning Officer)	863824

PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: PETERBOROUGH SITE ALLOCATIONS DOCUMENT (PREFERRED OPTIONS STAGE)

R E C O M M E N D A T I O N S	
FROM : Head of Delivery	Deadline date : 8 th February 2010
<ol style="list-style-type: none"> 1. That, subject to 2, Cabinet approves the publication of the Peterborough Site Allocations Document (Preferred Options version), together with associated supporting documents, for six-week public consultation starting in March 2010; and 2. That Cabinet delegates authority to officers to make any minor, inconsequential amendments to the Document prior to its publication (in order to correct matters of fact or aid clarity to the reader). 	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following approval of the Council's Local Development Scheme by the Secretary of State for Communities and Local Government.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to enable Cabinet to agree for public consultation in March 2010 the Site Allocations Development Plan Document (Preferred Options Version) (hereafter referred to as the 'Site Allocations Document').

2.2 The officer-recommend Site Allocations Document is available on the Council's web site at: <http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=SD258&ID=258&RPID=96491&sch=doc&cat=13030&path=13030> and copies have been placed in the political group rooms. In addition, attached to this agenda report (Appendix 1), is a list of all sites considered by officers, and includes a summary of comments received during the Issues and Options consultation in October 2008 and January 2009.

2.4 This report is for Cabinet to consider under its terms of reference No. 3.2.1 To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

3. **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Council Meeting	Later in 2010 (but not this version of the Document)
		Date for submission to Government Dept	Later in 2010 or early 2011

4. **PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: PETERBOROUGH SITE ALLOCATIONS DOCUMENT (PREFERRED OPTIONS STAGE)**

Introduction

4.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of plan-making, which is known as the Local Development Framework (LDF). One of the documents that the Council must produce as part of the LDF is the Site Allocations Document, which itself sits beneath (and takes it lead from) the ‘Peterborough Core Strategy’.

4.2 The Core Strategy, which Members will recall is well advanced in its preparation, sets out the vision, objectives and overall strategy for the development of Peterborough up to 2026, together with a limited number of policies that are core to achieving or delivering that strategy. The Core Strategy is accompanied by a ‘key diagram’ which shows pictorially some of the key elements of Peterborough’s development strategy, but it does not have a ‘proposals map’ drawn on an Ordnance Survey base. This is the primary role of the Site Allocations Document.

4.3 Thus, the detailed site boundaries of all allocations (for example, housing, employment, gypsies & travellers, safeguarded land, district centres, and many more) are being proposed through the Site Allocations Document. Members will recall that all potential and developer-promoted sites were previously consulted upon between October 2008 and January 2009.

4.4 There is, however, one exception to the rule: all land within the City Centre is excluded from the Site Allocations Document as any detailed allocations for new development in this location will be determined via the forthcoming City Centre Area Action Plan (CCAAP).

4.5 It is also worth reminding Members that there is still a considerable way to go in finalising the document, as this simple 4-stage process illustrates:

Stage 1	Issues and Options Public Consultation	Completed Oct 08 – Jan 09
Stage 2	Council agrees its Preferred Option, and consults the public	Now Until April 2010
Stage 3	Council agrees its recommended final Document, and consults the public	Due Summer / Autumn 2010
Stage 4	Independent Examination and finalisation (‘adoption’) of the Document	Late 2010 Or Early 2011

Preferred Options

4.6 The regulations and guidance on the preparation of documents which form the LDF provide for various stages (as illustrated above), with differing opportunities for public involvement at each stage. More recently, Government has relaxed some of those regulations, making it more flexible when and how LDF documents are prepared and consulted. Nevertheless, whilst not strictly required, it is common practice for LDF documents such as the Site Allocations Document to reach a key stage known as the ‘Preferred Options’. At this stage, the Council must show what options for allocating land have been considered, which land

is its preference for allocating, and why. In effect, this gives consultees a clear idea of where the Council is heading in terms of its finished Site Allocations Document, subject to consideration of all the responses that are received on the 'preferred options' version.

Summary of the Officer-Recommended Preferred Options

- 4.7 Many of the recommended Preferred Options for the Site Allocations Document are derived from the Core Strategy, but a great deal of additional work has been undertaken by Planning Officers in direct consultation with the public (via the earlier Issues and Options consultation stage), stakeholders, other Council Departments, Government agencies, utility companies and private individuals. It is a statutory requirement that policies must be subject to formal sustainability appraisal (incorporating strategic environmental assessment), and, if necessary, Habitats Regulations Assessment, and this is a continuing, iterative process that also contributes to decisions on the recommended preferred options. In summary, the outcome of all of this work is a Site Allocations Document which stems from the Core Strategy agreed by the Council.
- 4.8 Planning Officers have now reached their recommended package of 'preferred' sites and allocations to take forward and in the following section some of the key features as found within the Document are summarised.
- 4.9 **Housing** – The Core Strategy requires the Site Allocations Document to identify 'new' land (i.e. in addition to land already committed for development, such as Hampton and Paston Reserve) to accommodate 16,200 dwellings between 2009 and 2026. Only land capable of accommodating 10 or more dwellings are allocated (with all smaller sites classed as 'windfall' sites and not officially allocated in advance on a Proposals Map).
- 4.10 Whilst numerous sites are proposed, some of the larger and/or potentially contentious allocations include:
- Great Haddon – 5,350 dwellings (Broadly identified through the Core Strategy)
 - Norwood – 2,300 dwellings (Broadly identified through the Core Strategy)
 - District Centres - 1,280 dwellings in total (Bretton, Hampton, Milfield, Orton and Werrington)
 - St Augustines Walk/Oundle Road Allotments – 45 dwellings
 - Felton High Street Allotment Land – 154 dwellings
 - Land off Itter Crescent – 25 dwellings
 - East of Eye Development Area – 250 dwellings
- 4.11 **Employment** – In order to provide a degree of flexibility and variety of sites for potential inward investors, the Core Strategy requires a range of 95.5 to 125.5 hectares of 'new' land capable of accommodating new employment development. A significant amount of this land has been broadly identified in the Core Strategy through the urban extensions of Great Haddon (65ha) and Norwood (2ha). The Core Strategy also identified the Regional Freight Interchange at Stanground, though this is a 'regional' allocation rather than an allocation to meet our local targets.
- 4.12 The Site Allocations Document is therefore required to (a) identify the precise boundaries of the above Core Strategy broad allocations; and (b) identify a further 23 – 53 ha of 'new' land. Some of the principal locations for this new employment development are recommended to be:
- Red Brick Farm - 30.0 ha (approx)
 - Oxney North – 7.9 ha
 - Perkins North - 4.2 ha
- 4.13 **Gypsy, Travellers and Travelling Showpeople** – The Regional Spatial Strategy requires Peterborough to provide 55 permanent Gypsy and Traveller pitches between 2006 and 2021. Eight pitches are committed, three pitches are to be refurbished and brought back

into use and a further 30 pitches have been identified through the Core Strategy (15 at Great Haddon and 15 at Norwood). Therefore the Site Allocations Document must identify sites for the remaining 14 pitches. Through detailed assessments the following sites are recommended:

- East of Eye Development Area - 10 Permanent Pitches, and 6 travelling Showpeople plots (as part of a wider housing and employment allocation)
- Land West of Peterborough Road, Farcet – 4 Permanent Pitches (part of a wider housing allocation)
- Land adjacent to Norwood Lane – A Transit site able to accommodate 10 pitches.

4.14 **Safeguarding Land** - The delivery of the growth proposed in the Core Strategy and identified through the Site Allocations Document will require the provision of key infrastructure such as new roads and railway stations. Some of this infrastructure may not be viable or needed in the short term but is likely to be crucial to the future development of the City, therefore it is vital that the land required to provide this infrastructure is safeguarded from other forms of development.

4.15 The Site Allocations Document also safeguards land as 'green wedges', safeguards the Hampton Country Park, and introduces three new allocations to be known as 'Character Areas' (Wothorpe, Thorpe Road and Ashton) where additional conservation principles will be applied.

4.16 **Other allocations (summary)** - As well as allocating land for future development, this document also identifies (or reconfirms existing) boundaries for:

- The Urban Area
- The City Centre (CCAAP boundary)
- The District Centres
- Local Centres
- The Villages (Village Envelopes)

5. CONSULTATION

5.1 Consultation on the Issues and Options report has been touched upon above and can be summarised as:

- October 2007 – developers and land owners asked to suggest sites and land for development
- October 2008 – January 2009 – Issues and Options consultation on all sites submitted to the council (and can be viewed at: <http://consult.peterborough.gov.uk/portal>)

5.2 Detailed site assessments have now been carried out by Planning Officers and the emerging recommendations have been considered by:

- (a) Local Development Framework Scrutiny Group (17th December 2009). Comments from that Scrutiny Group have been considered in the final preparation of the Document, though none were of a fundamental nature (i.e. they were predominantly matters of detail or site specific).
- (b) Planning and Environment Protection (PEP) Committee (26th January 2010). Two particular issues were raised by this Committee which they requested be brought to the attention of Cabinet:
 - (i) The Committee was concerned with the officer's recommended distribution of new Gypsy and Traveller sites, and requested Cabinet to reconsider this matter.
 - (ii) The Committee was concerned with all allocations which, if eventually adopted in the final Document, would result in the loss of allotment land, and asked Cabinet to consider this matter.

- 5.3 In response to PEP Committee concerns, officers can advise Cabinet that a detailed and thorough appraisal of all potential sites for Gypsies and Travellers has been undertaken. Recommended sites have been chosen on the basis of a method subsequently supported by Go-East (i.e. the method is to allocate sites which: (a) meet Council approved Core Strategy Policy CS7 'Gypsies and Travellers'; (b) form part of larger development sites, so as to enable deliverability; (c) are located in areas which have nearby facilities capable of meeting the basic needs of the Gypsy and Travelling community (such as schools, basic health facilities and other public services); and (d) are in areas which are close to routes frequented by the Gypsy and Traveller community).
- 5.4 In relation the allotment land issue raised by PEP, a number of allotment sites were submitted by the Estates section of the Council as candidate sites for disposal for development. Planning officers appraised all such sites, and rejected some but are recommending others. The basis for rejecting sites usually related to the lack of available sites or other open space in the vicinity, whereas recommended sites tend to have availability nearby and such sites could therefore be regarded as surplus. Nevertheless, this issue is not straight forward as future potential demand for allotments is not easy to predict. Cabinet should note, however, that if it rejects officer recommendations to allocate some allotments sites for development, then this will have a negative impact on the overall housing targets being achieved through the Plan (and would likely mean alternative sites needing to be found elsewhere in the district, outside of the urban area).
- 5.4 If approved by Cabinet today, the Site Allocations Document will be subject to a six-week public consultation starting in early March 2010. Further formal and informal consultation will also take place throughout 2010. It is anticipated that the Neighbourhood Councils will receive regular updates and opportunities for input and comment, including at the next round of meetings in March.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will approve the Site Allocations Document (Preferred Options) for public consultation in March 2010.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Cabinet is recommended to approve the Site Allocations Document (preferred options version) for public consultation because it will help deliver the City's growth targets set out the Core strategy, will encourage and support investment in the City, will provide more clarity as to what and where the Council wants to see growth occur (subject to consultation) and will provide local residents with an opportunity to comment on proposals.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 It is a statutory requirement to produce the Site Allocations Document therefore the alternative option of not producing this document was rejected.
- 8.2 Alternative sites could have been recommended for development, but this would have meant such sites were either or both: (a) contrary to the Core Strategy, (b) contrary to sustainable development principles.

9. IMPLICATIONS

- 9.1 The Site Allocations will have implications for all sectors of the community throughout the Local Authority area.
- 9.2 **Legal Implications** - The Council must follow due Regulations in preparing the Site Allocations Document. Eventually, once the final development sites are adopted in 2011, the Council has a legal duty to determine planning applications in accordance with those allocations.

9.3 **Financial Implications** - There are no immediate financial implications flowing from the approval of the Site Allocations Document (Preferred Options), simply because this is not the 'final' plan. However, Members should be aware of two future financial implications:

- (a) The Council, as landowner, submitted a number of possible sites for development. Following an open and transparent appraisal of all sites, some of those sites are been recommended for development whilst others have been rejected (normally for reasons of loss of open space in an area with deficiencies). To be clear, all Council (Estates Section) promoted sites have been appraised and treated like all other developer and landowner suggested sites. The allocation or not of each Council owned site could have a financial implication on the value of that site.
- (b) There could be indirect financial implications arising from the development of sites (e.g. provision of infrastructure and services for the new residents, s106 arrangements, and increased council tax or other receipts).

10. **BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

- Peterborough Local Development Framework Site Allocations Document (Issues and Options October 2008)
- Peterborough Core Strategy Proposed Submission Version (as approved by Council December 2009 and scheduled for publication in January 2010).

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
Housing Sites							
H001	Barnstock and Essendyke Sites	3.95	City	Overwhelming objection to this site. Includes general objection to all sites proposed in Bretton and overall levels of development. Majority of objections focus on loss of open space (Bretton Park), loss of ancient woodland and school playing fields. Concerns that local infrastructure will not be able to support new development, especially schools, if playing fields are lost. More people will increase the need for more open space. Size and shape of site not appropriate for housing and would lead to problems of overlooking.	Withdrawn	Site withdrawn from assessment process by Bretton 2010.	208
H002	Marholm Road South	1.08	City	Overall objection for this site, some support for use as housing but would be more appropriate to remain in employment use. Main objections include: noise from trains; overhead pylons; loss of employment use; and poor access to community facilities as site is clearly separated from main residential area. Support for site as it meets requirements of Core Strategy; it is close to a number of bus routes; good access across railway bridge to Voyager school; and existing screening from railway line.	Rejected	Site rejected due to poor access to community facilities and shops. Also if site was allocated for housing it would result in a loss of employment land. Other issues include contaminated land which may affect the deliverability of the site, there is also an overhead power line running through site.	46
H003	Bretton Industry	4.59	City	Slight objection to this site. Some support for use of site as housing but would be more appropriate to remain in employment use. Main objections include: noise from trains; overhead pylons; loss of employment; and poor access to community facilities as site is clearly separated from main residential area. Support for site as it meets requirements of Core Strategy and encourages redevelopment of disused brownfield site. It is close to a number of bus routes, there is good access across railway bridge to Voyager school and there is existing screening from railway line.	Rejected	Site rejected due to poor access to community facilities and shops. Also if site was allocated for housing it would result in a loss of employment land. Other issues include contaminated land which may affect the deliverability of the site, there is also an overhead power line running through site.	172
H004	Watergall and Pyramid Centre	3.36	City	Overwhelming objection to the inclusion of this site as it could result in the demolition of existing properties. General consensus that pyramid centre is in need of significant regeneration, but not	Withdrawn	Site withdrawn from assessment process by Bretton 2010.	136

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				through demolition.			
H005	Land North of Eyrescroft School	1.46	City	Overwhelming objection to this site, main concerns include: loss of play facilities (adventure play area) at Crofts Corner; loss of 2/3 of school playing field; loss of woodland; affects on the main pedestrian/cycle rout through Bretton. Local infrastructure could not support the development. Poor access to the site will constrain development	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	62
H006	Bretton Way Oak Tree Site	1.38	District Centre	Almost 50/50 split with one more comment in support than in objection. Support because site has been vacant for many years; preferable to employment use; and close to Bretton district centre. But many people suggest mitigation including, appropriate landscaping, respect of woodlands and Oak tree. Most comments want to see low density housing on this site. Objections: loss of employment allocation; balance of growth of housing with employment; loss of views of the open countryside; and archaeological remains have been reported on the site	Preferred allocation	Site located adjacent to Bretton District and therefore within close proximity of a wide range of local community facilities and public transport links. The site is also adjacent to a County Wildlife site and an area of protected woodland. Development on this site would be required to mitigate any impacts on these areas.	69
H007	Ellindon and Pyhill Green	1.27	City	Overwhelming objection to any development on this site because it will result in loss of quality open space within Bretton Park and the loss of the paddling pool. Development would add to traffic and parking.	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	54
H008	Heltwate	0.61	City	Some support for this site as area is seen to be in need of regeneration including the improvement of the community facilities and shops in the area. However, overall majority of comments in opposition to the inclusion of this site.	Rejected	Site has been rejected due to deliverability issues. The site could form part of wider regeneration plans for the area for mixed use development. Development includes existing properties. The site does not need to be allocated if wider regeneration schemes come forward at a later date.	26
H009	Land adjoining Watergall Primary School	1.06	City	Overwhelming objection to this site and the encroachment on to Bretton Park and associated loss of open space. Two comments in support both suggest that site could come forward as part of wider master plan/regeneration of Bretton.	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	45

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
H010	Bretton Woods Community School	1.93	District Centre	Some level of support for this site, however, the majority of comments are in opposition. Many of the comments in support are because the site is thought to already have planning permission for 150 dwellings. Many objections relate to school closure and loss of community facility.	Preferred allocation	Pending the signing of a S106 agreement, there is a resolution to grant planning permission for 143 affordable units on this site. The site is located adjacent to Bretton Centre providing good access to community services, facilities and public transport links	143
H011	Land adjacent to Ravenside Retail Park Maskew Avenue	3.42	City	Objections due to access issues and poor links to local facilities. There could be issues with noise from the railway line. Further investigation into potential archaeological remains also required. Site should remain as employment or would be better suited for retail rather than housing.	Rejected	Site has been rejected due to poor access and links to community facilities, the site is separated from main residential area by Bourges Boulevard and is located close to railway line. Site is more suited to remain in employment use. Part of site is located within Minerals and Waste protection zone for transport, which is in place to protect potential future rail infrastructure.	128
H012	Land off Bourges Boulevard, Maskew Avenue	0.38	City	Some support for use of site for residential development, but there are concerns relating to access. Several objections, including Sport England regarding the loss of open space.	Rejected	Site has been rejected due to deliverability issues .The site is currently in use as a well used community centre	19
H013	Craig Street Car Park	0.28	City	Objections to this site due to car parking issues in area. There could be archaeological remain on site and this would require further investigation.	Withdrawn	Site withdrawn form assessment process. Now Considered as part of City Centre Area Action Plan	14
H014	New England Complex, Lincoln Road	0.74	City	Objection to this site due to loss of community/social facilities and historic buildings considered to have important local value.	Rejected	Site has been rejected due to deliverability issues. The site is currently in use by a number of community organisations. Allocation would result in loss of well used facility.	44
H015	Welland Allotments, Bluebell land	1.58	City	Majority of comments against loss of allotment area especially with the increasing demand for allotments in the city.	Rejected	Site rejected as it would result in loss of open space in an area of open space deficiency. If allotments are surplus to requirements site should remain as public open space. Site is also located within proximity of an	67

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						area of critical drainage issues.	
H016	John Mansfield School	1.11	City	Mixed response, concerns that there should be no overall loss in community facilities. Planning application outstanding for this site.	Rejected	Now considered as wider school site	50
H016 b	John Mansfield school building and playing field	4.06	City	See comments site H016	Preferred allocation	Pending the signing of a S106 agreement, there is a resolution to grant planning permission for 150 units on this site.	140
H017	Hereward Community College	6.73	City	Most comments refer to outstanding planning application on this site. Concerns about loss of school and loss of school playing field/open space.	Rejected	Part of site has been rejected as no longer available for housing development. Remainder of the site is being considered through H017b below.	230
H017 b	Hereward Community College	1.15	City	Most comments refer to outstanding planning application on this site. Concerns about loss of school and loss of school playing field/open	Preferred allocation	Site located within existing residential area with good access to services and facilities	40
H018	St Augustines Walk/Oundle Road Allotments	1.05	City	Objection due to loss of allotment site. There is a high demand in the area. If development does go ahead there should be provision made on alternative site.	Preferred allocation	Site is compatible with the residential use of the surrounding area.	45
H019	Site off New Road Woodston (EH Lee Ltd)	0.98	City	Mixed response. Proposed use as a housing site is seen as more appropriate than current use.	Preferred allocation	Site is located within a residential area. Housing development would represent an appropriate use of a relatively isolated employment site. Planning Permission was granted for 26 dwellings in 2002; however this application has now lapsed.	41
H020	Peterborough WEB, Oundle Road	2.66	City	No objection or support only comments requesting more information.	Rejected	Site rejected on deliverability issues. In use as an employment site. Almost half of site located within Flood Zone 2, site more suited to less vulnerable uses such as employment.	100
H021	Fletton Avenue/Whittlesey Road (adjacent to cemetery)	0.69	City	Mixed response – overall support for site however there are concerns relating to proximity to conservation area and the importance of high quality design if development goes ahead.	Preferred allocation	Site located within close proximity to a range of local facilities and therefore consider appropriate for development. Site is adjacent to Queens Walk conservation area and any development would need to fit the	29

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						surrounding area.	
H022	Galvanising Works, Oundle Road	1.44	City	Support for site as it is located close to city centre. Concerns relating to flooding and poor access from Oundle Road. Mixed use development considered as more appropriate use than purely residential scheme.	Preferred allocation	Approximately half the site is located in Flood Zone 2 (medium probability). In accordance with national guidance, the net developable area has been reduced to take account of these issues.	40
H023	Guild House, Oundle Road	1.46	City	Mixed response, concerns relating to the loss of open space that fronts on to Oundle Road and how development would fit with the surrounding character of the area.	Preferred allocation	Application for residential development pending; awaiting signing of S106 agreement.	62
H024	Land North of Wesleyan Road	1.69	City	Site already under construction.	Withdrawn	Site withdrawn from assessment process as it has now been built.	72
H025	Lady Lodge Goldhay Way	0.71	City	Opposed to loss of Lady Lodge Arts centre and loss of community facility. Site should be retained as a community facility.	Preferred allocation	Currently vacant site located within an existing residential area with good access to local services and facilities. Housing development would represent an appropriate use of this site.	30
H026	Land in front of Matley Primary School	0.59	City	One objection and one informative received for this site. Site contains archaeological remains which should be investigated prior to any construction taking place.	Preferred allocation	Application for 25 dwellings received in 2008. Decision is pending waiting for the signing of a legal agreement.	25
H027	Land South of Oundle Road	3.24	City	Opposed to development as site forms an important gateway to city and should remain as open land. Access issues from Oundle Road.	Preferred allocation	The site would be an appropriate use, compatible with the surrounding area. Site is also within close proximity to a range of employment uses.	122
H028	Land at Rose Court, Yaxley	0.94	City	Support for site allocation but concerns regarding access issues and potential ransom strip. Site is on the catchment boundary between the Environment Agency's (EA) Stanground Lode and the Commissioners' system. The site is outside the floodplain shown on the EA Flood Map and is not within an area shown to be susceptible to flooding. However both receiving watercourses are known to be close to capacity and are within the floodplain and in an area susceptible to surface water flooding. Both the River Nene and the Great Ouse CFMP would apply to this site. The Commissioners would require the provision of a	Preferred allocation	Permission granted on site for 27 dwellings after 31 st March 2009.	27

