

## **SUSTAINABLE GROWTH SCRUTINY COMMITTEE**

**THURSDAY 13 OCTOBER 2011**

**7.00 PM**

**Bourges/Viersen Room - Town Hall**

### **AGENDA**

**Page No**

**1. Apologies for Absence**

**2. Declarations of Interest and Whipping Declarations**

*At this point Members must declare whether they have an interest, whether personal or prejudicial, in any of the items on the agenda. Members must also declare if they are subject to their party group whip in relation to any items under consideration.*

**3. Minutes of Meeting held on 6 September 2011**

**1 - 6**

**4. Call In of any Cabinet, Cabinet Member or Key Officer Decisions**

*The decision notice for each decision will bear the date on which it is published and will specify that the decision may then be implemented on the expiry of 3 working days after the publication of the decision (not including the date of publication), unless a request for call-in of the decision is received from any two Members of a Scrutiny Committee or Scrutiny Commissions. If a request for call-in of a decision is received, implementation of the decision remains suspended for consideration by the relevant Scrutiny Committee or Commission.*

**5. Draft Housing Strategy 2011-15 (Incorporating the Peterborough Strategic Tenancy Policy)**

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**6. Enterprise Peterborough**

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**7. Manor Drive Managed Service**

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**8. Planning Policies Development Plan Document**

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**9. Forward Plan of Key Decisions**

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**10. Work Programme**

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**11. Date of Next Meeting**

Tuesday, 8 November 2011



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 Paulina Ford on 01733 452508 as soon as possible.

### **Emergency Evacuation Procedure – Outside Normal Office Hours**

*In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair.*

#### **Committee