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				FRA for this site.			
H029	Orton Brick works South of Hampton Vale off London Road	15.10	Urban Extension	Site provides a logical and sustainable link to Hampton, however there are a number of concerns raised as the site is located adjacent to Orton Pit (SSSI/SAC) need to fully consider ecological impacts and mitigation measures.	Preferred allocation	Site is a vacant area of land with a number of detractors that is located directly between Hampton and proposed urban extension at Great Haddon. Development in this area would need to fully consider any ecological impacts on the adjacent SSSI/SAC.	453
H030	Woodston Point, Shrewsbury Avenue	1.40	City	One comment in support for use as housing.	Preferred allocation	Application received for the site. The decision is pending, waiting for the signing of legal agreement	60
H031	Land West of Hampton Vale "Triangle Land"	6.47	Urban Extension	Mixed response some support for site as it provides a logical and sustainable extension to Hampton and a better location for growth. However, there are a number of concerns raised as the site is located adjacent to Orton Put (SSSI/SAC). Need to fully consider ecological impacts and mitigation measures.	Preferred allocation	Site provides a direct link between Hampton and proposed Urban extension at Great Haddon. Therefore considered a suitable site for development	243
H032	Bus Depot, Lincoln Road	0.50	District Centre	General support for site because it is within the District Centre. Development could help to strengthen the centre, however, there are a number of concerns linked to access and traffic implications in the Millfield area. Site has previously been used as tram terminal; consideration should be made of the use of a site as part of a light railway system.	Preferred allocation	The site is located within Millfield District centre and as such has good access to a range of community services and facilities.	30
H034	Norwood Lane, Caravan Park	1.93	Urban Extension	General support for this site as it will link to the development at Paston reserve. A replacement site for Gypsies and Travellers would be required as there is already outstanding need. Concerns that the loss of a large site would increase demand in surrounding areas.	Rejected	Site has been rejected as it is in use as a Gypsy and Travellers permanent site. Loss of this site would require a replacement and would be contrary to RSS and Core Strategy. Part of site Allocated for Gypsy and Travellers transit site	82
H034 a	Norwood Lane, Caravan Park	0.76	Urban Extension	N/A	Preferred allocation	Existing Gypsy and Travellers site to be extended to include 10 transit pitches	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
H035	Land off Cathwaite	0.67	City	Concerns about the loss of open space and landscape; poor access to site; and noise from A 47. Suggestions that site may be better used for retail or leisure.	Rejected	Site has been rejected due to deliverability issues. There is no access to site or any realistic options to access the site. There are also likely to be issues with noise and air quality from A47. If this site was allocated it would result in loss of open space.	28
H036	Honey Hill Primary School	2.41	City	Some support for this site especially if the PACT becomes redundant. However, there are still concerns regarding the loss of educational facilities, community use and open space.	Rejected	Site has been reduced to only include playing fields. Site H036a is now a preferred site	90
H036 a	Honey Hill Primary School	1.68	City	N/A	Preferred allocation	Site is located within existing residential area and close proximity to a Local Centre.	50
H037	Hampton Car Park, Westwood Centre	0.44	City	Agree with site unless it undermines vitality of existing Westwood facilities. Needs to preserve parking and views into existing scheme. May be better suited as a mixed use scheme. Disagree to site as it is too small and located too close to bus route.	Rejected	Now forms part of wider mixed use redevelopment site M020	19
H038	Hampton Court Shops	0.55	City	General support for development of this site; could be a mixed use scheme to incorporate the existing post office, pharmacy and GP surgery.	Rejected	Now forms part of wider mixed use redevelopment site M020	24
H039	Hampton Court Shops	0.32	City	Agreement for this site providing shopping facilities remain. Site should be used for mixed use development rather than housing. Car parking must be provided.	Rejected	Now forms part of wider mixed use redevelopment site M020	16
H040	PPDC, Cottesmore Close	0.85	City	General agreement that part of site is suitable for housing development provided that the former RAF officer mess is protected as it forms an important part of the city's history. It is suggested that site could be refurbished and used as a community facility.	Preferred allocation	Development would utilise a vacant site located within an existing residential area. Site includes a building of local importance which must be taken into consideration.	36
H041	Fletton High Street Allotments	2.73	City	Object to loss of statutory allotment site especially as there is evidence of rising demand. Also concerns over poor access from Fletton Avenue.	Rejected	Now forms part of larger site H041a which incorporates sites H042 and site H047.	102

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
H041a	Fletton High Street Allotment Land Combined Site	4.12	City	N/A	Preferred allocation	Site forms part of regeneration proposals for the Stanground area, contributing towards the provision of housing, allotment land and access/transport improvements.	0
H042	Fletton High Street Former Allotments	1.04	City	Object to loss of open space. Suggest site could be reused as allotment site especially as there is evidence of rising demand. Also concerns over poor access from Fletton Avenue.	Rejected	Now forms part of larger site H041a which incorporates sites H041 and site H047.	44
H043	Former Garages behind Coneygree Road	0.42	City	Mixed response to site. Objections to loss of car parking area and current access through site to allotments. The site is on the catchment boundary between the Environment Agency's (EA) Stanqround Lode and the commissioners' catchment. The site is outside the floodplain shown on the EA Flood Map and is not within an area shown to be susceptible to flooding. However both receiving watercourses are known to be close to capacity and are within the floodplain and in an area susceptible to surface water flooding.	Rejected	Site has been rejected as access would be required through site to allotments; this reduces the net developable area and would result in the provision of 3 or 4 dwellings. This is below the site size threshold set as a housing allocation. However, this site could still come forward as a planning application and if approved would be classed as windfall development.	18
H045	Land off Wessex Close, Tenterhill	0.75	City	Majority of comments objecting to the inclusion of this site because of flooding issues. Part of the site is located within flood zone 3 and would require sequential approach. Site may be acceptable if overall area is reduced. Concerns about loss of open space, and question whether the site could be used as allotments.	Preferred allocation	Site would represent an extension to the existing residential area, while maintaining the area of open space immediately adjacent to the site.	32
H046	67 South Street Stanground	0.32	City	Site currently has outline planning permission.	Withdrawn	Site withdrawn form assessment process as site has been developed.	16
H047	Former Fletton Goods Yard	1.28	City	Oppose site on grounds of poor access. Also site may form part of a wider habitat network complementing Fletton Lake CWS and other nearby valuable habitats. Question whether the habitat potential & value of this brownfield site	Rejected	This site would be rejected if considered in isolation due to access issues and deliverability issues. However this site now forms part of wider site H041a which also includes	55

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				been assessed.		sites H041 and H042. Access can be achieved through other sites making this site more deliverable in the future.	
H048	Roman and Saxon Court, Congsby Road	0.76	City	Opposition to the site due to uncertainty regarding what type of development would come forward on this site.	Rejected	Site not allocated for development. Any future development of the site would be considered against the general development plan policies.	32
H049	Stanground Stables	0.82	City	Site submitted after additional site consultation in January 2009.	Preferred allocation	The site has good access to community facilities and would represent an extension to the existing residential area. However any scheme would have to take into account potential noise mitigation	35
H050	Peterborough Road, Farcet	0.82	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H051, H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	35
H051	Peterborough Road, Farcet	1.36	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H050 H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	58
H052	Land adjacent to 197 and rear of Old Mill, Farcet	0.94	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H050 H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	40
H053	Windsor Avenue	1.97	City	Site submitted after additional site consultation in January 2009.	Preferred allocation	Housing development in this area would be in keeping with the surrounding residential area and utilise land immediately adjacent to the railway line.	84
H054 a	Land off Itter Crescent	1.86	City	Objection to loss of allotments, some support for use as a care home.	Preferred allocation	Part of site includes the provision of allotments. Could be developed at a lower density and has been identified as a suitable location for Prestige Homes.	25
H055	Land at Foxcovert Road	6.86	City	Some support for allocation, other suggestions for use as open space and allotment land	Rejected	Site has been rejected as it falls within protection zone of gas pipeline. Allocation of this site would be against	257

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						HSE advice.	
H057	Land at rear of 467 Fullbridge Road	1.67	City	Overwhelming objection to allocation of site, site should remain in use as allotments	Withdrawn	Site has been withdrawn from assessment process as it is now to be used for allotments	71
H058	Land on North side of Mayor Walk, The Grange	5.70	City	Objection to loss of allotment site	Rejected	Site now based on application as shown for site H058b	214
H058 a	Land on North side of Mayor Walk, The Grange	6.90	City	N/A	Rejected	Site now based on application as shown for site H058b	259
H058 b	Land on North side of Mayor Walk, The Grange	5.01	City	N/A	Preferred allocation	Application approved after 31 st March 2009	153
H059	Land at the Grange	2.50	City	Objection to loss of allotment site	Rejected	Site rejected as site is to be used as allotment land and area to north H058b is to be developed for housing.	94
H060	Railworld	1.88	City	Object due to poor access from river lane as well as loss of safeguarding site for railway. Support for development on derelict city centre site.	Withdrawn	Site withdrawn form assessment process. Now Considered as part of City Centre Area Action Plan	112
H061	Rebus Software Ltd, Thorpe Road	2.32	City	Object due to affects on setting of listing building and historic gardens. Also concerns about archaeological remains within site	Rejected	Site has been rejected due to deliverability issues and the loss of high quality employment site. Site is also located adjacent to Thorpe hall and any development could have an impact on the building and setting	87
H062	Bretton Gate Sports ground	5.49	City	Objection to loss of sports facility including objection from Sport England	Rejected	Site has been rejected due to loss of open space /playing fields and loss of community facility. This site is not well connected to existing residential areas.	206
H064	Tasman Caravan Park	0.64	Key Service Centre	Objection as site is in use as a caravan site	Rejected	Site is rejected as it is currently in use as a mobile home caravan park, this raised issues over availability and deliverability of the site particularly as the site was allocated in 2005 Local	16

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						Plan. Part of site falls within flood zone 3b and Minerals and Waste consultation area. However, the site falls within existing village envelope. This means the site could come forward as a planning application if site becomes available in the future. More appropriate sites have been identified in the village of Eye.	
H065	Land off Thorney Road, Eye	4.05	Key Service Centre	Concerns relating to: nature reserve; transport infrastructure; and lack of infrastructure.	Rejected	Site now forms part of site H150 East of Eye Development Area. Combining sites H071 and H142 H149	91
H066	Land at Eye Green (North of A47)	3.39	Key Service Centre	Concerns relating to: impact upon nature reserve; safeguarding for road network expansion; and flood risk.	Rejected	This site has been rejected as larger site H075a has been identified as a preferred allocation, which overlaps this site.	76
H067	Land South and west of Crowland Road, Eye Green	0.99	Key Service Centre	Concerns relating to: impact upon nature reserve; flood risk; and relationship with existing built form.	Rejected	Site has been rejected as almost half of site falls within flood zone 3, part of site may be suitable but there are still issues relating to deliverability as site was allocated in 2005 Local Plan and there has been limited interest in the site. There are also issues with access to this site.	25
H068	Banks Grain, Eye	5.80	Key Service Centre	Concerns relating to: relationship with existing built form; impact upon SSSI and nature reserve; flood risk; utility capacity; transport impacts; issues with access; and joining up with urban area.	Rejected	Site has been rejected as it is remote from main village, part of site falls within flood zone 3. Site is also located within close proximity to Dogthorpe Star Pit SSSI and the allocation of this site would raise objections from Natural England.	130
H069	Hodney Road, Eye	3.09	Key Service Centre	Concerns relating to: relationship to existing built form; impact upon nature reserve; need to safeguard any potential to expand the a47; impact on road network; drainage and water pressure; flood risk; and joining up with urban area.	Rejected	Site has been rejected as it is remote from main village and part of site falls within flood zone 3. Site is also located within close proximity to Dogthorpe Star Pit SSSI and the allocation of this site would raise objections from Natural England.	69
H070	Land off	3.81	Key Service	Concerns relating to: relationship to existing built	Rejected	Site has been rejected as the site	86

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Crowland Road, Eye Green		Centre	form; impact upon nature reserve; need to safeguard any potential to expand the a47; impact on road network; drainage and water pressure; flood risk; convalescence; ground water; and vulnerability zone.		encroaches on to Eye Green Gravel Pit SSSI. The allocation of this site would result in objection from Natural England. The site is also considered too large a scale of development for village of Eye Green and would not fit with overall character of the village.	
H071	Cranmore Bungalow, Eye	1.23	Key Service Centre	Concerns relating to: impact on Eye Green nature reserve; impact upon road network; and flood risk.	Rejected	Site now forms part of site H150 East of Eye Development Area. Combining sites H065, H142, and H149.	31
H072	Land at Eye (off Peterborough Road)	4.46	Key Service Centre	There are potential access issues. Proximity to the landfill site could require further assessment. Question relationship to the existing urban built form.	Rejected	Site rejected due to poor access to site which is separated from main village of Eye by Car Dyke. Also site falls within Minerals and Waste Consultation area.	100
H073	Land adjacent to Dalmarak Group, Eye	0.88	Key Service Centre	Objections to the site include concerns regarding the relationship of the site to the urban area; impact on the nature reserve; and the importance of S10 (any sites coming forward should include adequate facilities); impact upon transport infrastructure and any future widening of the A47. There are three references in support of the site.	Rejected	Site rejected as it is separated from main village. Although other preferred allocations H065 extended east of the village there would still be a significant gap between this site and the Village.	22
H074	Edgerley Drove, Eye	0.35	Key Service Centre	Objections raise concerns about flood risk; impact on landscape character (countryside); and the relationship with the urban area.	Rejected	Site is rejected as it falls within functional flood plain and is also within Minerals and waste consultation area.	11
H075	Land South of Nature Reserve, Eye Green	1.44	Key Service Centre	Objections to the site include concerns regarding the loss of employment land, infrastructure capacity and potential flood risk. There are also several references to the impact on the local nature reserve and the ability of development to mitigate the effects.	Rejected	Site boundary has been reduced to limit any adverse effect on the Country Wildlife site. This is now shown as site H075a	37
H075 a	Land South of Nature Reserve, Eye Green	2.44		Amended boundary not consultate on at issues and options stage.	Preferred allocation	Redevelopment would present an opportunity to enhance a prominent and vacant site. Site is located within close proximity to Country Wildlife site. Development would need to mitigate against potential adverse impacts.	0
H076	Horlock Land, Station Road,	2.27	Key Service	Objections to the site include concerns regarding the loss of employment land; infrastructure	Rejected	Site rejected as a housing allocation as it is located within flood zone 3a.	51

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Thorney		Centre	capacity and potential flood risk.		More suitable for less vulnerable uses such as employment. This allocation would result in loss of rural employment site.	
H077	Land off Gas Lane, Thorney	6.87	Key Service Centre	Objections to the site include concerns regarding the site being dependant upon other sites being allocated; loss of agricultural Greenfield land; and flood risk concerns.	Rejected	Site rejected as it is located within Flood zone 3a. There area also issues around deliverability as site is reliant on H076, H080 and M009 coming forward to provide appropriate access.	154
H078	Site off Sandpit Road, Thorney	2.79	Key Service Centre	Objections to the site include concerns regarding the loss of agricultural land; negative impact upon the character of the village; the generation of traffic; and concerns regarding drainage capacity. There is also a mention of support, suggesting that the site fits better than others in the locality.	Rejected	Site rejected due to limited access, more appropriate sites identified within the village.	63
H079	Site Adjacent to Dark Close and Park Crescent, Thorney	1.60	Key Service Centre	Objection to the site include concerns regarding the loss of agricultural land; negative impact upon the character of the village; the generation of traffic; and concerns regarding drainage capacity. There is also a mention of support, suggesting that the site fits better than others in the locality.	Rejected	Site rejected as 94% of the site falls with flood zone 3.	41
H080	Site off Gas Lane, Thorney	0.44	Key Service Centre	Concerns relating to greenfield/brownfield, access, flood risk issues and traffic impact. Comment of support for the site, stating that it has good access to facilities in the village.	Rejected	Site rejected as over half of the site falls within flood zone 3a. There is also poor access to the site.	11
H081	Land at Woburn Drive, Thorney	3.41	Key Service Centre	Loss of agricultural land and suggestion that contrary to the site description access to social and physical infrastructure is limited. Comment in support of Thorney being designated as a Key Service Centre and also suggests that the numbers could be expanded. Road network would be a constraint.	Rejected	Site rejected due to poor access to site. Could come forward with site H131 however this would results in a development that would be too large scale for the village.	77
H083	Land South of Glington Road, Helpston	2.05	Limited Growth Village	Concerns relating to traffic, loss of agricultural land; and lack of community infrastructure and capacity in schools etc. Impact upon the character of the village, particularly the John Clare Heritage, drainage capacity and the difficulty of improving this infrastructure. There is no gas supply in	Rejected	Site rejected due to limited access. More appropriate sites identified within the village.	46

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				Helpston.			
H084	Land Adjacent to 29 Maxey Road, Helpston	0.32	Limited Growth Village	Objections to the site. There are detailed comments on the extent of wildflowers and protected birds. Concerns relating to drainage, traffic, rail crossings, quantum of recently constructed houses. Impacts upon the conservation area (John Clare heritage), infrastructure capacity, economic climate, landscape impact are all raised as concerns.	Preferred allocation	Development would form a natural extension to the North of the Village, running in parallel to existing housing adjacent.	10
H085	Land North of Ginton Road, Helpston	2.30	Limited Growth Village	Major concerns regarding access off Golden Drop which is considered to be a narrow track and passes between two listed buildings; transport infrastructure; community facilities particularly school places and services; impact upon the rural settlement; drainage; lack of employment opportunities; railway crossing; and impact upon the overall character of the site. There are some concerns that development will be at a higher scale. There is also reference to the challenge of delivery in the current economic climate.	Rejected	Site rejected due to limited access. More appropriate sites identified within the village.	52
H086	Land between Helpston Road and Main Street, Ailsworth	0.42	Limited Growth Village	A number of objections to this site, concerns relate to the Impact on the character of the conservation area; traffic impact; access; severe drainage issues; and the implications on the wildlife habitats.	Preferred allocation	Application submitted in 2008 for the erection of a maximum of 25 homes, access roads and landscaping. Decision pending awaiting signing of S106	11
H087	Clay Lane, Castor	1.67	Limited Growth Village	Comments raise concerns about the impact on adjacent County wildlife site. There is a suggestion that this site currently has outline permission. Archaeological remains remain a concern.	Preferred allocation	Planning permission granted for 25 dwellings after 31 st March 2009	42
H088	Land at Clay Lane, Castor	1.30	Limited Growth Village	Comments raise concerns similar to the other sites in Castor, potential issues with physical and social infrastructure, character, and the cumulative effects of any further allocations in addition to site H087. There are specific references to the national importance of the potential for archaeological remains associated with the Roman settlement of Praetorium.	Rejected	Site rejected due to deliverability issues. The access routes to this site are not adopted highway this has affected the site coming forward. Also adjacent to County Wildlife Site. More appropriate sites identified within the village	33
H089	Land at Clay	1.84	Limited	Comments raise concerns that the site is not a	Rejected	Site rejected as it is separated from	47

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Lane, Castor		Growth Village	natural extension to the village. Concerns that the cumulative effects of this site combined with site, (H087) which has outline permission, would have negative implications on the character and capacity of the village.		main part of village by open fields	
H090	Land at Peterborough Road, Castor	0.89	Limited Growth Village	There are concerns that development on this site would not be consistent with the character of the village. There are also concerns regarding the access. Capacity in physical (water) and social infrastructure has also been raised as a potential issue.	Rejected	Site rejected as it is removed from main part of the village. More appropriate sites identified in the village.	23
H091	Land Adjoining the Surgery, Glington	1.09	Limited Growth Village	There are some objections to this site with the main concern being how a new development in this location will be in keeping with the existing character of the village. Comments of support also reflect these reservations. There is also a specific concern about the loss of an adult education facility.	Preferred allocation	Site located within existing village envelope and has good access to a range of community facilities	28
H092	No. 59 Helpston Road, Glington	1.00	Limited Growth Village	Main reason for objection is the proximity to the bypass and the implications of any access. There are also references to the proximity to the gas pipeline and the implications of HSE legislation. A note of support considers that the site could easily mitigate any of the negative implications that arise in the assessment.	Rejected	Site rejected as it almost half of site is located within flood zone 3a. Site is also located within 600m of the gas compressor station. Allocation would be against the HSE advice	25
H093	Land Off Lincoln Road, Adjacent to Playing Fields, Glington	7.54	Limited Growth Village	Concerns relating to allotment land, traffic issues, quantum of housing, community infrastructure, frequent references to convalescence and the importance of maintaining a 'green wedge' between the urban boundary of Peterborough. There is also a reference of support for this site, detailing why it is the most suitable out of the sites.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice. Access would not be permitted from the main road. Smaller area of site considered (H139) this is not within Gas compressor zone but rejected due to access issues.	170
H094	Land South East of Glington	17.53	Limited Growth Village	Opposition to this site. Concerns regarding the loss of allotment land, convalescence and the importance of a green wedge, the lack of community facilities and the potential for archaeological remains.	Rejected	Site rejected as located within gas compressor zone and allocation would be against the advice of the HSE. The scale of development would not be appropriate for a limited growth village.	315
H095	Glington Glebe	38.95	Limited	Opposition to this site. There are a number of	Rejected	Site rejected as scale of proposed	701

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Land		Growth Village	concerns featuring the prospect of convalescence, the proximity to the gas compression site, transport and school places. The site lies in an area of high flood risk and there may be archaeological features on the site.		development would not be suitable for a limited growth village and would be contrary to the Core Strategy. Site is located within close proximity to gas compressor station and development would be against the advice of the HSE. Approximately 20% of the site is located within flood zone 3a.	
H096	Allotments, Wittering	1.55	Limited Growth Village	There is strong opposition to this site. There are references to the biodiversity on the site including sightings of Badgers and Long Eared bats. There is strong opposition to the loss of allotment land. There are also frequent references to the unsuitable transport infrastructure. Further issues including surface water flooding, and the lack of community infrastructure and services.	Rejected	Site rejected due to deliverability issues and access to site. Also objections on ecological and biodiversity issues. More suitable and deliverable sites identified within the village.	40
H097	Land at Towns End, Wittering	4.67	Limited Growth Village	There is strong opposition to this site. As with the other sites in Wittering, there are repeated concerns regarding the impact of any further development on the road network. Other concerns include the loss of agricultural land, loss of allotment land, and capacity in the sewerage infrastructure; lack of employment in the locality, school capacity, wildlife, proximity to RAF base and the resulting noise pollution. The overall lack of community infrastructure is also a concern.	Rejected	Site rejected as half of site is within the explosion zone of RAF base; this limits access to the development. More appropriate sites identified in the village.	105
H098	Land off Trent Road and Parker Road, Wittering	19.56	Limited Growth Village	Concerns relating to site access, transport, local amenities, archaeological interest, Sewage treatment capacity, schools capacity.	Rejected	Site H098 has been rejected due to large scale of development which would not be appropriate for a limited growth village. A number of options have been assessed. Site now allocated as H098e	352
H098 a	Land off Trent Parker Road, Wittering	4.25	Limited Growth Village		Rejected	As per reasoning for H098	0
H098 b	Land off Trent Parker Road, Wittering	5.26	Limited Growth Village		Rejected	As per reasoning for H098	0
H098	Land off Trent	4.07	Limited		Rejected	As per reasoning for H098	0

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
c	Parker Road, Wittering		Growth Village				
H098 d	Land off Trent Parker Road, Wittering	5.99	Limited Growth Village		Rejected	As per reasoning for H098	0
H098 e	Land off Trent Parker Road, Wittering	4.49	Limited Growth Village		Preferred allocation	Site represents an extension to the existing village layout and benefits from proposed transport improvements.	0
H099	Willow Drove, Newborough	0.47	Limited Growth Village	Concerns relating to sewerage, departure from ribbon development settlement pattern, transport constraints, flood risk.	Rejected	Site rejected as lies within flood zone 3a	12
H100	Peterborough Road, Newborough	0.67	Limited Growth Village	Opposition to the site, references to biodiversity including a barn owl, concerns over the loss of agricultural land and the departure from ribbon development settlement pattern. Flood risk is also raised as an issue.	Rejected	Site rejected as lies within flood zone 3a	17
H101	Land South East of Newborough	19.21	Limited Growth Village	Opposition to the site, concerns include the impact upon wildlife including bats, importance of farmland, sewerage capacity, the level of facilities and services, and transport infrastructure. There could also be flood risk issues. The representations drew attention to the potential for a gas main.	Rejected	Site rejected as lies within flood zone 3a	346
H102	St Martins Road, Newborough	2.43	Limited Growth Village	Opposition to the site. Concerns regarding flood risk, the loss of agricultural land, transport and community infrastructure.	Rejected	Site rejected as lies within flood zone 3a	55
H103	St Martins Road, Newborough	0.65	Limited Growth Village	Strong opposition to the site. There are concerns over the loss of agricultural land and infrastructure capacity.	Rejected	Site rejected as lies within flood zone 3a	16
H104	St Martins Road, Newborough	1.87	Limited Growth Village	Majority of the reps have concerns about the site. There are several references to a barn owl who frequently visits the site. The site is currently used as a field and not 'disused' as suggested in the description. There are also references to the limited capacity of the rural roads.	Preferred allocation	Site would form a natural extension to the village while preserving its distinctive settlement pattern. Located close to centre of the village with good access to community services and facilities	48
H105	Land rear of	1.02	Limited	Predominately opposition to the site, however	Rejected	Site rejected as lies within flood zone	26

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Gunton's Road, Newborough		Growth Village	there is notable support. Four of the reps recognise this site as the most suitable (out of those in Newborough).		3a	
H106	North St Martins Road, Newborough	0.52	Limited Growth Village	As above, strong opposition to the site. Main issues referring to the size of the development sites and the impact on the village. Concern about the impact on existing community.	Rejected	Site rejected as half of site is located within flood zone 3a. Remaining area would result in a scale of development that does not meet the minimum threshold of the Site Allocations DPD.	13
H107	Land South of Maxey Road, Northborough	1.31	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities/services in the village. Also a concern about the cumulative impact of sites (H107,H109,H110)	Rejected	Site rejected as lies within flood zone 3a	33
H109	Land Rear of Lincoln Road, Northborough	6.71	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities/services in the village. Also a concern about the cumulative impact of sites (H107,H109,H110)	Rejected	Site rejected as lies within flood zone 3a	151
H110	Land South of B1162, Northborough	4.73	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities and services in the village.	Rejected	Site rejected as lies within flood zone 3a	106
H111	Land Rear of Deeping St James Road, Northborough	4.85	Limited Growth Village	As above (same comments have been copied and pasted to the sites)	Rejected	Site rejected as lies within flood zone 3a	109
H112	Rippons Drove, Northborough	0.41	Limited Growth Village	As above (same comments have been copied and pasted to the sites)	Rejected	Site rejected as lies within flood zone 3a	10
H113	Land off Pingle, Northborough	2.65	Limited Growth Village	Strong opposition to the site. Issues include: loss of agricultural land, flood risk, local and wider transport concerns.	Rejected	Site rejected as lies within flood zone 3a	60
H114	Land West of Pasture Lane, Northborough	3.49	Limited Growth Village	Strong opposition. There are concerns regarding many issues including the loss of agricultural land, flood risk, building on green field land, the potential for archaeological remains, co-ordination with the Core Strategy. There are further concerns regarding the local and wider implications of	Rejected	Site rejected as lies within flood zone 3a	79

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				transport demands.			
H115	Land East of Pasture Lane, Northborough	0.44	Limited Growth Village	Strong opposition to this site: a lack of services, high flood risk, located outside village boundary, lack of sewage capacity, possibility of archaeological remains, impact on transport, local services all cited as reasons for this opposition.	Rejected	Site rejected as lies within flood zone 3a	11
H116	Bainton Road, Ashton	0.37	Small Village	General opposition to the site; Reasons include site is outside the village envelope, would be better used as an allotment, Mature trees occupy the site, concerns about road capacity.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H117	Plants Eggs, Bainton	0.96	Small Village	General opposition to the site; Reasons include poor relationship to existing settlement, negative impact upon the character, appearance and setting of Baines conservation area.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	24
H118	Land at rear of First drift, Wothorpe	0.87	Small Village	Objection to the site. Suggestion that the site would deliver very few plots.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	22
H119	Croft Farm, Thornhaugh	0.31	Small Village	General opposition to the site. Consideration should be given to the conservation area. An amendment to the village envelope would be required.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	9
H120	Manor Farm, Sutton	0.44	Small Village	General opposition to the site on the grounds that part of the site is outside the village envelope. There is also some support provided that there is careful consideration of the conservation area.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H121	Little Chef, Wansford	0.46	Small Village	General opposition to the site. Concerns regarding access and proximity to the A1.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	12
H122	Land at Old Leicester Road, Wansford	7.53	Small Village	General opposition to the site. Reasons include; Site is not in proportion to existing settlement, site lies adjacent to SSSI and ecological effects should be considered.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	169
H123	Werrington Bridge Road, Milking Nook	1.50	Small Village	Opposition to the site; Reasons include: out of context with the existing settlement (isolated site) and flood risk issues.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	38
H124	Deeping Road, Peakirk	4.57	Small Village	General opposition to the site. Reasons include: remoteness of the site and conflict with Etton	Rejected	Site Rejected as the Core Strategy does not propose any further	103

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				minerals extraction designation.		allocations within Small Villages	
H125	Nos.75, 77, 79 Riverside, Deeping Gate	0.37	Small Village	Concerns about the detrimental impact on visual amenity and local services. Comments that development should be on Brownfield land.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H126	West End Depot, West End Maxey	0.50	Small Village	Objection states that the site would not conform with the Core Strategy	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	13
H127	Land North of Etton	3.03	Small Village	General opposition to the site. Reasons include; the site is too remote from existing settlement, located within Flood Zone 3 (high risk) and located within close proximity to high pressure gas pipeline.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	68
H128	Briggs Farm, Willow Hall Lane, Thorney	0.68	Small Village	General opposition to the site. Reasons include; Remote location would increase car use, inadequate foul sewage capacity, access to A47 is poor.	Rejected	Site Rejected as it is located in Open Countryside, the site is not well connected to existing settlement and is therefore against National and Local planning Policy	17
H129	Monkhams Hurn Road Werrington	1.73	City	General opposition to the site. Reasons include; the site being too remote from the adjacent settlement, encroachment into open countryside and issues regarding access.	Rejected	Site Rejected as it is located in Open Countryside, the site is not well connected to existing settlement and is therefore against National and Local Planning Policy	44
H130	The Forge House, Great Road	1.01	City	Generally points of note are highlighted by statutory bodies; the site is within 1.km of Orton Pit; there is a need for "full and detailed evaluation of transport impacts on housing site"; and the site should follow standard brownfield contamination land process.	Preferred allocation	Site surrounded by proposed Urban extension of Great Haddon and will therefore be included within the amended urban area boundary	43
H131	Land of Whittlessey Road	6.25	Key Service Centre	Limited opposition to the site. Reasons include; increased traffic through the village and more appropriate sites within the village (e.g. M009).Advised of need for "full and detailed evaluation of transport impacts on housing site", and need fro detailed assessment of potential impacts on conservation areas and listed buildings. Site is within 4km of Nene washes designations.	Preferred allocation	Represents the most appropriate site to accommodate growth in the village while respecting the existing settlement pattern. Site located close to centre of village with good access to main services and facilities.	141
H132	Land at Green	6.61	Key Service	Objections include, intrusion into the countryside,	Rejected	Site rejected as part of site is located	137

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Road/Woolfellhi II Road Eye		Centre	traffic impacts, unsustainable location, more appropriate locations available at Thorney. Advised of need for "full and detailed evaluation of transport impacts on housing site", and the site lies within 300m of Dogsthorpe Star Pit SSSI.		within in flood zone 3a. Site is located north of the A47 and not well connected to existing village and associated community facilities.	
H133	Land at 7 Heath Road, Helpston	0.37	Limited Growth Village	Widespread support, for a single dwelling, based on site being considered within the confines of the village and enhancing the approach to the village. Objection based on unnecessary and unsuitable extension to village envelope. Advised that site lies within 2.5km of Castor Hanglands SSSI.	Rejected	Site rejected as it is located in open countryside and not connected to existing settlements; this is against the Core Strategy.	11
H134	Middle Road/Guntons Road, Newborough	0.82	Limited Growth Village	General opposition based on site lying beyond the village envelope and site H104 being preferred by the Planning Inspector. Advised that the site lies within Flood zone 3, is within 2.5km of Dogsthorpe Star Pit SSSI and is crossed by gas pipelines.	Rejected	Site rejected as lies within flood zone 3a	21
H135	Field off Gas Lane, Thorney	1.22	Key Service Centre	Objections based on loss of allotment land, poor access, and more suitable site being available at M009. Advised that the site lies within flood zone 3; within 5km of Eye Gravel Pit SSSI; need for "full and detailed evaluation of transport impacts on housing site"; and to follow standard contaminated land process.	Rejected	Site rejected as lies within flood zone 3a	31
H136	Land at Eyebury Road, Eye	8.95	Key Service Centre	Generally points of note are highlighted by statutory bodies; the site is within 1.5km of 4 designated (natural) sites; there is a need for "full and detailed evaluation of transport impacts on housing site". Concerns are raised that visual access to the primary school should be restricted. Objections based on the site intruding into the countryside, and support for the site being adjacent to existing services and complimenting the village boundary. The site is also crossed by gas pipelines..	Rejected	Site rejected as lies within flood zone 3a	201
H137	Land West of Peterborough Road, Farcet	1.55	City	Advised that the site lies within 2.4km of Orton Pit, is proximate to Stanground Nature Reserve and CWS, and that the site should consider sustainable transport links to amenities such as	Rejected	Site now considered as part of wider area combining sites H050, H051 and H052. the boundary is show as site H137a	66

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				Great Fen in Cambridgeshire.			
H137 a	Land West of Peterborough Road Farcet	3.11	City		Preferred allocation	Site is considered as an appropriate extension to the existing built form while utilising existing transport networks	0
H138	Off penwald Court/Rear of 37 - 43 St Pega's Road	0.54	Small Village	Advised that; the site may have increased traffic impacts, poor access and detrimental affect on wildlife; social housing with amenity space and parking would be preferred; and that contaminated land process should be observed.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	14
H139	Land off Lincoln Road, adjacent to playing fields,	3.27	Limited Growth Village	General opposition based on non accordance with the IGS and Core Strategy, site falling outside the village envelope, protecting the principle of non-coalescence, traffic impacts and gas protection zones. Support based on accordance with the IGS and Core Strategy. Advised that the site lies within 3km of Deeping Gravel Pits SSSI, and the capacity of the site to help deliver appropriate open space.	Rejected	Site rejected as there is limited access to the site	74
H140	Hampton Court Shops and Garages	0.75	City	Advised that the site is within 1km of Grimshaw Wood LNR; and should follow contaminated land process.	Rejected	Now forms part of wider mixed use redevelopment site M020	32
H141	Broadweel Road, Helpston	1.98	Limited Growth Village	Strong objection to the site based on poor access, detrimental impacts on school, residents and village character, the site lying beyond the village envelope, and the recent approval of a 43 dwelling scheme in the village which should be regarded as contributing sufficiently to rural growth targets. The Council have intimated recent growth is sufficient for the village; the site lies within 4km of Barnack Hills and Holes designated site.	Preferred allocation	Site forms the most appropriate site to accommodate growth in the village. Represents a natural extension to the village that in keeping with the existing residential development adjacent.	51
H142	Tanholt Farm, Eye	37.32	Key Service Centre	General points of note are highlighted by statutory bodies; the site is within 500m of a SSSI and adjacent to a PROW. Advised of need for "full and detailed evaluation of transport impacts on housing site", and need fro detailed assessment of potential impacts on conservation areas and listed buildings. Objections centre on intrusion into the countryside, the scale of the development, and	Rejected	Site rejected as the scale is considered to be too large for the village. Small area now forms part of wider East of Eye development Area H150	672

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				traffic impacts. Support is based on the scope of the development to deliver a critical mass necessary to deliver substantial sustainability benefits. The site is also crossed by gas pipelines.			
H142 a	Tanholt Farm Eye Part of H142 but a smaller site	7.03	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is considered too larger scale for village. Small area now forms part of wider East of Eye development Area H150	0
H142 b	Tanholt Farm Eye Part of H142 but a smaller site	2.64	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is considered too larger scale for village. Small area now forms part of wider East of Eye development Area H150	0
H143	Land at rear of 39 Station Road, Thorney	0.58	Key Service Centre	Objections centre on poor access and availability of more appropriate site, M009. Advised of need for "full and detailed evaluation of transport impacts on housing site" and to follow contaminated land process.	Rejected	Site rejected as lies within flood zone 3a	15
H144	84 Eyebury Road, Eye	0.98	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site could link with Site H136, but not consider appropriate to deliver growth for the village.	25
H145	Hurn Road Werrington	14.46	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	260
H146	Land at Junction of Lincoln Road, Deeping Gate	5.80	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	0
H147	Land North of Werrington Lincoln Road 1	5.76	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	130
H148	John Mansfield remote playing field	3.20	City	Site submitted after additional site consultation in January 2009	Preferred allocation	Resolution to grant planning permission for 150 dwellings units. Waiting for S106 to be signed	150
H149	Tanholt Farm Eye Part of H142 and H136	16.00	Key Service Centre	Site submitted after additional site consultation in January 2009	Rejected	Now forms part of wider East of Eye development Area H150	288
H150	East Of Eye Development	18.42	Key Service Centre	Site submitted after additional site consultation in January 2009	Preferred allocation	Development area approach provides the opportunity for the growth of Eye	200

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Area					to be accommodated through detailed masterplanning and to enable the provision of Employment and Gypsy and travellers to be incorporated into the development. Sites represent the most appropriate locations that respect the existing development pattern of Eye and provide good access to existing community facilities.	
L001	Stanground closed landfill site	0	City	Consideration should be given to nearby CWS, SSSI and SAC sites, and the Public Right of Way to the northern boundary maintained.	Rejected	Not considered necessary to allocate for these uses	
L002	Showcase Cinema, Boongate	4.035	City	Consideration should be given to nearby SSSI, SPA, SAC and Ramsar sites.	Rejected		
Mixed Use Development							
M001	Land adjacent to Thorpe Wood House, Thorpe Wood	2.48	City	Recommendations for the site to be used for retail and hotel uses, and not housing. Consideration should be given to the nearby CWS and SAM sites.	Preferred allocation as an employment site		
M002	Land South of Eye	19.28	Key Service Centre	The site is supported for its location, suitability and sustainability credentials. Opposition is focused on coalescence and the loss of the Green Wedge. Consideration should be given to flooding issues and the use of the site for residential and business use.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M003	Land South of Eye	11.96	Key Service Centre	The site is supported for its location, suitability and sustainability credentials. Opposition is focused on coalescence and the loss of the Green Wedge. Consideration should be given to flooding issues and the use of the site for residential and business use.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M004	White Post Farm, Eye	3.98	Key Service Centre	Opposition focused on proximity to SSSI and CWS, coalescence, increased traffic, loss of amenity, below capacity utilities and flooding.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M005	Land to the East of	6.21	Key Service Centre	Opposition focused on proximity to SSSI and CWS, coalescence, increased traffic, loss of	Rejected	Site rejected due to the scale of the site and detrimental impact upon the	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Woolfellhill Road, Eye			amenity, below capacity utilities and flooding.		existing settlement pattern	
M006	Whitepost Farm East, Eye	4.92	Key Service Centre	Opposition focuses on the loss of open land. Consideration should be given to the nearby LNR and CWS, the viability of housing on the site is undermined by the A47 separating the site from the village. The site should be safeguarded for any future expansion of the A47	Rejected	Site partially located within flood zone 3a, other sites considered more suitable to deliver employment land in the villages	
M007	Eye, Thorney Road	3.17	Key Service Centre	Site is supported for its location, accessibility, sustainability and deliverability. The site is opposed due to its separation from the village. Consideration should be given to the nearby LNR and CWS. The site may require its own amenities, and may be suitable for small scale retail/business and residential.	Rejected	Now forms part of wider east of Eye Development Area H150	53
M008	Station Road, Thorney	20.54	Key Service Centre	Opposition focuses on the use of Greenfield land; maintaining the identity of the village; the disproportionate scale of the site on the village; the flood risk of the site; and the availability of more appropriate locations elsewhere. EA objects in principle on flooding grounds. Consideration should be given to the impact on the conservation area; and the possibility of a housing only site, with ancillary amenities.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern. The site is also located within flood zone 3a.	
M009	Land North of Wisbech Road, Thorney	20.83	Key Service Centre	Support came primarily from one respondent, highlighting location, access, sustainability issues, also pressing for site to be viewed as brownfield. Opposition focused on excessive size, disproportionate scale, negative impact on identity of the village and increased traffic. Consideration should be given to the conservation area, complementing existing community facilities and the suitability of just the western end of the site for housing.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern. The site is also located within flood zone 3a.	
M010	Land at Market Deeping Bridge	30.51	Small Village	Strong opposition focused on non-compliance with the Core Strategy; costs of services/amenities will be born by South Kesteven DC; flood risk; loss of open countryside; and detrimental affect on Conservation Area. Most objections also relate to	Rejected	The site is remote from the urban area or villages, part of the site is also with functional flood plain	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				M011. Consideration should be given to connectivity with other settlements, and a full impact assessment required for effects on character, amenities and services. Support from Milton Estates.			
M011	Land at Market Deeping Bridge	57.66	Small Village	Strong opposition focused on non-compliance with the Core Strategy; costs of services/amenities will be born by South Kesteven DC; flood risk; loss of open countryside; and detrimental affect on Conservation Area. Most objections also relate to M010. Consideration should be given to connectivity with other settlements, and a full impact assessment required for effects on character, amenities and services. Support from Milton Estates.	Rejected	The site is located too far away from the urban area or villages, part of the site is also with functional flood plain	
M012	Notcutts Garden Centre	2.71	City	Consideration should be given to nearby Local Nature Reserves	Rejected	Unclear what the landowner was seeking for the site. Council not promoting any alternative use other than as at present, but this does not prevent the landowner submitting proposals to the Council via the planning application process.	
M013	Lovers land, Crowland road, Eye Green	0.35	Open Countryside	Consideration should be given to nearby SSSI. One objection based on remoteness of site from village envelope, one recommendation for site to be employment/office use to complement surrounding agricultural uses.	Rejected	This site is too small to be effective as a mixed use site. May come forward as a planning application.	
M014	Horseys Grange	29.11	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Issues are finely balanced for this site; overall because this is an Urban extension, together with issues such as transport, habitats, archaeology and uncertain linkage with the Regional Freight Interchange, the site has been rejected.	
M015	Land North of Peterborough Werrington	16.50	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice.	0
M016	Land North of Werrington	1.26	Open Countryside	Site submitted after additional site consultation in	Rejected	Site rejected as it is within 600m of the gas compressor station and would be	0

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Lincoln Road 2			January 2009.		against HSE advice.	
M017	Land North of Werrington Lincoln Road 3	17.95	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice.	0
M018	Land at Milking Nook	32.98	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	The site is too remote from the urban area and key service centres.	0
M019	Mancetter Square, Land at Lincoln Road, Peterborough	10.90	City	Site submitted after additional site consultation in January 2009.	Rejected	The site is rejected as part of the site lies within an area of a high probability of flooding (3a). The site is located within the urban boundary and may still come forward through a planning application	245
M020	Hampton Court Shops. Includes sites H140, H037, 38	1.40	City	Site submitted after additional site consultation in January 2009	Preferred allocation	Site forms part of wider regeneration plan for the Hampton Court Local Centre and will provide a range of community services and facilities such as housing, retail and employment	25
Retail Sites							
R001	Werrington District Centre	3.76	City	General support for the site. The car park should be removed from the boundary. Areas to the North and Southwest should be included. The boundary should be redrawn in line with the current planning application. The site could be designated for mixed use to include housing.	Rejected	Site already within district centre, not necessary to allocate for retail.	
R002	Land off Bourges Boulevard, Maskew Avenue	3.42	City	The site is supported as a natural extension of the Brotherhood and Maskew Retail Parks; proximity to transport links; and broadening the retail offer. Strong opposition is focused on placing retail appropriately within the retail hierarchy; using the site for housing or rail uses; intensifying traffic problems and undermining the North Westgate development.	Rejected	Rejected - site not suitable for retail as outside designated retail centre and against Local and National Policy	
Employment Sites							
E001	Oak tree site, Bretton	1.38	Urban and adjoining area	Use of the site for housing would be strongly supported, although some parties would prefer retail use. Respondents keen to ensure sensitive treatment of the ancient woodland and draw	Rejected	The employment land review recommended that this site was de-allocated. No significant interest has been forthcoming since this study so	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				attention to the County Wildlife Site.		the site is being considered for alternative uses.	
E002	Stirling Way, North	6.73	Urban and adjoining area	The EA have objected in principle as part of the site lies in the functional floodplain (E003 may be used in conjunction to alleviate floodrisk to the site). General support from other parties.	Rejected	A large part of this site is within Functional floodplain, this is an absolute constraint. The site will be considered for safeguarding as a 'making space for water site'.	
E003	Stirling way, extension	5.22	Urban and adjoining area	Objection based on incursion to open country. Site may offer flood storage to assist site E002. Development should not adversely affect the power station.	Rejected	Due to the E002 not being allocated, there would be no access to this site. The site is therefore rejected on deliverability grounds.	
E004	Land at Dogsthorpe, (paston parkway/welland road)	1.47	Urban and adjoining area	David Locke Associates request to withdraw the site. Allocation can complement Norwood urban extension. Site is opposed for interfering with safeguarded waste site. Site is within 250m of Dogsthorpe Star Pit SSSI. Land may be contaminated; follow guidance in PPS23.	Rejected	The site is located within a Mineral and Waste Safeguarding area.	
E005	Land at Dogsthorpe (Paston Parkway/ Peterborough Rd)	1.72	Urban and adjoining area	Opposed on grounds of coalescence. The site also received support because it is adjacent to a mix of commercial uses, has good access, and the allocation of Norwood sets a precedent for Green Wedge development.	Rejected	The site is located within a mineral and Waste safeguarding area; it also has an area of functional floodplain running down the South-Eastern boundary. This site was therefore rejected on deliverability grounds.	
E006	Oxney South	3.40	Urban and adjoining area	No objections to the site, however any development should not adversely affect the power station.	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the surrounding area.	
E007	Perkins North	4.23	Urban and adjoining area	Object on grounds of loss of facility, which is contrary to Sport England's policy and PPG17. Proposer suggests changes as laid out in representations document December 2008. Any development should not adversely affect the power station.	Rejected	Site boundary amended now forms part of E007a	
E007 a	Perkins North	4.23	Urban and adjoining area	N/A	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						surrounding area.	
E008	Perkins South	2.77	Urban and adjoining area	Objection received on grounds of loss of the sport facility, which is contrary to Sport England's policy and PPG17. Proposer suggests changes as laid out in representations document December 2008. Any development should not adversely affect the power station.	Rejected	Site boundary amended now forms part of E008a	
E008 a	Perkins South	2.77	Urban and adjoining area	N/A	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the surrounding area.	
E009	First Drove	2.22	Urban and adjoining area	Proximity of site to Nene Washes requires any proposal for development to fully consider any ecological impacts and associated mitigation measures. Any development should not adversely affect the power station. Extensive consultation with council undertaken to determine appropriate additional information.	Rejected	Site rejected as located within Flood Zone 3. Other sites provide better scope for mitigation measures.	
E010	Third Drove	4.56	Urban and adjoining area	Any development should not adversely affect the power station. Further information is required with regards floodrisk and proximity to the Nene washes.	Rejected	Site rejected as located within Flood Zone 3. Other sites provide better scope for mitigation measures.	
E011	Oxney North	7.88	Urban and adjoining area	The eastern and western parts of the site should be treated differently in accordance with the archaeological interest on site. Any development should not adversely affect the power station.	Preferred allocation	This site is located within an existing general employment area and provides a natural extension to the existing built form.	
E012	Lynchwood (south)	0.97	Urban and adjoining area	No objections to the site, though as with all brownfield sites the EA requires further information with regards potential contamination issues.	Preferred allocation	This site is located within an existing Business Park and would provide a natural infill to compliment existing office uses.	
E013	Lynchwood (North)	1.29	Urban and adjoining area	No comments	Preferred allocation	This site is located within an existing Business Park and would provide a natural infill to compliment existing office uses.	
E014	Shrewsbury Avenue	0.96	Urban and adjoining area	No comments	Preferred allocation	This site is located within a General Employment Area and provides a natural infill to compliment the existing	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						uses.	
E015	Northam Works, Eye Green	2.16	Villages	Site is supported for being within the village envelope and for its good access, but should also be considered as a mixed use site in conjunction with H066 and H075. Opposition to the site based on proximity to Nature Reserve. Site should be safeguarded for A47 expansion. Site is within 400m of Eye Gravel Pit SSSI	Rejected	The site is located within close proximity to a county wildlife site. Other sites were considered more suitable to deliver employment land in the villages	
E016	Edgerley drain road	17.08	Urban and adjoining area	Site is opposed because of its proximity to listed buildings at Oxney Farmhouse, and its separation from the main urban area. Site is supported for its proximity to major roads, other industrial uses, and the power station and for being a more appropriate use of land on poor quality soils. The suitability of the site is affected by major gas pipelines in the vicinity. Any development should not adversely affect the power station.	Rejected	A Site rejected as it is within 600m of the gas pipeline. The site is also remote from the existing urban boundary and would have a detrimental impact upon the existing settlement pattern	
E017	Station Road Thorney	1.00	Villages	Support for site as employment use to complement predicted housing growth in village. The parish council generally support the planning application for housing at H076 rather than having the site for employment use.	Preferred allocation	This site lies entirely within Flood Zone2 (medium probability). While this zone is not suitable for housing development, an employment use is classed as 'less vulnerable' and can therefore be located in this location. Furthermore, this site presents an opportunity to compliment the planned housing growth for the village.	
E018	Regional Freight Interchange (Magna park)	124 (approx)	Urban and adjoining area	Significant conflicting issues at stake. Negative impacts on locality set against broader benefits and wider suitability and sustainability factors, also potential for site to deliver sustainable local benefits. Further information required by various statutory bodies before support can be given. Key issues include; democracy (election of councillor who'd stated opposition); requirement for EIA; further flood risk information required; potential need for Appropriate Assessment; inclusion of freight navigation would be in line with RSS14; mineral extraction restoration proposals have been agreed; brickclay (mineral) is safeguarded;	Preferred allocation	This site is being considered through the Core Strategy. The Site Allocations DPD defines the boundary of the site.	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				potential negative impact on archaeological features.			
E019	Leedsgate Farm, former RAF Kings Cliffe	1.90	Villages	No comments	Rejected	The site is too remote from the urban area and villages	
E020	Land off Lincoln Road (Glinton)	14.2	Urban and adjoining area	Site submitted after additional site consultation in January 2009.	Rejected	This site is rejected due to potential access issues and detrimental impact on the existing settlement boundary.	
E021	Redbrick Farm	30 (approx)	Urban and adjoining area	Site not consulted on at Issues and Option stage	Preferred allocation	The site assessment raised a number of issues for this site including; Transport impact, Flood Risk and the impact on the Scheduled Ancient Monument of Flag Fen. However, given the scale of the site and the work that has been undertaken to date, it is considered that there is scope to mitigate these issues. It is proposed that a policy will accompany the site allocation.	

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CABINET	AGENDA ITEM No. 5.5
8 FEBRUARY 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Peter Hiller - Cabinet Member for Neighbourhoods, Housing and Community Development Councillor Piers Croft - Cabinet Member for Strategic Planning, Growth and Human Resources	
Contact Officers:	Simon Machen (Head of Planning) Paul Smith (Planning Delivery Team Leader) Carrie Denness (Legal Services)	Tel: 453475 Tel: 453468 Tel: 452536

PLANNING OBLIGATIONS IMPLEMENTATION SCHEME (POIS)

R E C O M M E N D A T I O N S	
FROM : Head of Planning	Deadline date : 8 February 2010
<ol style="list-style-type: none"> 1. That Cabinet adopts the Planning Obligations Implementation Scheme (POIS) as a Supplementary Planning Document. 2. That Cabinet endorses further work to be undertaken by officers on the potential of implementing a Community Infrastructure Levy (CIL) in Peterborough. 	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to Cabinet following approval of the draft version of the POIS by Council on 10th December 2008 which was followed by an extensive public consultation exercise and further evidence gathering since that date.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to recommend that Cabinet approve the Planning Obligations Implementation Scheme (POIS) as an adopted Supplementary Planning Document (SPD); and endorse further work to be undertaken by officers on the potential of implementing a Community Infrastructure Levy in Peterborough.
- 2.2 The City Council website is located at <http://www.peterborough.gov.uk> and has a series of pages dedicated to the POIS and associated background information. These pages can be accessed via the following link.
http://www.peterborough.gov.uk/planning_and_building/other_planning_and_building/s106_planning_agreements.aspx
- 2.3 A copy of the POIS has been placed in the Political Group Rooms.
- 2.4 The POIS, once approved by Cabinet, will be adopted as a Supplementary Planning Document.
- 2.5 This report is for Cabinet to consider under its Terms of Reference No. 3.2.4 To promote the Council's corporate and key strategies and Peterborough's Community Strategy and approve strategies and cross-cutting programmes not included within the Council's major policy and budget framework.

3. **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Council Meeting	
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4. **PLANNING OBLIGATIONS IMPLEMENTATION SCHEME (POIS)**

BACKGROUND

- 4.1 The City Council agreed in 2007 that it needed to adopt a more detailed Section 106 Planning Obligation (S106) framework. Consultants working jointly for PCC & Opportunity Peterborough (OP) developed proposals to stream line the S106 process and procedure. A report on the POIS was submitted to the Joint Scrutiny Committee on 28 July 2008. In light of comments made from the Joint Committee, it was agreed that Officers would investigate further into issues that the Committee had raised as concerns. As such subsequent discussions and consultation were held with house builders, developers’ representatives and others.
- 4.2 Following consultation between the City Council, its partners, stakeholders and the community the City Council resolved to approve the draft POIS at the Full Council meeting held on 10th December 2008. The POIS has been used as a material consideration in making planning decisions since that date. It was intended that the POIS would then become adopted as a Supplementary Planning Document (SPD), thus forming part of the Local Development Framework (LDF). In order to achieve this a 6 week consultation period was undertaken resulting in the receipt of substantial external and internal representations. These representations have been reviewed and discussed by officers. Some of the comments have been incorporated into the revised POIS thereby creating a clearer, more user friendly document.
- 4.3 The revised POIS was then sent to Counsel to review in order to assess its robustness and the risk of legal challenge. Counsel’s opinion has been received and taken into consideration. Whilst some initial reservations were made in relation to the viability studies these have been overcome and the consultants that undertook the studies are confident in their results and the recommended levy outlined in the POIS (Please see Appendix 2 of the POIS document).
- 4.4 The City Council has a Planning Obligations Policy (IMP1) in the 2005 Adopted Local Plan. As part of that policy the City Council confirmed that separate guidance would be produced to outline priorities for the provision of infrastructure and facilities within the city. This POIS document forms that separate guidance as detailed in IMP1.
- 4.5 The City Council has plans to grow Peterborough, which requires new infrastructure and replacement infrastructure to ensure that the city’s growth is sustainably achieved. The City Council has worked with partners to capture the infrastructure requirements which are set out in the Integrated Development Programme (IDP), which was approved by Cabinet on 14th December 2009.
- 4.6 The POIS will have a hyperlink to the IDP website when it is launched. The IDP is used as our required evidence base to justify charging developers a financial contribution for wider infrastructure (via the S106 route, or potential CIL in the future).
- 4.7 S106 contributions will only part fund the infrastructure outlined in the IDP. Funding from other sources will be used to meet the overall costs of infrastructure provision. The City Council will seek such infrastructure funding, as appropriate, on a European, national, regional and local level from both the public and private sector.
- 4.8 At a recent officer-level Growth Delivery Steering Group meeting the POIS was discussed against the background of a potential future mechanism for charging developers for infrastructure, known as the Community Infrastructure Levy (CIL). The conclusion of the Steering Group was to progress POIS to an adopted SPD status in the interim prior to the

possible introduction of CIL. The following background information provides the Committee with a fuller insight into CIL.

4.9 Community Infrastructure Levy

The Government has recently consulted on draft regulations on the CIL, which is an instrument to raise funding for local infrastructure needs. In simple terms, CIL is a fixed, non-negotiable levy on new development i.e. if you build x then you must pay y (with x and y to be defined and agreed locally). It is expected that the regulations will come into force in April 2010.

4.10 The Government states that CIL will improve predictability and will allow the cumulative impact of development to be better addressed.

4.11 The draft regulations indicate that S106 agreements (planning obligations) will become increasingly limited to mitigate impacts solely resulting from the development. This means that the POIS levy may eventually become unlawful and, therefore, only a temporary solution to help fund infrastructure provision. As such, although adoption of the CIL will be optional, it is likely that most Councils will choose to implement CIL given the potential changes to the use of S106 Agreements and the phasing out of POIS-style levies and the need to help fund infrastructure provision.

4.12 The CIL charging structure would form a new type of document within the Local Development Framework and be subject to consultation and independent review.

4.13 Cabinet are recommended to endorse further work to be undertaken by officers on the potential of implementing a Community Infrastructure Levy in Peterborough. Officers will feedback to a future Cabinet meeting towards the end of 2010/early 2011.

4.14 Further information on CIL can be found on the following websites:

Department of Communities and Local Government:

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/reformplanningsystem/planningbill/communityinfrastructurelevy/>

The Planning Advisory Service:

<http://www.pas.gov.uk/pas/core/page.do?pagelid=122677#contents-1> and

<http://www.pas.gov.uk/pas/core/page.do?pagelid=109617#contents-2>

4.15 A copy of the POIS and IDP have been placed in the Members' library.

5. CONSULTATION

5.1 The POIS has had extensive consultation internally with officers and externally with developers and other parties who have contributed to the development of the scheme, plus a 6 week consultation between March and April 2009. There is not any intention to have any further public consultation on the document as the consultation undertaken meets with statutory requirements.

5.2 Within the Council, the POIS has been to:-

- Growth Delivery Steering Group – 6th November 2009
- Cabinet Policy Forum - 11th January 2010
- Corporate Management Team – 12th January 2010
- Planning & Environmental Protection Committee – 12th January 2010
- Sustainable Growth Scrutiny Committee – 18th January 2010

5.3 At these meetings questions were raised and officers provided answers resulting in no changes being proposed to the POIS document.

- 5.4 Minor changes have been made to POIS following approval of the Core Strategy Pre Submission Development Plan Document at Full Council on 2nd December 2009.
- 5.5 After the POIS document has been approved by Cabinet it will be published as an adopted Supplementary Planning Document (SPD).

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will approve the Planning Obligations Implementation Scheme (POIS) as an adopted Supplementary Planning Document (SPD); and endorse further work to be undertaken by officers on the potential of implementing a Community Infrastructure Levy in Peterborough.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Cabinet is recommended to approve the Planning Obligations Implementation Scheme (POIS) as an adopted Supplementary Planning Document (SPD) because it will add considerable weight to the document when considered in determining planning applications and any planning appeals.
- 7.2 Cabinet is also recommended to endorse further work to be undertaken by officers on the potential of implementing a Community Infrastructure Levy in Peterborough because draft government regulations indicate that POIS-style levies may eventually become unlawful.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The alternative option of not progressing the POIS as a SPD was rejected, as the Council would not have a policy document of considerable weight for planning purposes.

9. IMPLICATIONS

- 9.1 The POIS is intended to be adopted as an SPD and will support the emerging policy CS12 of the Core Strategy (as approved by Council on 2nd December 2009).
- 9.2 The proposed POIS will be administered corporately by the S106 Officer supported by planning case officers, and relevant staff in services and partner organisations and will comply with current legislation under the Town and Country Planning Act 1990 (as amended) and government advice (Circular 05/05) in relation to S106 Obligations and allocation of pooled monies.
- 9.3 The POIS will create a more efficient and consistent method of collecting S106 contributions that can be pooled and spent on the infrastructure projects outlined in the IDP. This will assist in delivering the City Council's growth agenda.
- 9.4 If the document is not adopted as an SPD it will be considered as an adopted Council Policy when determining planning applications and appeals but less weight would be attributed to the document.

10. BACKGROUND DOCUMENTS

- Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
- 10.1 The POIS refers to and has been informed by a wide range of publicly available documents, including: the Integrated Development Programme, Sustainable Communities Strategy, Local Development Framework, Local Area Agreement and regional documents, such as, the Regional Spatial Strategy for the East of England and the East of England Regional Economic Strategy. Full details are contained within Appendix 7 of the POIS document.

10.2 A sustainability appraisal report (original main report dated February 2009, plus an addendum report dated December 2009) are available on request and will be published with POIS.

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**PETERBOROUGH
CITY COUNCIL**

**PLANNING OBLIGATIONS
IMPLEMENTATION
SCHEME**

SUPPLEMENTARY PLANNING DOCUMENT
ADOPTED ON 8 FEBRUARY 2010

(Recommended to Cabinet, 8 February 2010)

Head of Planning Services
& Head of Delivery
Stuart House East Wing
St John's Street
Peterborough
PE1 5DD

FEBRUARY 2010

www.peterborough.gov.uk

Peterborough City Council

Planning Obligations Implementation Scheme Supplementary Planning Document

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1. Summary

- 1.1 This Peterborough Planning Obligations Implementation Scheme (POIS) was adopted by Peterborough City Council as a Supplementary Planning Document (SPD), forming part of the [Peterborough Local Development Framework](#), on 8 February 2010.
- 1.2 The SPD supports policy IMP1 of the [Peterborough Local Plan \(First Replacement\)](#) by providing additional details of the way in which the City Council will seek to negotiate contributions from developers and use those contributions to fund infrastructure and facilities.
- 1.3 The Council proposes to replace policy IMP1 of the Local Plan with a new policy in its Peterborough Core Strategy Development Plan Document (DPD) relating to Developer Contributions to Infrastructure Provision. Once the Core Strategy is adopted, policy IMP1 will cease to have effect and the contents of this SPD will supplement the new Core Strategy policy instead.
- 1.4 Peterborough has a challenging and wide ranging agenda for growth which has been established by the policies of the [Regional Spatial Strategy for the East of England](#) (The East of England Plan). Delivering growth that is sustainable and benefits existing and new residents of the city is the objective of the Council and its partners and is reflected in the [Sustainable Community Strategy 2008 - 21](#), the [Statutory Development Plan](#), and the [Local Area Agreement 2008 - 2011](#).
- 1.5 Significant investment in new infrastructure is required to support the growth of Peterborough. Together with its partners, the Council has produced an **Integrated Development Programme [IDP]** that sets out the infrastructure that will be required to support the growth of the city.
- 1.6 Development in the City Council area will need and benefit from the required infrastructure. New residential and commercial development must contribute towards the costs of this new infrastructure.
- 1.7 The City Council, its partners, stakeholders and the community will need to identify and secure a range of funding sources to facilitate delivery of the required infrastructure. The City Council will seek such infrastructure funding, as appropriate, on a European, national, regional and local level from both the public and private sector.

Site Related, Neighbourhood and Strategic Infrastructure Costs

- 1.8 Three types of required infrastructure are defined in this POIS:
 - Site Related
 - Neighbourhood
 - Strategic Infrastructure.

The City Council expects all developments to self fund their own site related infrastructure and, in the case of residential development, to provide affordable housing in accordance with current Council policy.

- 1.9 New development also contributes to the need for additional Neighbourhood and Strategic Infrastructure proportionate to the scale and impact of the development.
- 1.10 The City Council has three Neighbourhood Management Areas and the element of the contribution paid towards neighbourhood infrastructure will be spent on Neighbourhood Infrastructure projects in that area, reasonably related to the development.
- 1.11 Further infrastructure is required to service the whole of the Peterborough area and beyond. Such infrastructure is defined as Strategic Infrastructure and every new development should contribute to such infrastructure proportionate to its scale and impact. This will disproportionate the risk of individual developments being held back by having to bear the cost of major infrastructure alone.

Standard Contributions

- 1.12 The City Council has set standard levels of contribution towards Neighbourhood and Strategic Infrastructure for most common forms of development. The figures have been informed by local development finance studies and advice from property consultants Navigant and GVA Grimley. The figures are summarised in [Appendix 2](#). For those types of development without a standard contribution figure the City Council will continue to seek an appropriate contribution towards Neighbourhood and Strategic Infrastructure.
- 1.13 For consistency and fairness, the City Council will not normally vary the standard contributions. If there are exceptional circumstances for a particular development then following evaluation of a full social, economic and environmental appraisal on an “open book” basis the City Council may agree to vary the standard contribution for that development. For example, if a developer elects to provide Neighbourhood or Strategic Infrastructure rather than the standard contribution then the standard contribution will be reduced by the value of the Neighbourhood or Strategic Infrastructure provided.

How will the Contributions be spent?

- 1.14 The contributions received will be pooled together and kept in separate funds for Strategic Infrastructure and each Neighbourhood. Pooled contributions are planning obligations that are pooled together from more than one development in order to address impacts across developments. Pooled contributions can enable developments to take place that would otherwise be unacceptable in planning terms by grouping contributions together to address the cumulative impact arising from a number of developments. Together with its partners, the Council has produced an **Integrated Development Programme** [IDP] that sets out the infrastructure that will be required to support the growth of the city which POIS contributions can part fund.

Division of Neighbourhood and Strategic Infrastructure Funds

- 1.15 The estimated cost of the Strategic Infrastructure projects exceeds the cost of the identified Neighbourhood Infrastructure. Many factors can be considered when seeking to decide how to divide the funds generated between the identified strategic and neighbourhood projects. Initially it is proposed to divide the standard contributions received with 65% for Strategic and 35% for Neighbourhood Infrastructure projects. These percentages will be reviewed each year

Ten Year Return

- 1.16** These growth plans are ambitious for our community and depend upon the receipt of funds to promote the delivery of the required Neighbourhood and Strategic Infrastructure. Nevertheless it is reasonable to expect to see the benefit of a development contribution within a reasonable period and so if funds provided by a developer have not been spent or committed upon Neighbourhood projects in their area or Strategic Infrastructure within ten years from payment then the relevant part of the payment will be returned with any interest accrued.

Monitoring and Review

- 1.17** The City Council will keep this POIS under review. A detailed annual report will be presented to the City Council.

Impact Assessment

- 1.18** The charges on which this POIS is based were drawn up by GVA Grimley in 2007 / 2008 and they reflected the land values prevailing in Peterborough at the time. The Council is concerned that in the time of difficult market conditions for the development industry that POIS does not undermine the viability of new development in the City. It has therefore assessed the likely impact at [Appendix 3](#) of this Scheme. This shows that the effect on development, which would have attracted the POIS contributions before the POIS was used, will not be worse off under the POIS Impact Assessment, although the changes affect alternative land uses differently.

2. Introduction

- 2.1. This Planning Obligations Implementation Scheme (POIS) was adopted by Peterborough City Council as a Supplementary Planning Document (SPD) on 8 February 2010. It sets out the Council's approach to the negotiation of planning obligations in association with the grant of planning permission. A planning obligation is a legal agreement made under Section 106 of the Town & Country Planning Act 1990 (as amended by Section 12(1) of the Planning and Compensation Act 1991) and usually relates to an aspect of the proposed development that cannot be secured by imposing a planning condition or by statutory controls.
- 2.2. [Circular 05/2005](#) paragraph B3 states that "*Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms*". Obligations can be secured by unilateral undertakings by developers. The reasons for planning obligations are that most developments have an impact beyond the boundary of the site, some times across the whole City, with social, economic and physical impacts which need to be considered.
- 2.3. This Scheme contains guidance by which the Council will assess the impact of development in order to secure planning contributions for the city's growth and to mitigate the impact of new development upon existing infrastructure.
- 2.4. Recognising that planning obligations will only provide a proportion of the funds necessary for new city infrastructure, the City Council will seek to use a range of other approaches such as 'prudential borrowing', or contributions from other private or public bodies or funds, to ensure delivery of the infrastructure.
- 2.5. The aim of planning obligations is to enable development by solving planning problems or dealing with any pressures associated with development which might otherwise make it unacceptable in planning terms. The Council does however recognise development viability issues and will seek to draw in and co-ordinate funding from other sources to deliver its infrastructure programme
- 2.6. This Scheme provides land owners, developers and inward investors with clarity on the level of Neighbourhood and Strategic Infrastructure contribution required from developments while also recognising that additional funds from other sources will be necessary to deliver the required infrastructure. It does not expect new development to fund the total cost of new infrastructure.
- 2.7. The proportion of infrastructure costs borne by the developer will vary from time to time and place to place. Evidence suggests that a significant proportion of infrastructure costs have been, and will continue to be, borne by public bodies.
- 2.8. The City Council, its partners, stakeholders and the community will need to explore the widest possible range of further funding sources at European, national, regional and local level, from both the public and private sector.
- 2.9. For Peterborough to develop in a balanced and sustainable way, the Council must ensure that developments provide adequate infrastructure, including housing, education, community facilities and transport.

- 2.10. Peterborough forms part of the London-Stansted - Cambridge - Peterborough Growth Area, which is defined by the [Government's Sustainable Communities Plan](#). A key part of this Plan is to ensure that this growth is supported by investment in economic, social and environmental infrastructure, to create sustainable and balanced communities.
- 2.11. This theme is repeated in the [Regional Spatial Strategy for the East of England](#) (The East of England Plan), which envisages at least 25,000 new homes and 20,000 net additional jobs in Peterborough over the twenty-year period 2001 – 2021, along with economic, environmental and community developments to support these.
- 2.12. To create successful communities, new housing and employment space will need to be supported by investment in local facilities – from schools and healthcare to community, leisure and cultural facilities, waste management facilities and open space. It will also be necessary to invest in existing city-wide and city centre infrastructure, which is liable to sustainably support the scale of further growth required.
- 2.13. Some existing infrastructure in Peterborough is near to its capacity or the end of its current lifespan. Investment to renew this will help to create the conditions for the City's continued expansion and prosperity.
- 2.14. This Scheme aims to address these planning challenges, by contributing to and promoting the provision of new infrastructure and the improvement of existing facilities.
- 2.15. This will be achieved in a fair and proportional way by requiring those who develop in Peterborough to pay a share towards the real costs of development. The Council's approach will create a transparent, efficient and streamlined framework for planning obligations and will give developers and landowners clarity as to the level and scope of contributions for any type of development and the infrastructure that will result from their own and other's contributions. This will allow them to advance their plans with confidence.
- 2.16. [Sustainable Community Strategy 2008 - 2021](#) sets out a vision for
- *A bigger and better Peterborough that grows the right way and through truly sustainable development and growth.*
 - *Improves the quality of life of all its people and communities and ensures that all communities benefit from growth and the opportunities it brings.*
 - *Creates a truly sustainable Peterborough, the urban centre of a thriving sub-regional community of villages and market towns, a healthy, safe and exciting place to live, work and visit, famous as the environment capital of the UK.*
- 2.17. The [Peterborough Local Plan](#) (First Replacement) 2005, together with the [Cambridgeshire and Peterborough Waste Local Plan 2003](#), the [Cambridgeshire Aggregates \(Minerals\) Local Plan 1991](#) and [Regional Spatial Strategy for the East of England](#) and the City Council's emerging [Local Development Framework \[LDF\]](#) set out the current spatial framework for delivering this vision. The Council, together with Opportunity Peterborough, commissioned an [Integrated Growth Study](#) which considered the future growth of Peterborough. This Study has influenced all of the emerging Development

Plan Documents that will make up the Council's LDF and which, together, will eventually supersede the policies of the current Local Plan.

Planning Policy Framework

- 2.18. The authority for this Planning Obligations Implementation Scheme is derived from the adopted Peterborough Local Plan (First Replacement) 2005 and the provisions of. [Circular 05/2005](#)
- 2.19. Government advice as set out in [Circular 05/2005](#) and case law, gives further guidance as to how planning agreements are to be used.

Obligations are used to:

- prescribe the nature of development (such as in the requirement for delivery of affordable housing)
- mitigate the impact of development (such as through supporting provision of necessary infrastructure and facilities or improved public transport provision)
- Compensate for loss or damage (such as of open space or rights of way).

East of England Regional Economic Strategy

- 2.20. The [East of England Regional Economic Strategy](#) (RES) was published in 2008 and identifies Greater Peterborough as an engine of growth. This provides the preconditions for growth and regeneration of the City which informs the LDF process, the Opportunity Peterborough Business Plan and the [Sustainable Community Strategy 2008 - 2021](#). This Scheme seeks to support that vision.

Adopted Local Plan

- 2.21. Peterborough City Council's [Peterborough Local Plan \(First Replacement\)](#) 2005, provides the policy basis for this Supplementary Planning Document [SPD]. Policy IMP1 states that:

"Planning permission will not be granted for any development unless provision is secured for all additional infrastructure, services, community facilities, and environmental protection measures, which are necessary as a direct consequence of the development and fairly and reasonably related to the proposal in scale and in kind.

The provision of such requirements shall be secured as part of development proposals or through the use of conditions attached to planning permissions, or sought through planning obligations.

Where provision on an application site is not appropriate or feasible, provision elsewhere, or a contribution towards provision, will be sought where necessary.

Where a planning application is for part of a larger area planned for development, a pro rata provision of any necessary facilities, services or infrastructure, or a contribution towards them, will be sought".

- 2.22.** The explanatory text accompanying policy IMP1 states that Peterborough City Council will provide separate guidance (this Scheme) which will outline priorities for the provision of infrastructure and facilities through Section 106 Agreements. It explains that this will specify the size of development for which provision may be sought and explain how commuted payments will be calculated. Also that it will act as a basis for negotiation of planning obligations, but the specific details of each site and the viability of development will also be taken into account in preparing agreements. It confirms that the scheme is to be reviewed periodically to take account of changing circumstance.
- 2.23.** Other strategies and policy statements produced by Peterborough City Council and partner organisations will be material considerations in determining planning applications and will inform Section 106 negotiations
- 2.24.** A developer's preparedness to pay the infrastructure contribution indicated by this Scheme does not replace or relax the need for each development to conform to the Development Plan policies and other material planning considerations.

Peterborough Core Strategy

- 2.25.** Under the provisions of the Planning and Compulsory Purchase Act 2004, the Council is preparing a number of documents which will form the Peterborough LDF. These include a Peterborough Core Strategy. The Council proposes to replace policy IMP1 of the Local Plan with a new policy in the Core Strategy relating to Developer Contributions to Infrastructure Provision. Once the Core Strategy is adopted, policy IMP1 will cease to have effect and the contents of this SPD will supplement the new Core Strategy policy instead.

Affordable Housing

- 2.26.** The specific requirements for securing affordable housing are part of this Scheme. Affordable housing is a cost to development and reduces the land value. Therefore this cost has been taken into account in the impact assessment and in the formulation of the standard contribution figures. Information regarding the provision of affordable housing is set out in Policy H21 of the [Local Plan](#) although in due course this will be replaced by a revised policy in the LDF Core Strategy. The approach to planning obligations in this Scheme will be applied to developments comprising affordable housing in the same way as they will be applied to developments comprising market housing.

3. Integrated Development Programme

- 3.1. Peterborough City Council, together with Opportunity Peterborough, has produced its **Integrated Development Programme [IDP]** which recognises the need for new and the replacement of existing infrastructure as an essential part of the sustainable growth of the City.
- 3.2. The IDP sets out a summary of the Strategic and Neighbourhood Infrastructure projects proposed for future years. The scale and expense of the infrastructure projects shows the extent of the challenge faced by the City, emphasising that new development must make a contribution towards the overall cost of the expansion of Peterborough in accordance with Government advice and legislation. ([Model planning obligation \(section 106\) agreement](#)).
- 3.3. This infrastructure requirement will be reviewed and reported annually and modified as the growth develops.

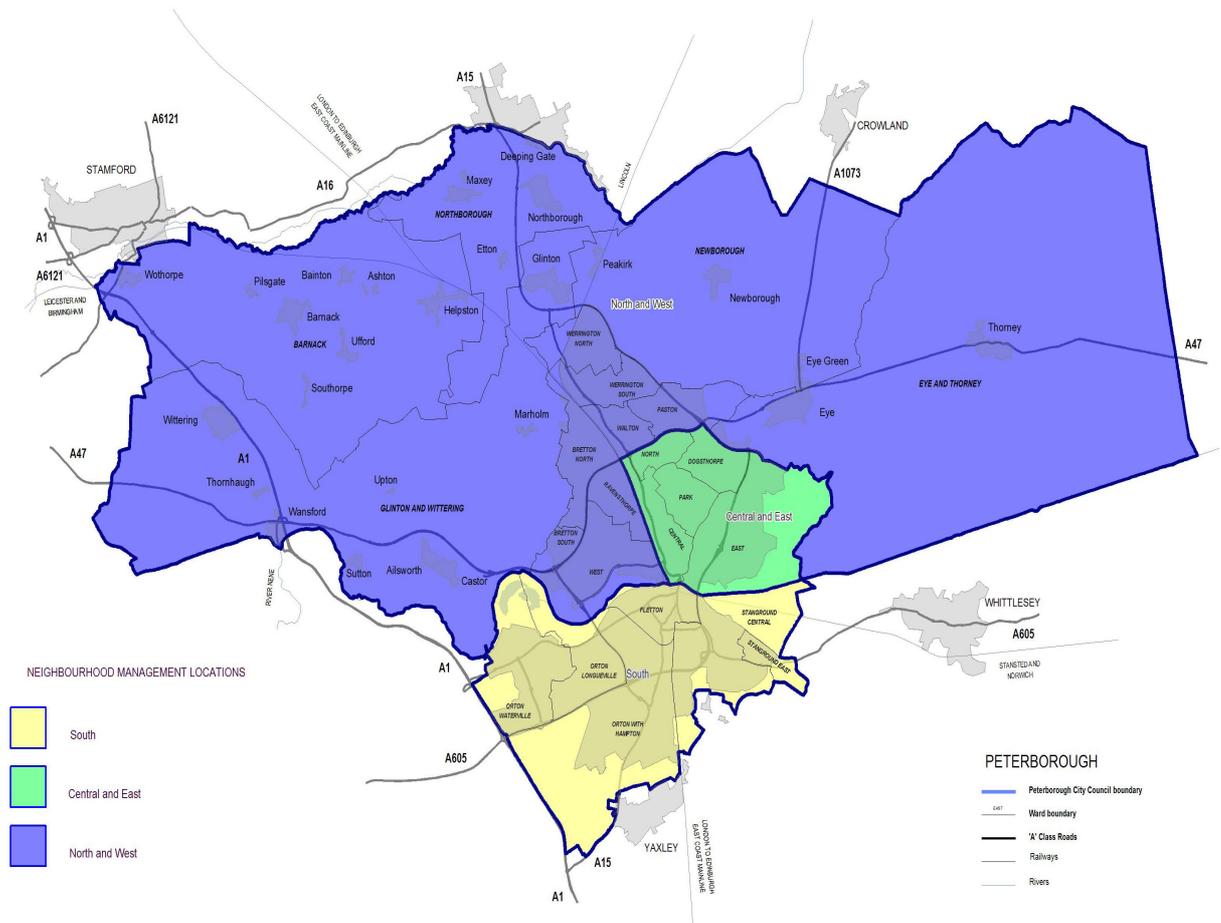
Site related, Neighbourhood and Strategic Infrastructure

- 3.4. Three types of required infrastructure are defined in this Scheme:
 - Site Related
 - Neighbourhood
 - Strategic Infrastructure

The City Council expects all developments to self fund their own site related infrastructure and in addition, residential developments should provide affordable housing.

- 3.5. New development creates the need for both Neighbourhood and Strategic Infrastructure. This Scheme ensures fair contributions by all new development towards the cost of providing Neighbourhood and Strategic Infrastructure. This is based on Neighbourhood Management Areas shown over leaf. Some contributions will be in-kind and others a financial contribution.

PLAN SHOWING NEIGHBOURHOODS AND CITY CENTRE



Definitions of each type of infrastructure:

Infrastructure	Means of Delivery
<i>Site Related Infrastructure and other inclusions (e.g. Affordable Housing) required as a direct result of the impact which a development scheme places on its site and surroundings.</i>	<i>Provided by the developer as part of the development proposal, although the scale is subject to negotiation.</i>
<i>Neighbourhood Infrastructure arising from the impact of development and growth on the surrounding neighbourhood facilities</i>	<i>Pooled Standard Charges / Direct Provision by the developer and/or commuted payments/additional sources of funding (GAF/CIF etc)</i>
<i>Strategic Infrastructure arising from the impact of development and growth across the City as a whole.</i>	<i>Pooled Standard Charges/ Direct Provision by the developer and/or commuted payments/additional sources of funding (GAF/CIF etc)</i>

Site Related Infrastructure

- 3.6.** This is defined as land or development, works or facilities which are required as part of the development proposal either on-site or within its immediate vicinity, normally on land controlled by the promoter. This will vary depending on the type, scale and location of proposal and can include, but is not limited to:
- Affordable housing, including Lifetime Homes & Wheelchair Housing
 - Standards of construction and building performance to meet specified minimum requirements contained within documents making up the LDF
 - Local open space & landscaping (including maintenance contributions)
 - Sustainable transport and travel plans, enhanced transport contributions, footpath, cycleway provision and highway improvements
 - Provision of land and funding for new schools to be provided as part of the development
 - Environmental Improvements
 - Securing restoration or enhancement of historic buildings and spaces
 - Sustainable drainage systems
 - Health provision and promotion, and public safety e.g. CCTV
 - Protection and enhancement of biodiversity
 - Site-related flood mitigation
- 3.7.** Developers will be expected to provide directly all necessary site-related infrastructure associated with their development. Planning obligation requirements will vary according to the type and scale of the development proposed and the costs of the site development.
- 3.8.** Provision of affordable housing on site by residential developers will normally be as stipulated by Council policy (currently 30% of all dwellings) and form part of Section 106 requirements. Enabling people who cannot afford to buy or rent a home on the open market to amass affordable housing important to create sustainable, mixed communities. This will often be achieved through the provision of affordable homes on site by developers, but the Council recognises that innovative alternative solutions may also be appropriate.
- 3.9.** In appropriate cases, the Council will be prepared to negotiate on the level of contributions to Neighbourhood and Strategic Infrastructure on sites where a proportion of affordable housing above the Council's requirement is proposed, or an equivalent financial contribution to an affordability scheme is made
- 3.10.** When a financial contribution towards an affordability scheme is accepted, the Council considers that it should be based on a number per unit equal to the cost of providing the land that would be required for the equivalent amount of affordable dwellings as set out in its Policy. This principle will also apply where on-site open space is less than the Council's expected standards.

Neighbourhood Infrastructure

3.11. These are works or facilities which are required to deal with the wider movement, social, recreational, leisure and cultural impacts arising from development within a neighbourhood. The City Council area is divided into three Neighbourhood Management Areas. For every development the element of the contribution paid towards Neighbourhood Infrastructure will be spent on Neighbourhood Infrastructure projects in that development's Neighbourhood Management Area. The intention will be to ensure that these projects benefit the occupiers or users of the development

3.12. Appropriate Neighbourhood Infrastructure includes, but is not limited to:

- Transport & communications – walking and cycling network, public transport enhancement, local highway schemes and area traffic management
- Education, Learning and Children's Services public place provision – early years, childcare, primary and secondary schools, youth provision for the local area
- Cultural and leisure facilities – for example arts, heritage and libraries
- Primary Health and adult social care facilities for the local area
- Police, fire and other public service facilities
- Environmental improvements serving the neighbourhood
- Neighbourhood facilities and village halls
- Public open space and recreation facilities
- Protection and enhancement of biodiversity

3.13. Pooled contributions will be expected to partly fund the provision of Neighbourhood Infrastructure where direct on-site provision is not made.

Strategic Infrastructure (City Centre and City Wide)

3.14. These are major land or development, works or facilities which are required to enable development to proceed. Such infrastructure includes but is not limited to:

- Transport & communications - including major road and/or public transport improvements
- Education, Learning and Children's Services including university and skills, new primary and secondary schools provision serving the city
- Major Cultural and leisure facilities including strategic arts, heritage, theatres, libraries, play, sport and open space serving the city
- Environmental facilities including waste management facilities, burial grounds, and crematoria
- Flood mitigation and alleviation to protect the city
- Emergency Services including police facilities serving the city as a whole

- Protection and enhancement of biodiversity

Development Baseline for Growth

3.15. For the purposes of quantifying the impact of development in the period 2001-2021 the IDP will define the baseline costs for this Scheme which justifies PCC requiring contributions in line with the Local Plan and emerging LDF Core Strategy.

Key Service Providers

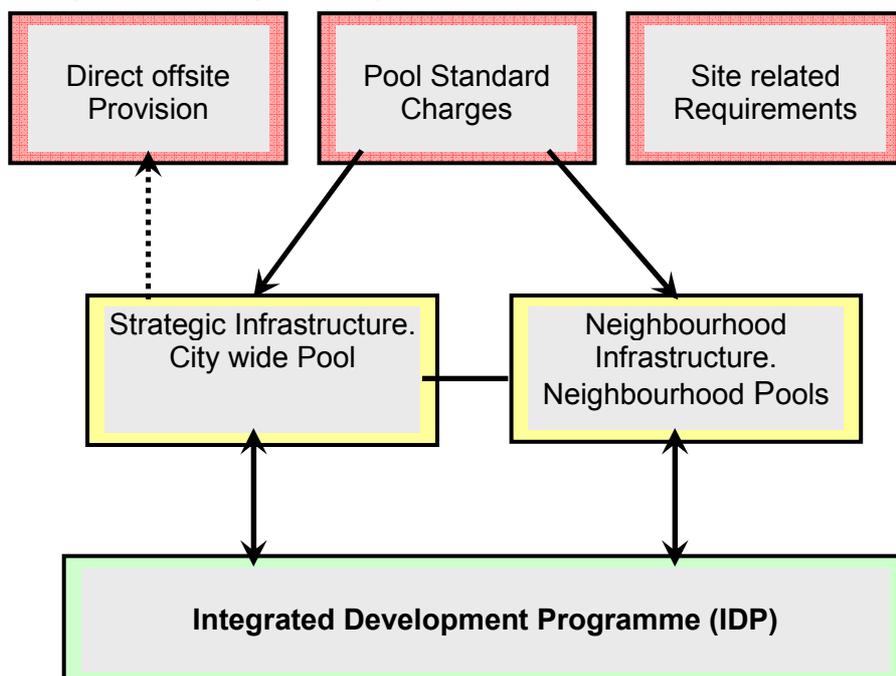
3.16. The scope of infrastructure provision set out in this Scheme is led by a number of service providers which are acting in unison to ensure timely comprehensive provision. These are shown in the table summarised here:

Service Provider	Infrastructure Element
PCC	Education & Children Services
PCC, Highways Agency	Highways and Transportation
PCC	Leisure, Recreation and Cultural facilities
PCC	Environment & Public Realm Improvements
PCC	Local and Strategic Open space
PCC	Public art
Peterborough Housing RSL	Affordable Housing
Greater Peterborough Partnership	Other services
Opportunity Peterborough	Growth Strategy
Primary Care Trust (PCT)	Health and Adult Social Care
Cambridgeshire Constabulary	Police Services
Cambridgeshire Fire & Rescue Service	Emergency Services

Delivery Mechanism

3.17. The Scheme sets out a comprehensive structure for collecting planning contributions for delivering infrastructure. This can be diagrammatically shown as set out below

Diagram showing Delivery Framework and connection with S106



4. Determination of Contributions

- 4.1. Site related infrastructure, including affordable housing, will be funded directly by development. In addition, developments will make standard contributions to Neighbourhood and Strategic Infrastructure.
- 4.2. The impact of this Scheme is universal in that all new residential and commercial development is expected to contribute to the Scheme where it has impacts on the City. For single houses and smaller developments this is measured as a standard contribution to make it simple and fair. For larger sites, where completely new infrastructure is essential before a development starts, the responsibility lies with the developer to provide the heads of terms for a Section 106 agreement preferably as part of the pre-application discussions which includes the mitigations as measured under this Scheme. Where there is some existing infrastructure available, or for smaller developments, the Council will seek a fair contribution to the cost of additional infrastructure or upgrading existing infrastructure.
- 4.3. Planning obligation contributions received in place of on-site provision will generally be pooled with other similar contributions in order to fund timely delivery of new infrastructure. Equally, contributions may be used to upgrade existing facilities to increase capacity to accommodate growth. Contributions can also be received from subsequent developers where the infrastructure has already been provided by the Local Authority or a third party in advance of development.
- 4.4. The Council has prepared a simple "[S106 Calculator](#)", which will give an immediate guide to your Planning Obligation in all but the largest or most complex cases.

Standard Contributions

- 4.5. The detailed standard contribution figures are set out in [Appendix 2](#). Individual development proposals can only make a partial contribution to the Strategic and Neighbourhood Infrastructure required. In determining the standard contribution figures rather than looking at the overall infrastructure costs, emphasis has been placed upon the capacity of residential and commercial development in Peterborough to viably achieve the standard contribution figures. [Viability testing](#) has been undertaken to establish the standard contribution figures. As such this scheme should leave a development viable and therefore should not be a deterrent to undertaking development in Peterborough.
- 4.6. Standard contributions for non-residential development are calculated per square metre (Gross Internal Area). Different rates per square metre will apply to each category of non-residential development to reflect the wide variation in the viability of such schemes. Less common forms of development will continue to be negotiated 'case by case'.
- 4.7. The standard contribution for houses and flats is based on size measured by the number of bedrooms, to broadly reflect the impact on infrastructure.
- 4.8. To avoid discouraging larger houses, for which there is an acknowledged need in the city, there will be no additional contribution after the fifth bedroom.

- 4.9. Where a developer provides Neighbourhood or Strategic Infrastructure beyond the obligated needs of their actual development, subject to agreement with the Council, it may be set against the expected standard contribution for Neighbourhood and Strategic Infrastructure
- 4.10. For “major” residential development applications which would result in the creation of at least 10 residential units or residential development of a site of 0.5 hectares or more, the Council recognises that some Neighbourhood Infrastructure might be provided on-site, that a level of affordable housing might be provided which is above the Council’s minimum policy requirement, and that in some exceptional circumstances, Strategic Infrastructure may be provided by developers. As the Council wishes to encourage direct infrastructure provision, in these circumstances it may negotiate a reduced standard contribution, i.e. off-set the cost of direct infrastructure against the standard tariff.
- 4.11. The Council’s presumption is that the standard contributions will apply. Where applicants wish to seek to negotiate lower amounts to reflect direct provision of additional infrastructure, or difficulties with the viability of the proposal, the Council will expect applicants to submit a statement of their proposed obligations, providing a detailed justification for this, alongside the planning application. Normally a full development appraisal on an “open book” basis, for audit by the Council, will be required to substantiate the position. This will be treated as commercially confidential by the Council. The submission of an open book appraisal does not guarantee that the Council will approve a development with an inadequate contribution to infrastructure but where a robust appraisal has been submitted it will be treated as a material consideration as part of the negotiations process.
- 4.12. Only where exceptional and objective social, environmental or economic factors or on site costs justify reduced infrastructure provision will part or all of the standard contribution for a development be waived. Failure to accept the standard contribution figures in the absence of such exceptional factors will lead to refusal of the application on the basis of contravention of Policy IMP1 of the Local Plan.

Details of the [Viability Testing](#) can be found on the council’s web site under the Planning Obligations Scheme web pages.

- 4.13. The Council seeks to capture a proportionate contribution from both residential and non-residential development schemes. This includes some types of smaller schemes which have previously made little or no contribution to infrastructure provision. These still make use of and benefit from infrastructure and services provided, adding cumulative pressures to existing infrastructure. The Council will monitor and resist proposals designed to avoid contributing to common infrastructure.
- 4.14. For development below the ‘trigger points’ set out in [Appendix 2](#), no contribution will be sought. At or above the trigger point, a contribution will be sought for the total development

Residential Development

- 4.15. At this stage, the Council will not seek a contribution from minor extensions to homes, where the Planning Obligation would be small and where it is satisfied that there is no likelihood that the resultant dwelling could be subdivided or extended immediately after practical completion thereby creating a separate

planning unit. For this Scheme, a bedroom is defined as any room within a dwelling that may be primarily used for sleeping and consists of the following elements:

- Provides privacy to the occupants
- Provides one or more windows or doors suitable for emergency escape
- Provides one or more interior methods of entry or exit

Minor Non-residential Extensions

4.16. The Council will not seek a contribution from minor non-residential extensions, where it is satisfied that the scale of development has not been specifically designed to avoid a contribution, for example - the addition of a small front reception area to an industrial property. Minor includes developments falling below the trigger points indicated in [Appendix 2](#).

Phasing and Indexing Payments

4.17. Urban extensions and large developments may incorporate phased completion, in which case the infrastructure contributions may also be phased if forward provision is not appropriate. As development can take place over several years, inflation can eat into any agreed payment. Financial obligations therefore will be increased in line with an agreed 'index'.

4.18. Contribution figures will be reviewed every April to take into account development viability (capturing land values and construction costs) and the dynamics of the local property market, together with the evolving infrastructure requirements set out in the Council's IDP. For clarity, any changes to the Standard Charge Rates will not apply to negotiations already taking place or those that have been completed.

4.19. Financial contributions will normally be linked to the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) indices. This will reflect the inflation costs between the negotiation of a Section 106 agreement and payment.

4.20. Financial contributions arising from agreements will normally be payable upon commencement of development.

4.21. For large commercial schemes, or phased residential schemes of 15 dwellings or more, the Council will consider requests from developers for phased payments made at the start of each phase.

4.22. In circumstances where the developer agrees to pay any cost immediately prior to the grant of planning permission a Unilateral Undertaking may be used as evidence of such payment. This does not of course preclude the use of Unilateral Undertakings in other circumstances but the Council strongly encourages the use of agreements for the benefit of both sides.

“Claw-back”

- 4.23.** While the City Council plans and expects to use all contributions for the agreed infrastructure, where it fails to deliver, the money will be repaid.
- 4.24.** In some cases it will be necessary to accumulate financial contributions over a number of years before infrastructure is delivered. However it is not reasonable for developers’ money to be held indefinitely and so, where appropriate, agreements will include a provision for the Council only to retain financial contributions for a period of 10 years from the date of the last payment of the money in respect of any particular contribution. After this time, any contributions that have not been spent or committed will be repayable to the developer, with any interest accrued.
- 4.25.** Contributions collected on behalf of third parties, including Cambridgeshire Constabulary and Peterborough Primary Care Trust are not normally subject to these ‘claw-back’ arrangements as these involve decisions and resources beyond the council’s control. However the Council intends to enter into a Service Level Agreement (SLA) with third parties to provide ‘claw-back’ arrangements.
- 4.26.** Where redevelopment of a site is proposed contributions will only be sought where there is additional impact from the new proposal compared with the previous development.

5. Pooling and Allocation of Contributions

Division between Neighbourhood and Strategic “Pools”

- 5.1. Pooled contributions, augmented by other funding, will be expected to fund provision of Strategic and Neighbourhood Infrastructure where direct provision is not made. In accordance with Government guidance there will be a clear audit trail between the contribution made and the infrastructure provided. The Council will ensure that allocation of a particular contribution is made to appropriate schemes that relate to the development, to ensure legitimacy.
- 5.2. On the basis of the known and predicted infrastructure requirements in the IDP and known and assumed infrastructure provision/funding from other sources, it is proposed to divide contributions received to 65% for Strategic Infrastructure and 35% for Neighbourhood Infrastructure.

Division between Delivery Services

- 5.3. A proportion of each ‘pool’ will go to agreed schemes from under the headings – Transport & Communications, Community and Leisure, Education and Learning, Emergency Services, Environment, Health and Adult Social Care.
- 5.4. The proposed expenditure breakdown for each pool is shown in the table below. This will be used as a basis for planning expenditure within pools during the first annual cycle.

Infrastructure Type	Strategic ‘Pool’	Neighbourhood ‘Pools’
Transport & Communications	25%	5%
Community & Leisure	7%	7%
Education & Learning	10%	10%
Emergency Services	8%	
Environment	15%	5%
Health & Adult Social Care		8%
Total	65%	35%

- 5.5. Recognising the critical need to provide school places in step with development, and the lead role that Children’s Services are currently playing in developing sustainable school buildings and extensions, in addition to contributions identified for Education & Learning, they will have first call on 10% of all contributions in the Planning Obligation pools identified for Environment.

6. Monitoring and Annual Review

Fund Management

- 6.1.** All financial contributions made under the Scheme will be managed by Peterborough City Council, which will also be responsible for their distribution as agreed. This Scheme will be monitored by Peterborough City Council to ensure that it achieves its objectives and is transparent and accountable to all parties.

Audit and Annual Review

- 6.2.** The Scheme will be internally audited and reviewed at least annually.
- 6.3.** The Council's Planning & Environmental Protection Committee will ensure the scheme complies with the requirements for entering into planning agreements and will propose modifications where necessary.
- 6.4.** The Council's Cabinet will consider the overall working of the Scheme in its contributions to real costs incurred by those delivering infrastructure for the Growth Strategy. Recommendations will be made on changes to the Scheme by the Council
- 6.5.** Such review will be informed by the following:-
- The Council's Corporate Planning Obligations Database – which details all Planning Obligations and the relevant commitments made. It is accessible to officers of the Council and its partners. This Database is the mechanism through which individual Obligations are recorded, invoiced and the funds allocated to spending heads for each service. These are monitored for compliance. Such monitoring includes physical site checks and checks against deposited project plans as necessary and appropriate.
 - The value of Planning Obligation receipts and the respective pools into which such funds have been allocated.
 - The extent of expenditure made by services and projects. Any funds which are within a specific pool and which are due to be returned to the contributor(s) as a result of one or more infrastructure projects having been delayed, or abandoned or otherwise not being delivered in the stated time.
 - The delivery of Strategic and Neighbourhood Infrastructure.
 - The plans for, costs of and timescales for delivery of Strategic and Neighbourhood Infrastructure and in particular Peterborough's IDP and the Council's Medium Term Financial Strategy [MTFS].
 - Experience of the effect of meeting the standard contributions upon Peterborough's development and property market.
 - Relevant changes in policy and legislation
 - Public, developer and stakeholder views upon the Scheme.

Review of the Scheme

6.6. The review may but not exclusively consider:-

- The impact of the scheme upon development and the market in Peterborough and its relative performance based on comparable Growth Centres
- Whether the percentage allocation between Strategic and Neighbourhood Infrastructure pools should be changed;
- Whether the percentage allocation between the specific themes within both the Strategic and Neighbourhood Infrastructure pools should be changed;
- The scope of standard contributions and whether any revisions are required
- The level of standard contributions
- Whether any further changes to the Scheme or its management are required.

Method and Reporting Review

6.7. The Annual Report will be made to the Council as explained above and this will consider the workings of the Scheme and introduce modifications. This will be reported in the Council's Annual Report. It will include an annual statement on the receipt of standard charges and their distribution across the contribution pools and any reassessment necessary. It will include the recognition of abortive projects and the use of unspent balances. In reviewing the expenditure under the Scheme the Council will review the impact and effectiveness of the standard charges.

6.8. Minor administrative variations to the Scheme will be dealt with by the Head of Planning. Any policy, formulaic or financial changes will be referred to the [Council's Executive](#), which consists of the Cabinet and individual Cabinet members, for approval.

6.9. The annual review and major changes to the Scheme will be subject to the Council's decision-making process. The IDP will be updated with partners.

Fees and Charges

6.10. In administering and monitoring this Scheme the Council will incur costs. As a result, the Council will make a charge of 2% for the first £3m and 1% thereafter on the total sum of all S106 contributions.

6.11. Developers will be expected to pay their own legal costs and those of the Council on entering into the Section 106 Agreement. The Council's Legal Service will require a solicitor's undertaking to meet these fees before they start substantial work. This guarantees that the developer's solicitors will pay for the work Legal Services has done even if the agreement is never signed.

Process Structure

6.12. This is outlined at [Appendix 4](#) .

7. Application of the Standard Contributions

- 7.1.** Detailed provisions regarding the application of the standard contributions are set out at [Appendix 5](#) together with case study examples to illustrate how the standard contribution will be calculated in practice.
- 7.2.** The scenarios have been created to illustrate a number of examples of how Peterborough City Council's Implementation Scheme will be applied in practice. All scenarios will include an appropriate S106 monitoring fee.

Appendix 1 - National and Regional Planning Policy

National

1. England's planning system aims to deliver sustainable development and create sustainable communities. National planning policies are set out in Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The government, in the Sustainable Communities Plan (2003), has also identified four 'growth areas' in which significant increases in levels of housing development is planned. Peterborough sits within the London-Standed-Cambridge-Peterborough growth corridor which is intended to deliver over 180,000 new homes between 2001 and 2016.
2. The statutory framework for planning obligations is established in section 106 of the Town and Country Planning Act 1990 as amended. Section 106(1) provides that anyone with an interest in land may enter into a planning obligation enforceable by the local planning authority. Obligations, which relate to the land, may restrict its development or use; require operations to be carried out in, on, under or over it; require that the land is used in a specified way; or require payments to be made to the planning authority either in a single sum or periodically. S106 contributions can be made 'in kind' or as a financial contribution.
3. Circular 05/2005 – Planning Obligations provides revised guidance to local authorities in the use of planning obligations. It emphasises the fundamental principle that planning obligations should not legitimise unacceptable development (i.e. developers should not be able to 'buy' planning consents) or be used purely as a means of extracting a share in the profits of development. It indicates that local authorities should negotiate planning obligations according to five tests, of being:
 - (i) **relevant** to planning;
 - (ii) **necessary** to make the proposed development acceptable in planning terms;
 - (iii) **directly related** to the proposed development;
 - (iv) fairly and reasonably **related in scale and kind** to the proposed development; and
 - (v) **reasonable** in all other aspects.
4. The circular promotes a plan-led system by which planning authorities set out policies relating to the scope of planning obligations sought, and levels of contributions expected. It recommends that in future the overarching policy framework should be established in Development Plan Documents (DPDs), with detailed policies, such as matrices setting out the size and types of contributions sought, to be provided in Supplementary Planning Documents (SPDs). The publication and use of standard heads of terms agreements/undertakings or model agreements is also promoted.
5. The Circular encourages use of formulae and standard charges where appropriate, as part of their framework for negotiating and securing planning obligations. This should include charges to be applied in preparing and completing the S106 agreement.

6. This approach aims to provide greater certainty to developers regarding likely contributions required and reduce the time spent in negotiating agreements.

Regional

7. The [Regional Spatial Strategy](#) [RSS] for the East of England sets a framework for the growth of Peterborough. It identifies Peterborough as a Priority Area for Regeneration (Policy SS5), Regional Centre and Transport Node (E5), a Regionally Significant Employment Location (E3), and a Key Centre for Development and Change (PB1). Policy PB1 aims to deliver an increase of at least 20,000 additional jobs in the period 2001-2021 together with strong housing growth, sustainable transport improvements and the provision of social, community and green infrastructure. Objectives, targets and sub-regional apportionment for the management of waste in Cambridgeshire and Peterborough are set out in policies WM1 – WM8. Key policies include:
 - development and regeneration of the city centre to create an improved range of services and facilities including retailing, housing, leisure, cultural and green infrastructure provision;
 - the regeneration of inner urban areas;
 - delivery of a significant and sustained increase in housing;
 - maximising on its credentials as an Environment City;
 - improving access to locally-based further and higher education facilities through a strategy to establish and expand provision of higher education and work towards the provision of a university;
 - providing improved transport choices both within the urban area and between the town and hinterland.
 - waste disposal authorities should ensure that 'bring sites' and household waste recycling sites are widely available.
8. The [RSS](#) defines a minimum housing target of 25,000 dwellings for the city over the 2001-21 plan period, equal to a requirement to deliver at least an average of 1,420 dwellings per year over the period from April 2006 – March 2021 (Policy H1).
9. Planning obligations will help to meet this package of objectives to achieve the sustainable growth of the City.

Appendix 2 – The Standard Contribution Figures

Land use	Type	Standard Charge Rate	Trigger Point
A1 Shops	<i>Shops, post offices, travel and ticket agencies, sandwich shops. Hairdressers, funeral directors, domestic hire shops, dry cleaners, internet cafes</i>	£75 per m ² GIA	500 m ²
A1 Supermarkets		£125 per m ² GIA	500 m ²
A2 Financial and Professional Services	<i>Professional and financial services (other than health or medical services), betting shops. Banks, building societies, estate and employment agencies</i>	£75 per m ² GIA	500 m ²
A3 Restaurants and Cafes	<i>Sale of food and drink for consumption on the premises</i>	£20 per m ² GIA	250 m ²
A4 Drinking Establishments	<i>Public houses, wine-bars or other drinking establishments</i>	£20 per m ² GIA	250 m ²
A5 Hot Food	<i>Sale of hot food for consumption off the premises</i>	£20 per m ² GIA	250 m ²
Exceptions	<i>Retail warehouse clubs, shops selling and/or displaying motor vehicles, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations</i>	Negotiated case by case	
B1 Business	<i>Offices not within Class A2 Research and development of products or processes, laboratories, light industry</i>	£10 per m ² GIA	500 m ²
B2 General Industry	<i>General Industry</i>	£8 per m ² GIA	500 m ²
B8 Storage or Distribution	<i>Use for storage or as distribution centre</i>	£8 per m ² GIA	500 m ²
Exceptions	<i>Use for any work registerable under the Alkali, etc Works regulation Act 1906</i>	Negotiated case by case	
C1 Hotels	<i>Hotels, boarding or guest houses where no significant element of care is provided</i>	£500 per bedroom	50 beds
C2 Residential Institutions	<i>Residential schools and colleges, hospitals and convalescent/nursing homes</i>	Negotiated case by case	

Appendix 2 – The Standard Contribution Figures

Land use	Type	Standard Charge Rate	Trigger Point
C3 Dwelling Houses	Flats: Studio Flat	£2,000	1 dwelling
	1 Bedroom	£3,000	
	2 Bedroom	£4,000	
	3+ Bedroom	£5,000	
	Houses: 1 Bedroom	£3,000	
	2 Bedroom	£4,000	
	3 Bedroom	£6,000	
	4 Bedroom	£8,000	
	5+ Bedroom	£9,000	
Exceptions	Hostels	Negotiated case by case	
D1 Non-residential Institutions	Places of worship, church halls	Negotiated case by case	
	Clinics, health centres, crèches, day nurseries, day centres. Consulting rooms, museums, public halls, libraries, art galleries, exhibition halls		
	Non-residential education and training centres		
D2 Assembly and Leisure	Cinemas, concert halls, dance halls, sport halls. Swimming baths, skating rinks, gymnasiums	£8 per m ² GIA	500 m ²
	Other indoor and outdoor sports and leisure uses, bingo halls, casinos		
Exceptions	Theatres, nightclubs	£8 per m ² GIA	500 m ²
Mineral Extraction, Restoration and Afteruse		Negotiated case by case	
Waste Management Facilities		Negotiated case by case	

GIA = Gross Internal Area

Change of Use applications will be assessed on a case by case basis in order to determine whether POIS is applicable due to a net impact on infrastructure.

Appendix 3 – Impact Assessment

Peterborough S106 A comparison between current assessment of S106 obligations and Implementation Plan 2008 formula

Analysis of previous consultation

Background:

Two separate consultancies were engaged by Peterborough City Council to help the Authority put together the Planning Obligations Strategy. In a letter to the S106 officer, dated 21 December 2007, one of the consultants proposed a change to the original consultancy paper, to switch from using habitable rooms to either using Gross External Area (GEA) or to using bedrooms for the purposes of assessing S106 contributions on dwellings.

The December 2007 proposal was as the table below shows.

	Per dwelling	Per habitable room	Per bedroom	GEA Per m ²
2 bed flat	£3,900	£4,000	£1,950	£53
3 bed house	£9,999	£6,000	£3,333	£97
4 bed house	£14,000	£8,000	£3,500	£80

The view was expressed that there were difficulties in using GEA as a measure and that using a charge per dwelling or per habitable room was preferable, a methodology that Brent was using. It then appeared that Brent was using a charge per bedroom and in a second letter dated 11 January 2008, the consultancy expanded this concept by first trying to define a bedroom as there is no planning definition for a bedroom.

Rates for residential dwellings, taking into account (a) a level of affordable housing at 35% and (b) the requirement to build all affordable housing to Code Level 4 were proposed. These rates are below and were based on an assessment of the impact that S106 has on residual land values. The consultancy felt that cutting land values by more than 20-25% would inhibit development and so proposed the following for residential:

		Suggested rate	Suggested maximum payment per dwelling
Flats	Studio	£1,200 per bedroom	£2,000
	1 bed	£1,200 per bedroom	£3,000
	2 bed	£1,200 per bedroom	£4,000
	3 bed	£1,200 per bedroom	£5,000

		Suggested rate	Suggested maximum payment per dwelling
Houses	2 bed	£1,750 per bedroom	£4,000
	3 bed	£1,750 per bedroom	£6,000
	4 bed	£1,750 per bedroom	£8,000
	5 bed or more	£9,000 per dwelling	£9,000

At a meeting on 14 January 2008 between Peterborough City Council and Opportunity Peterborough it was decided to accept the maximum values per dwelling.

Comparison between current S106 methodology and Consultancy Tariffs

A review was then undertaken of 11 applications that have S106 agreements either still in negotiation or now complete. 7 were residential applications with 3 purely commercial and 1 of mixed development. The comparison was made between the current S106 negotiated settlements and the consultancy tariff rates as per Appendix 2 of the Planning Obligations Strategy.

The residential results were as follows:

		Current	Consultant
Site A			
	Per 100 dwellings (79 flats, 21 houses)	£1,220,817	£406,779
Site B			
	7 flats	£14,210	£28,000
Site C			
	1 (4 bed) house	£7,920	£8,000
Site D			
	4 (1 bed) flats, 60 (2 bed) flats, 5 (2 bed) houses, 38 (3 bed) houses	£604,628	£500,000
Site E			
	1 (1 bed) flat		
	Unilateral	£620	£3,000
Site F			
	1 (3 bed) house	£7,060	£6,000
Site G			
	(2005 app) 12 (2 bed) flats, 12 (5 bed) townhouses	£38,780	£156,000

NB These sums do not include affordable housing

Site A is an outline application and assumptions were made that the flats would be a combination of 1 and 2 bed flats and the houses would be 3 bed. This site is still under negotiation and the data has been modified to illustrate the changes for 100 properties.

Site G is an application dating from 2005 and so was assessed under the S106 obligation process current at the time.

The commercial and mixed site results appear below:

	M ²	Current	New
Site N			
B1	992		
B2	2314		
		£48,000	£28,432
Site O			
A1	4849		
B8	7174	£329,552	£421,067
Site P Mixed			
B1	2335		
6 (1 bed) flat			
8 (2 bed) flat		£117,779	£73,350
Site Q			
B1	3590	£46,576	£35,900

Note, it was time consuming to research each file for current S106 assessments, whilst calculating the new financial obligation required very little time and effort.

Conclusion re the findings

The limited research showed that there were both winners and losers. Many of the larger sites were subject to specific negotiations, for example, about highways improvements which are included where applicable in the current totals. Under the new system, they may see a reduction but in general, there were no direct conclusions to draw from such a small sample except to note that whatever was previously charged would be different under the new system.

While for the large developments, there appeared to be a significant drop in costs, for smaller developments, the picture was mixed.

The main difference is consistency in the methodology, where currently there is none, that the new process will be much more efficient and easier to operate and that it will be much more transparent to developers.

Conclusion re affordability of S106

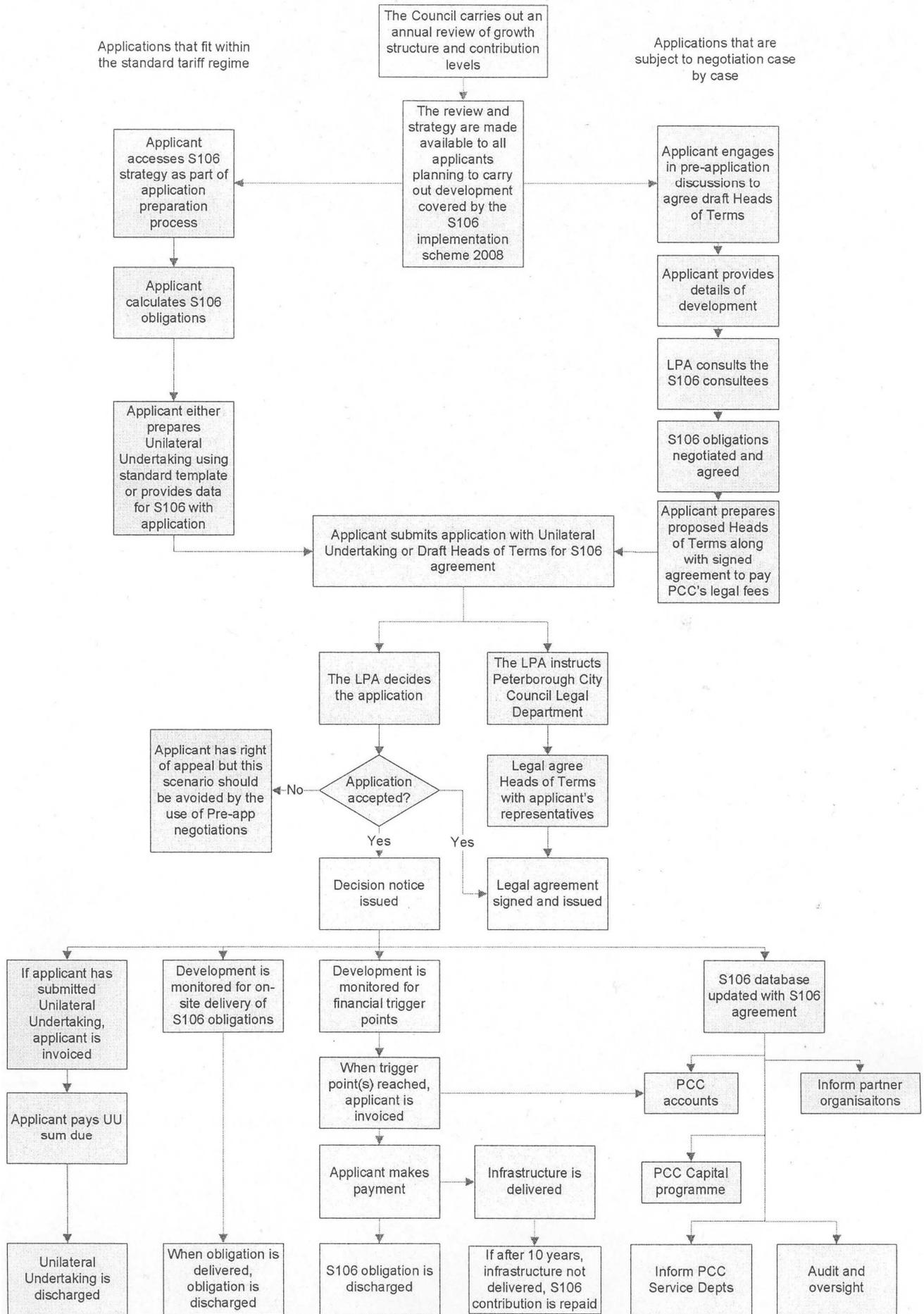
As the consultancy points out in their letter dated 11th January 2008 and events since have proved correct, the property market is weakening and the case can now be easily made for a further discount. It was suggested that if the Council wished to pursue this option, the members should reconsider the affordable housing strategy first and look to reduce the affordable housing contribution, currently standing at 35% based on regional guidance and the Housing Needs study, either by cutting it from 35% to say 30% or alternatively reducing the social rent element of the total. The affordable housing is split 70% social rent, 30% market rent/shared ownership and by changing the mix to 50%:50%, this should yield more profit for the developer, thereby somewhat mitigating the impact of lower land values.

Furthermore whilst reducing the tariffs as they appear in Appendix 2 of the Planning Obligations Strategy might be directly appealing in terms of reducing the S106 burden, in practise it will create other problems as the off-site infrastructure will have to be paid for when the development is built and the monies for this infrastructure will have to come from somewhere, if not from the development itself. Since in the current environment, funding from other sources is likely to be much more difficult to obtain, reducing these tariffs will probably otherwise compromise the ability of the Council to deliver the additional infrastructure needed to make the developments viable.

The final recommendation was that further modelling should be undertaken of the possible changes that can be made to affordable housing to enable developments to remain viable in this difficult and challenging environment.

 Letter 1 dated 211207.pdf	Letter dated 21 November 2007
 GVA Grimley Letter 1 data.pdf	GVA Grimley Letter 1 data
 Letter 2 dated 110108.pdf	Letter 2 dated 11 January 2008
 GVA Grimley Letter 2 data.pdf	GVA Grimley Letter 1 data

Appendix 4 – Process Structure



Appendix 5 – Case Studies

Scenario A

A developer submits an application to build five, four bedroom houses on an infill site or the edge of the city with good road access directly to the site. It complies with existing planning policy. S106 Approach:

Site specific –	Planning Officer will need to liaise with Highways re on-site provision of footpaths and travel plans etc								
Open Space –	Local Plan Policy trigger of nine dwellings not met so no contribution is required								
Affordable Housing –	Local Plan trigger of 15 dwellings not met so no contribution is required								
Neighbourhood Infrastructure –	Pooled contribution accepted								
Strategic Infrastructure –	Pooled contribution accepted								
Total Contribution	<table> <tr> <td>Site specific works</td> <td></td> </tr> <tr> <td>+ 5 dwellings x £8,000 per dwelling</td> <td>£40,000</td> </tr> <tr> <td>+ monitoring fee</td> <td>£ 800</td> </tr> <tr> <td>TOTAL</td> <td>£40,800</td> </tr> </table>	Site specific works		+ 5 dwellings x £8,000 per dwelling	£40,000	+ monitoring fee	£ 800	TOTAL	£40,800
Site specific works									
+ 5 dwellings x £8,000 per dwelling	£40,000								
+ monitoring fee	£ 800								
TOTAL	£40,800								

Scenario B

A large retailer wishes to develop a new retail unit on the edge of an existing business park. Once completed the building will comprise 1500m² (16,140sq feet) Net Internal Floor space. S106 Approach:

Site specific -	Planning officer will liaise with Highways/Transport to agree provision of highways and transport infrastructure including travel plans etc								
Neighbourhood Infrastructure -	Pooled contribution accepted								
Strategic Infrastructure -	Pooled contribution accepted								
Total Contribution:	<table> <tr> <td>Site specific works</td> <td></td> </tr> <tr> <td>1500m² x £75/m²</td> <td>£112,500</td> </tr> <tr> <td>+ monitoring fee of</td> <td>£ 2,250</td> </tr> <tr> <td>TOTAL</td> <td>£114,750</td> </tr> </table>	Site specific works		1500m ² x £75/m ²	£112,500	+ monitoring fee of	£ 2,250	TOTAL	£114,750
Site specific works									
1500m ² x £75/m ²	£112,500								
+ monitoring fee of	£ 2,250								
TOTAL	£114,750								

Scenario E

A developer works together with a Registered Social Landlord to build a small estate of 25 three bedroom houses comprising 15 affordable units and 10 market dwellings. S106 approach:

Site Specific	Planning Officer to liaise with Highways to agree provision of footpaths, travel plans and on-site roads etc. Open space – On-site provision to be made, no financial contribution required in accordance with Local Plan Policy Affordable Housing – 30% Affordable Housing equates to eight dwellings (rounding up), therefore there is an over provision of seven affordable units. The strategy would encourage delivery of on-site infrastructure and Planners/S106 Officer would be willing to negotiate with developers regarding the remaining S106 standard contribution in recognition of this over-provision
Neighbourhood Infrastructure -	Negotiated Pooled contribution accepted
Strategic Infrastructure -	Negotiated Pooled contribution accepted

Scenario F

RSL submits application to build 50 affordable units. S106 Approach:

Site Specific	Planning Officer to liaise with Highways to agree provision of travel plans, footpaths and on-site roads etc. Open space – On-site provision to be provided on-site in accordance with Local Plan policy Affordable Housing – Scheme is for 100% Affordable Housing therefore Local Plan policy is met.
Neighbourhood Infrastructure -	Pooled contribution accepted
Strategic Infrastructure -	Pooled contribution accepted

The Council recognises that this is an RSL application and so funding constraints may significantly impact on the ability of the developer to make a financial contribution. The Council will consider an “open book” negotiation.

Scenario G

A developer submits an application to demolish a small terrace of 10 two bedroom dwellings and build 10 brand new, two bedroom dwellings. S106 Approach:

No contribution anticipated. This development is unlikely to place any additional demand on the city's infrastructure and services and circular 05/2005 is not satisfied.

Scenario H

Developer proposes a development of 750 dwellings on the edge of the city as part of a new township. S106 Approach:

Full consultation with the s106 Officer's Group to agree the infrastructure that the developer will be expected to provide directly will inform subsequent negotiations with the developer. The POIS anticipates that on a development of this size, some city-wide infrastructure contributions will be pooled, for example waste management facilities. Other infrastructure may be provided directly on-site by the developer, for example, a new primary school. The nature and level of on-site infrastructure that a developer agrees to provide will be reflected in the negotiations for contributions towards pooled contributions.

Appendix 6 – Glossary of Terms

Business Plan

A document that sets out the detailed rationale, costings, phasing, funding regime and delivery contingencies for identified Infrastructure

Contributions Framework

A framework outlining the mechanisms by which planning contributions will be sought

DCLG

Department for Communities and Local Government

Delivery Framework

The overarching structure for securing planning contributions and coordinating, planning and managing the delivery of infrastructure

Infrastructure

All aspects of land or development, works and facilities required to support new development

Infrastructure Layer

The definition of infrastructure types within broad groups

Legal Agreement

A legally binding agreement to secure contributions through a Planning Obligation

Local Delivery Mechanism

A partnership of key service delivery authorities and agencies established to co-ordinate, plan and manage the delivery of infrastructure

Planning Contributions:

Contributions secured through the planning system for necessary infrastructure to mitigate the impact of, and support, new development.

Planning Obligation

A commitment made by a landowner, usually to secure necessary infrastructure, in conjunction with a grant of planning permission

Service Level Agreement (SLA)

A contractual arrangement with a third party to deliver an agreed service.

Appendix 7 – Website addresses for the hyperlinks contained within the POIS

The council website is located at <http://www.peterborough.gov.uk> and has a series of pages dedicated to the POIS and associated background information. These pages can be accessed via the following link.

http://www.peterborough.gov.uk/planning_and_building/other_planning_and_building/s106_planning_agreements.aspx

Details of the **Cambridgeshire Aggregates (Minerals) Local Plan 1991** are located at <http://www.cambridgeshire.gov.uk/environment/planning/policies/minerals+local+plan.htm>

Details of the **Cambridgeshire and Peterborough Waste Local Plan 2003** are located at <http://www.cambridgeshire.gov.uk/environment/planning/policies/waste+local+plan.htm>

Details of **Circular 05/2005** are located at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147537.pdf>

Details of the **Council Corporate Plan 2007 – 2010** are located at <http://www.eastofengland.uk.com/res/>

Details of the **East of England Regional Economic Strategy RES** are located at <http://www.eastofengland.uk.com/res/>

Details of the **Government's Sustainable Communities Plan** are located at <http://www.communities.gov.uk/communities/sustainablecommunities/sustainablecommunities/>

Details of the **Integrated Development Programme [IDP]** are located at **To follow when launched**

Details of the **Integrated Growth Study** are located at <http://www.opportunitypeterborough.co.uk/keydocuments.aspx>

Details of the **Local Area Agreement 2008 – 2011** are located at <http://www.peterborough.gov.uk/pdf/LAA.pdf>

Details of the **Model planning obligation section 106 agreements** are located at <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/planningobligations/modelplanningobligation/>

Details of the **Peterborough Local Development Framework [LDF]** are located at http://www.peterborough.gov.uk/planning_and_building/planning_policy/draft_development_plans/draft_peterborough_development.aspx

Details of the **Peterborough Local Plan** are located at http://www.peterborough.gov.uk/planning_and_building/planning_policy/peterborough_local_plan.aspx

Details of the **Planning and Compulsory Purchase Act 2004** are located at http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_1

Details of the Council's **Core Strategy DPD** are located at
http://www.peterborough.gov.uk/planning_and_building/planning_policy/local_development_framework/core_strategy.aspx

Details of the **Regional Spatial Strategy** [East of England Plan] are located at
http://www.gos.gov.uk/goeast/planning/regional_planning/regional_spatial_strategy/

Details of the “**S106 Calculator**” are located at
http://www.peterborough.gov.uk/ufs/ufsmain?esessionid=3&formid=PCC_PLAN_SECTION_106_CALCULATOR&PAGEID=640

Details of the **Statutory Development Plan** are located at
http://www.peterborough.gov.uk/planning_and_building/planning_policy/statutory_development_plan.aspx

Details of the **Sustainable Community Strategy 2008 – 21** are located at
<http://www.peterborough.gov.uk/pdf/SustainableCommunityStrategySummary.pdf>

Details of the **Viability Testing** are located at
http://www.peterborough.gov.uk/planning_and_building/other_planning_and_building/s106_planning_agreements.aspx

CABINET	AGENDA ITEM No. 6.1
8 FEBRUARY 2010	PUBLIC REPORT

Committee Member(s) responsible:	Cllr Seaton, Resources portfolio holder	
Contact Officer(s):	John Harrison, Executive Director of Strategic Resources Steven Pilsworth, Head of Strategic Finance	☎ 452 398 ☎ 384 564

ANNUAL AUDIT AND INSPECTION LETTER 2008/2009

R E C O M M E N D A T I O N S	
FROM : External Auditor and Audit Commission Relationship Manager	Deadline date : N/A
Cabinet are asked that, subject to any comments Cabinet may wish to make, the Audit and Inspection Letter 2008/2009 is approved.	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to Cabinet following a referral from the Council's External Auditor (PricewaterhouseCoopers) and the Audit Commission Relationship Manager.
- 1.2 The report will also be presented to the Council's Audit Committee on 8 February 2010 in accordance with that Committee's Terms of Reference No. 2.2.6: *To consider the external auditors annual letter, relevant reports, and the report to those charged with governance.*

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to consider and respond to the Annual Audit and Inspection Letter for 2008/2009, prepared jointly by our external auditors PricewaterhouseCoopers (PwC) and the Audit Commission Relationship Manager.
- 2.2 The report is for Cabinet to consider under its Terms of Reference No. 3.2.11: To scrutinise auditor's reports and letters, to consider reports from the Council's external auditor and internal auditor, where appropriate, and determine appropriate responses.

3. TIMESCALE

Is this a Major Policy Item / Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
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4. ANNUAL INSPECTION LETTER

- 4.1 Each year the External Auditor and the Audit Commission Relationship Manager produce an Audit and Inspection Letter reviewing the Council's arrangements and progress in relation to the Audit of the Accounts and the Use of Resources.
- 4.2 The letter is attached as **Appendix A** for the financial year 2008/2009 and representatives from PwC will be in attendance to present the key findings and comment generally on the Council's performance. Members can ask questions and make comment to the External Auditor on its contents and conclusions. The External Auditor may take on board responses received prior to its formal publication. However, the External Auditor is under a statutory duty to produce and arrange for the publication of the Annual Audit Letter as soon as reasonably practical. A number of work programmes are being deployed that directly address comments made in the Audit Letter.

5. CONSULTATION

- 5.1 The Audit and Inspection Letter has been shared with the Corporate Management Team. Once the External Auditor and Relationship Manager have reflected on any comments received the letters will be re-issued in final form and circulated to all Members of the Council.

6 ANTICIPATED OUTCOMES

- 6.1 Approval of the Annual Audit and Inspection Letter 2007 / 2008.

7 REASONS FOR RECOMMENDATIONS

- 7.1 The Council is required to consider the statutory Audit and Inspection Letter and make appropriate arrangements in response to recommendations.

8 ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The External Auditor may take on board responses received prior to its formal publication, though he has a duty to produce and arrange for the publication of the Annual Audit Letter as soon as reasonably practical. No specific alternative options are submitted to Audit Committee for consideration.

9 IMPLICATIONS

- 9.1 Specific implications associated with each of the main aspects of the Audit and Inspection Letter are addressed as part of the individual work programmes.

10 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

Annual Audit and Inspection Letter 2008/2009

Annual Audit Letter

Peterborough City Council

Audit 2008/09

January 2010

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Closing remarks	15
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Status of our reports

The Statement of Responsibilities of Auditors and Audited Bodies issued by the Audit Commission explains the respective responsibilities of auditors and of the audited body. Reports prepared by appointed auditors are addressed to non-executive directors/ members or officers. They are prepared for the sole use of the audited body. Auditors accept no responsibility to:

- any director/member or officer in their individual capacity; or
 - any third party.
-

Key messages

This report summarises the findings from the 2008/09 audit. It includes messages arising from the audit of your financial statements and the results of the work undertaken to assess your arrangements to secure value for money in your use of resources.

Audit Opinion

- 1 PricewaterhouseCoopers LLP ('PwC') has been appointed by the Audit Commission to carry out the audit of Peterborough City Council ('the Council'). PwC completed the audit of the Authority's accounts in line with the Code of Audit Practice and Auditing Standards. PwC issued an unqualified audit opinion on the financial statements on 29 September 2009.
-

Financial Statements

- 2 PwC was pleased with the quality of the draft accounts and the working papers provided to support them. This ensured that the audit process itself was efficient (paragraph 15).
 - 3 The Council recorded an under spend of £141k, which was transferred to reserves, against its net revised revenue budget for the year (net of Dedicated Schools Grant passed to schools) of £154.6m. As reported in the Statement of Accounts, the overall position was underpinned by net under spends in Strategic Resources of £2.0m, over spends of £0.7m in City Services and Environment and Community Services, and other over spends totalling £1.2m (paragraph 24).
 - 4 As in the prior year, the Council has continued its policy of operating with a General Fund balance of £6.0m, representing 3.9 per cent of the net 2008/09 budget (paragraph 26).
-

Value for money and Use of resources

- 5 From April 2009, the Audit Commission has been implementing the comprehensive area assessment (CAA), jointly with the other public service inspectorates. The audit year 2008/09 is a year of transition to CAA. The use of resources judgements in 2008/09 were input into the first results of CAA which the Audit Commission reported on in October 2009, as well as acting as the basis for PwC's value for money conclusion. PwC issued an unqualified value for money conclusion on 29 September 2009.
 - 6 PwC assessed the Council as performing well against the Use of Resources themes of 'Managing Finances' (paragraphs 45 to 48) and 'Governing the Business' (paragraphs 49 to 52), and as performing adequately against the theme of 'Managing Resources' (paragraphs 53 to 56).
-

- 7 The Council has been assessed by the Audit Commission as performing adequately against the 'Managing Performance' element of the Comprehensive Area Assessment (paragraphs 59 to 65).
- 8 The overall Organisational Assessment for the Council is that it is performing adequately. The Council tackles issues that matter most to local people. In many areas performance is good. But services need to improve in some important areas (paragraphs 59 to 65).
- 9 The Council has many significant challenges in future years, including (paragraph 30):
- the impact of the global economic downturn on future grant settlement from Central Government is likely to require the Council to identify further efficiencies in the way services are delivered;
 - the Council's role on the Peterborough Delivery Partnership, and the funding mechanisms that are put in place for significant infrastructure projects, will be crucial in ensuring that the city's ambitious growth agenda is achieved;
 - improving performance in key areas; and
 - the adoption from 2010/11 of International Financial Reporting Standards (IFRS) in local government, with comparative data required for 2009/10.

Table 1 Audit fees

	Actual	Proposed	Variance
Financial statements and annual governance statement	178,000	175,000	3,000
Value for money	98,500	110,000	(11,500)
Total audit fees	276,500	285,000	(8,500)
Non-audit work	0	0	0
Total	276,500	285,000	(8,500)

Actions

- 10 Recommendations are shown within the body of this report and have been agreed with the audited body.

Independence

- 11 PwC confirm that the audit has been carried out in accordance with the Audit Commission's policies on integrity, objectivity and independence.

Key messages

Recommendations	
R1	The Council should introduce procedures to ensure that user access rights to the ORACLE financials applications are reviewed at least annually (paragraph 17).
R2	The Council should address the issues for improvement noted in its Annual Governance Statement (paragraph 34).
R3	The Council should review the reason for qualifications in its grant claims, and take steps to ensure relevant matters are addressed in future years (paragraph 36).
R4	Further engagement with local communities is required with regard to determining strategic priorities and financial planning (paragraph 48).
R5	The Strategic Improvement Division should ensure that key data and performance information is reviewed and that action is taken to address weaknesses (paragraph 52).
R6	The Council needs to achieve clear reductions in its main resource use areas when measured using the same basis for calculation year-on-year (paragraph 56).

Financial statements and annual governance statement

Peterborough City Council's financial statements and annual governance statement are an important means by which Peterborough City Council accounts for its stewardship of public funds.

Significant issues arising from the audit

- 12** As your appointed auditor, PwC issued an unqualified opinion on the Council's accounts on 29 September 2008.

Formal communication of relevant audit matters to those charged with governance (ISA 260 Report).

- 13** PwC are required to comply with the International Standard on Auditing (ISA) 260 – 'Communication of audit matters to those charged with governance'. This requires PwC to communicate the following matters to those charged with governance who, in the case of the Council, are deemed to be the Audit and Accounts Committee:

- expected modifications to the auditors' report;
- unadjusted misstatements;
- material weaknesses in the accounting and internal control systems identified during the audit;
- views about the qualitative aspects of the entity's accounting practices and financial reporting;
- matters specifically required by other auditing standards to be communicated to those charged with governance; and
- any other relevant matters relating to the audit.

- 14** PwC presented the ISA 260 report to Members of the Audit and Accounts Committee on 28 September 2009. PwC reported that the accounts contained no unadjusted misstatements. The report highlighted certain matters relating to accounting and control which are discussed in paragraphs 16 to 17 below.

- 15** The working papers provided by the Strategic Finance team were exemplary for the third successive year, ready on the first day of the audit and prepared on a CD with clear links to the Statement of Accounts. No material adjustments were made to the accounts.

Financial statements and annual governance statement

- 16** The ISA 260 report noted one significant matter relating to the Statement of Accounts.
- In October 2008 the Icelandic banks Landsbanki, Kaupthing and Glitnir collapsed. Their UK subsidiaries, Heritable and Kaupthing Singer and Friedlander went into administration. The Council had £1m invested in the Heritable Bank and £2m in Kaupthing Singer & Friedlander Ltd. The Council correctly applied CIPFA's Local Authority Accounting Panel ('LAAP') Bulletin 82 to account for an impairment of its investments of £1.5m based on the currently expected realisation value of these investments.
- 17** PwC also included detailed recommendations in the 'Report to Management 2008/09' which was issued to management in October 2009 and which focused on issues that arose during the interim and final audit of the accounts. The most significant recommendation was that:
- the Council should introduce procedures to ensure that user access rights to the ORACLE financials applications are reviewed at least annually.
- 18** The Council has agreed to take action in respect of the recommendations in the Report to Management; a detailed action plan has been prepared and is included within the report. PwC will consider progress in implementing these actions as part of the 2009/10 audit.
- 19** In the ISA 260 report PwC confirmed continuing independence of the Council within the requirements of ethical and auditing standards.

Liaison with the Council during the year

- 20** During the course of the year PwC have held regular meetings with the Chief Executive, Deputy Chief Executive, Executive Director of Strategic Resources, Monitoring Officer and the Head of Strategic Finance to discuss emerging issues and priorities facing the Council, together with matters arising from audit work. These meetings have been valuable in ensuring a shared understanding of key issues and priorities for the Council and have allowed for discussion of the significant matters arising from audit work.
- 21** PwC have also held quarterly meetings with the Council's internal audit service. These meetings have formed the basis of joint planning and cooperation designed to ensure that duplication is avoided and that PwC work effectively with the Council. There are a number of examples where PwC has been able to place reliance on the work of internal audit and also where PwC and internal audit have worked effectively together.

Material weaknesses in internal control

- 22** Based on the work PwC have undertaken, there are no significant weaknesses in your internal control arrangements that PwC wish to draw to your attention.

Financial Standing

23 This section comments upon the Council's general financial standing taking into account both its performance during the last year and its ability to meet known financial obligations.

Overall financial performance in 2008/09

24 As set out in the Explanatory Foreword to the 2008/09 Accounts, the Council's revised net revenue budget for the year was £154.6m (net of Dedicated Schools Grant passed to schools), against which actual spending totalled £154.5m. The Statement of Accounts highlighted that the overall position was underpinned by net under spends in Strategic Resources of £2.0m, over spends of £0.7m in City Services and Environment and Community Services and other over spends of £1.2m.

25 The key factors causing the under spend in Strategic Resources were £1.2m of additional VAT shelter income from Cross Keys Homes, a reduced Minimum Revenue Provision of £0.4m and reduction of interest paid of £0.4m.

26 At 31 March 2009, total reserves available for use (earmarked reserves and General Fund balances) stood at £22.9m. Of this, £11.4m was earmarked for specific purposes, with a further £5.6m under the control of locally managed schools and £4.5m held to cover insurance risks. General Fund balances of £6.0m represented 3.9 per cent of the net 2008/09 budget.

27 Outlook for 2009/10 and beyond

28 The Council approved the budget for 2009/10 on 25 February 2009, as part of the Medium Term Financial Plan. The budget requirement for 2009/10 was £133.6m (being £247.9m less Dedicated Schools Grant of £114.3m), a 4.0 per cent increase compared to the 2008/09 base budget. Funding for the capital programme for the year totalled £78.9m.

29 The latest financial position for 2009/10, as reported to Cabinet in October 2009, highlighted that overall the budget position is showing a forecast year-end under spend of £45,000.

30 There are a number of significant challenges facing Peterborough in future years. For example:

- the impact of the global economic downturn on future grant settlement from Central Government is likely to require the Council to identify further efficiencies in the way services are delivered;
- the Council's role on the Peterborough Delivery Partnership, and the funding mechanisms that are put in place for significant infrastructure projects, will be crucial in ensuring that the city's ambitious growth agenda is achieved;
- improving performance in key areas (see paragraphs 59 to 65); and
- the adoption from 2010/11 of International Financial Reporting Standards (IFRS) in local government, with comparative data required for 2009/10.

Financial statements and annual governance statement

- 31** The successful completion of these major initiatives and programmes of work will require effective operational and financial management, including the identification and management of risks relating to the schemes.

Accounting Practice and financial reporting

- 32** In 2010/11 the Council will need to prepare its financial statements in accordance with International Financial Reporting Standards (IFRS). The Council is already considering how this will affect the financial statements; it reports regularly to the Audit Committee and PwC undertook an impact assessment as part of the 2008/09 audit plan.

Annual Governance Statement

- 33** Local Authorities are required to produce an Annual Governance Statement (AGS) which is consistent with guidance issued by CIPFA / SOLACE. The AGS was included in the financial statements. PwC reviewed the AGS to consider whether it complied with the CIPFA / SOLACE guidance and whether it is misleading or inconsistent with other information known to PwC from audit work undertaken. PwC found no areas of concern to report in this context.
- 34** The AGS sets out key elements of the systems and processes that comprise the Council's governance framework, and the arrangements for reviewing its effectiveness. From this review, the Council concluded that the framework provided satisfactory assurance on the effectiveness of its governance arrangements, but identified a number of areas for ongoing improvement, which the Council should continue to address, for example:
- the impact of credit crunch on Council income, the local community and the capital disposal programme;
 - the impact of the collapse of Icelandic Banks;
 - effective governance;
 - Single Status agreement;
 - external and internal audit recommendations;
 - sickness absence;
 - effective recruitment checks;
 - shared services; and
 - risk management.

Certification of grant claims

- 35** PwC worked with the Council to certify the relevant claims and returns required by grant paying bodies for 2008/09.

- 36** To date PwC has audited eight grant claims. Four have been qualified (two East of England Development Agency grants, the Housing and Council Tax Benefits grant and the Teachers' Pensions Return). The Council should review the reason for qualifications in these claims, and take steps to ensure relevant matters are addressed in future years. PwC continue to work with the Council to audit a number of outstanding European Regional Development Fund grant claims.
-

Whole of Government accounts

- 37** Central government embarked on a programme leading to the preparation of consolidated accounts for the 'whole of government', including local government. The Council is required to submit a 'consolidation pack' to Communities and Local Government and PwC is required, as your auditor, to undertake a range of procedures and report on the pack.
- 38** PwC issued an unqualified opinion on the return stating that 'the consolidation pack is consistent with the statement of accounts for the year ended 31 March 2009 on which we have entered our opinion in accordance with section 9 of the Audit Commission Act 1998'.
-

Other work

- 39** In addition to PwC's audit under the Code, PwC has also undertaken other work for the Council during 2008/09.
- 40** PwC undertook an assessment of the impact of IFRS on the Council at the request of the Executive Director of Strategic Resources. In July 2009, PwC also completed a follow-up report of their Benefits Realisation Review, which was initially reported in July 2007. There are no matters PwC wish to draw to your attention in relation to this work.
- 41** No other work in addition to PwC's responsibilities under the Code has been undertaken during the 2008/09 financial year.

Value for money and use of resources

PwC considered how well Peterborough City Council is managing and using its resources to deliver value for money and better and sustainable outcomes for local people, and gave a scored use of resources judgement.

PwC also assessed whether Peterborough City Council put in place adequate corporate arrangements for securing economy, efficiency and effectiveness in its use of resources. This is known as the value for money (VFM) conclusion.

Use of resources judgements

- 42** In forming the scored use of resources judgements, PwC used the methodology set out in the [use of resources framework](#). Judgements have been made for each key line of enquiry (KLOE) using the Audit Commission's current four point scale from 1 to 4, with 4 being the highest. Level 1 represents a failure to meet the minimum requirements at level 2.
- 43** PwC also took into account, where appropriate, findings from previous use of resources assessments (updating these for any changes or improvements) and any other relevant audit work.
- 44** The Council's use of resources theme scores are shown in Table 2 below. The key findings and conclusions for the three themes, and the underlying KLOE, are summarised in paragraphs 45 to 56 and presented in detail in Appendix 1.

Table 2 Use of resources theme scores

Use of resources theme	Scored judgement
Managing finances	3
Governing the business	3
Managing resources	2
Use of Resources score	3
Managing performance	2

Managing finances

- 45 Financial planning at the Council is timely and efficient. The Council uses a structured medium term approach to deliver savings and efficiencies, enabling it to shift resources to high priority areas.
- 46 Business and financial planning is integrated effectively. Financial planning has improved in Children's Services, an outcome of which was a move from a £3m over spend in 2007/08 to a balanced budget in 2008/09. A zero based budgeting exercise, which challenged budget managers to improve efficiency, contributed to this improvement.
- 47 The Council's excellent financial reporting arrangements were recently recognised in a case study in the Audit Commission publication 'Summing Up'. The Council was also shortlisted for Finance Team of the Year in the Local Government Chronicle awards.
- 48 Further engagement with local communities is required with regard to determining strategic priorities and financial planning. Neighbourhood Councils have been in place from October 2009; it will be important that the Council demonstrates the outcomes of this initiative.

Governing the business

- 49 The Sustainable Community Strategy and the Local Area Agreement drive the commissioning of services by identifying those things the community considers most important for the Council to address.
- 50 Counter fraud work for local elections has been excellent. The Council worked in partnership with the Police with the aim of restoring the confidence of the public in local elections and reducing fraud.
- 51 The Council's Strategic Procurement Unit has led to a number of improvements in procurement arrangements, for example, implementing a number of corporate contracts, designed to free up time, reduce administration processes and focus on front line service activity.
- 52 The Strategic Improvement Division should ensure that it undertakes a pro-active review programme of key data and performance information and takes appropriate action to identify and address weaknesses. Training for Members and Officers should continue to be provided where it is identified that there is a need to do so.

Managing resources

- 53 The Council has the ambition to become the Country's Environment Capital. This is embedded in the Sustainable Community Strategy; there is a separate 'Environment Capital Manifesto'.
- 54 The Council is taking steps to reduce its carbon footprint. It has entered a carbon trading scheme, with an aim to reduce carbon emissions from buildings and vehicle fleet by 5 per cent. However, the Council is not currently able to demonstrate a track record of reducing carbon emissions and resource usage.

Value for money and use of resources

- 55 The Council has a strategic approach to asset management and a 10 year corporate property strategy that shapes its property portfolio against future needs in the Sustainable Community Strategy. The Council can demonstrate it is improving the condition of its asset base and is actively working with partners to facilitate this.
- 56 The Council needs to achieve clear reductions in its main resource use areas when measured using the same basis for calculation year-on-year.

VFM Conclusion

- 57 PwC assessed your arrangements to secure economy, efficiency and effectiveness in your use of resources against criteria specified by the Audit Commission. From 2008/09, the Audit Commission will specify each year, which of the use of resources KLOE are the relevant criteria for the VFM conclusion at each type of audited body. Conclusions on each of the areas are set out in Appendix 1.
- 58 PwC issued an unqualified conclusion stating that Peterborough City Council had adequate arrangements to secure economy, efficiency and effectiveness in its use of resources.

Managing Performance

- 59 Peterborough faces many challenges to improve life for local people. Crime levels are high, the recession has hit delivery of growth in the city and some residents suffer poor health. While some recent improvements have been made some important services are not performing well enough.
- 60 In 2008 educational achievement was low; but improvements are being made. More children are passing examinations. But when compared to similar areas performance is below average. Most services for adults who need care meet their needs. People who need help now have more choice about the services they receive. This increases their independence. The Council has taken action to address concerns about the safeguarding of adults. A plan is in place with work underway to improve the safety and personal dignity and respect of vulnerable people.
- 61 But the Council performs well in other services. It takes a lead role in protecting the environment. Many more journeys are now made by bus and people are much more satisfied with services. Alternatives to car use are promoted well and CO2 emissions are reducing. Levels of recycling and composting are high and cleanliness is improving. The number of homes built that local people can afford is increasing.
- 62 Leadership in the Council is strong. Good plans are in place to improve services. Staff have the skills they need to do their jobs. New approaches are used to tackle poor performance. And investment is being made in new facilities.
- 63 The Council has clear financial plans to cope with the impact of the recession. Ofsted has rated the Council's children's services as performing adequately. Schools help children and young people develop healthy lifestyles. But children achieve low levels of educational achievement at all ages.

- 64** A recent unannounced visit to the Council looking at child protection highlighted much satisfactory and good practice. But as a result of long standing recruitment and retention issues the caseload of social workers is high.
- 65** The Care Quality Commission rated the Council's adult social care as performing adequately. The Council delivers adult social care with the primary care trust. This partnership knows what it needs to do and is committed to improve services for people who need care. People who use services and their carers are helped to choose how their care needs are met, increasing their independence. An inspection carried out in January 2009 judged safeguarding of adults as poor. But issues raised had already been identified by the partnership and action started to address these

Closing remarks

- 66** PwC has discussed and agreed this letter with the Chief Executive and the Executive Director of Strategic Resources. PwC will present this letter at the [Audit Committee] on [date] 2010 and will provide copies to all [board members/committee members].
- 67** Further detailed findings, conclusions and recommendations in the areas covered by our audit are included in the reports issued to Peterborough City Council during the year.

Table 3

Report	Date issued
Audit Plan	June 2008
IFRS impact assessment report	August 2009
Report to those charged with governance	September 2009
Opinion on financial statements	September 2009
Value for money conclusion	September 2009
Report on Use of Resources scores	October 2009
Report to management on the 2007/08 Statement of Accounts audit	October 2009
Annual audit letter	December 2009

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- 68** Peterborough City Council has taken a positive and constructive approach to our audit. I wish to thank Peterborough City Council staff for their support and co-operation during the audit.

Nigel Smith
CAAL
January 2010

Appendix 1 – Use of resources key findings and conclusions

The following tables summarise the key findings and conclusions for each of the three use of resources themes.

Managing finances

Theme score	3
KLOE 1.1 (financial planning)	
Score	3
VFM criterion met	Yes
<p>Financial planning at the Council is timely and efficient. The Council uses a structured medium term approach to deliver savings and efficiencies, enabling it to shift resources to high priority areas. Business and financial planning is integrated effectively. Financial planning has improved in Children’s Services, an outcome of which was a move from a £3m overspend in 2007/08 to a balanced budget in 2008/09. A zero based budgeting exercise, which challenged budget managers to improve efficiency, contributed to this improvement.</p> <p>Significant improvements in financial management enabled the Council to act quickly in response to the credit crunch. The impact of the economic downturn was highlighted early in the year and action was taken to address it.</p> <p>Demonstrating how the Council has managed its finances during the recession will be a crucial element of the assessment against this KLOE in 2010.</p> <p>Further engagement with local communities is required with regard to determining strategic priorities and financial planning. We understand that Neighbourhood Panels will be in place from October 2009; it will be important that the Council demonstrates the outcomes of this initiative.</p>	

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Appendix 1 – Use of resources key findings and conclusions

<p>KLOE 1.2 (understanding costs and achieving efficiencies)</p> <p>Score</p> <p>VFM criterion met</p>	<p>3</p> <p>Yes</p>
<p>The Business Transformation programme has enabled the Council to manage its spending within available resources. It is also integral to the business planning process, which identifies areas where the Business Transformation team can work with services to improve efficiency. Over the last two years, the Business Transformation programme has delivered the outcome of over £10m of savings for PCC, and the Council is on track to exceed the 2008/9 target of £3.68m.</p> <p>The ‘Manor Drive’ project launched in October 2008, considered whole life costs and the first phase, completed in March 2009, delivered £900k in cashable savings through streamlined Council back office structures.</p> <p>Service improvements are addressed with partners as well, through the introduction of an innovative ‘Solution Centre’. Where performance is poor for priority areas, targeted actions are agreed to improve performance, for example addressing high numbers of teenage pregnancies. By understanding costs and performance for both Council and partner activities, potential resource gaps and duplication can be identified so that resources can be aligned across organisational boundaries.</p> <p>In relation to the Business Transformation Programme, resources are required to establish how data can be captured centrally (eg to capture productivity and efficiency information) to enable non-cashable benefits to be effectively monitored</p>	
<p>KLOE 1.3 (financial reporting)</p> <p>Score</p> <p>VFM criterion met</p>	<p>3</p> <p>Yes</p>
<p>A detailed closedown plan is managed by Strategic Finance, with proactive discussions on accounting issues with external audit, clear planning for the impact of International Financial Reporting Standards and an established track record of preparing excellent draft accounts.</p> <p>The Council’s excellent financial reporting arrangements were recently recognised in a case study in the Audit Commission publication ‘Summing Up’. The Council was also shortlisted for Finance Team of the Year in the Local Government Chronicle awards.</p> <p>During a period of organisational change (for example the Manor Drive programme and the managed IT service), the Council will need to ensure that the quality of its internal and external financial reporting arrangements is not compromised.</p>	

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Governing the business

Theme score	3
KLOE 2.1 (commissioning and procurement)	
Score	3
VFM criterion met	Yes
<p>The Sustainable Community Strategy and the Local Area Agreement drive the commissioning of services by identifying those things the community considers most important for the Council to address. This is exemplified by the Children and Young People’s Plan, which was underpinned by extensive consultation with children and young people, and the Children’s Trust.</p> <p>Business process re-engineering techniques were used to improve assessment processes for vulnerable children, an approach that has led to improved performance and reduced costs.</p> <p>The Council’s Strategic Procurement Unit has led to a number of improvements in procurement arrangements, for example, implementing a number of corporate contracts, designed to free up time, reduce administration processes and focus on front line service activity.</p> <p>Procurement savings need to continue to be achieved across the Council.</p>	

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Appendix 1 – Use of resources key findings and conclusions

<p>KLOE 2.2 (data quality and use of information)</p> <p>Score</p> <p>VFM criterion met</p>	<p>2</p> <p>Yes</p>
<p>A data quality strategy and policy has been created and communicated through a development group and departmental performance contacts. The data quality policy and the Council's overall approach is monitored by the Strategic Improvement Division with a Strategic Director responsible for data quality issues.</p> <p>These also underpin the Council's approach to performance information across the Greater Peterborough Partnership, where information from partners is brought together in a Performance Hub. This brings together performance specialists and analytical capacity across partners to provide collective analysis of performance data and wider delivery intelligence.</p> <p>Processes are in place and are embedded. Whilst there is an emphasis on highlighting areas of risk and 'management by exception', further work is to be undertaken to reinforce arrangements over the coming year.</p> <p>The Council must ensure that it retains complete audit trails to support National Indicators.</p> <p>The Strategic Improvement Division should ensure that it undertakes a pro-active review programme of key data and performance information and takes appropriate action to identify and address weaknesses. Training for Members and Officers should continue to be provided where it is identified that there is a need to do so.</p>	

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<p>KLOE 2.3 (good governance)</p> <p>Score</p> <p>VFM criterion met</p>	<p>3</p> <p>Yes</p>
<p>Counter fraud work for local elections has been excellent. The Council worked in partnership with the Police with the aim of restoring the confidence of the public in local elections and reducing fraud. Engaging with communities as part of the process also helped identify health and safety issues prevalent in private sector housing in the city. The partnership involved a co-ordinated effort from the start to ensure the prevention of fraud.</p> <p>The Chief Executive completed a senior management review during the year to ensure that the senior management team has the appropriate structure and post holders to drive and deliver the priorities in the Sustainable Community Strategy. A Performance Management Forum and Senior Management Training Programme are also focused on the Sustainable Community Strategy and the Local Area Agreement. This enables the Council to use its position on the Greater Peterborough Partnership to promote good governance.</p> <p>Officer training has been undertaken regarding decision making, ensuring less ‘call in’ of decisions. A ‘Member Induction Toolkit’ (that covers, for example, Freedom of Information and Data Protection) emphasises the accessibility of the Monitoring Officer. The Council also utilises the ‘Modern Councillor’ training package.</p> <p>The establishment of the Children’s Trust in April 2008, with formal arrangements and principles of operation, is a prime example of a review of effectiveness of how the Council was working across the Greater Peterborough Partnership led to improvements in governance arrangements. Outcomes have been achieved in Social Care, Educational Attainment, Attendance, the performance of the Youth Offending Service and the drive to reduce those not in education, employment or training.</p> <p>Demonstrating appropriate governance arrangements in respect of the growth agenda and organisational change will be a crucial element of the assessment against this KLOE in 2010 and 2011.</p>	

Appendix 1 – Use of resources key findings and conclusions

KLOE 2.4 (risk management and internal control)	
Score	3
VFM criterion met	Yes
<p>The Risk Management Strategy provides a clear framework for managing strategic and operational risks. These are discussed and addressed at the Corporate Management Team, Departmental Management Teams and by Members as appropriate. The Council has explicitly used its Assurance Framework to inform the Corporate Risk Register refresh in 2008/09. Internal Audit has an Audit Plan that is aligned to the risk register and reports to the Audit Committee quarterly on its work.</p> <p>Business continuity arrangements have improved considerably in the last 18 months and are focused on ensuring services continue to deliver. This was highlighted in the inclement weather earlier in 2009, where a number of services needed to implement their planned business continuity arrangements. Despite significantly reduced staff levels, the customer contact centre was kept open for normal working hours, recognising it would be (and was) a focal point for public queries about the impact of the weather on other services.</p>	

Managing resources

Theme score	2
KLOE 3.1 (use of natural resources)	
Score	2
VFM criterion met	Yes
<p>The Council has a Climate Change strategy and intends to refresh this with input from across the Greater Peterborough Partnership. The Council also has the ambition to become the Country’s Environment Capital. This is embedded in the Sustainable Community Strategy; there is a separate ‘Environment Capital Manifesto’.</p> <p>The Council is taking steps to reduce its carbon footprint. It has entered a carbon trading scheme, with an aim to reduce carbon emissions from buildings and vehicle fleet by 5%. However, the Council is not currently able to demonstrate a track record of reducing carbon emissions and resource usage.</p> <p>The Council commissioned a Green Fleet Review in 2008/09 that delivered practical actions that are intended to help it reduce its transport emissions and lower running costs whilst maintaining the operational requirements of the fleet. It also provided baseline data for fleet carbon emissions. Other data is available for natural resource usage at Council buildings.</p> <p>The Council needs to achieve clear reductions in its main resource use areas when measured using the same basis for calculation year-on-year.</p> <p>The Council needs to work with partners to help reduce the Council's impact on the environment. Reductions in resource usage need to be quantifiable.</p>	

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Appendix 1 – Use of resources key findings and conclusions

<p>KLOE 3.2 (strategic asset management)</p> <p>Score</p> <p>VFM criterion met</p>	<p>3</p> <p>Yes</p>
<p>The Council has a strategic approach to asset management and a 10 year corporate property strategy that shapes its property portfolio against future needs in the Sustainable Community Strategy. The corporate asset management plan determines how property assets will be managed, including a backlog maintenance programme.</p> <p>The Council can demonstrate it is improving the condition of its asset base and is actively working with partners to facilitate this. Working with the Homes and Communities Agency ('HCA'), the Corn Exchange, a strategic site, was purchased with grant funding, to demolish it as part of the plan to redevelop the city centre. The Carbon Challenge Project is intended to provide 350 Carbon Neutral homes, including 105 affordable units, on the River Nene.</p> <p>'Bayard Place' has been re-designed to act as the main customer contact centre in the centre of the city, with back office services migrating to the outskirts at Manor Drive. A review of planning services indicated that there were a number of issues that needed to be addressed to improve the level of service to the customer. Bridge House, where the majority of planning services were previously delivered, was old, in need of refurbishment and remote from the Strategic Planning function and Opportunity Peterborough. Alternative suitable accommodation was sought and found in Stuart House, an office block that offered a modern working environment. This 'one stop shop' for the Growth agenda will allow the Council to market itself to the investor community.</p> <p>Demonstrating how it manages its capital programme to ensure strategic priorities are achieved, in the context of an economic downturn, will be an important element of the assessment against this KLOE in 2010.</p>	

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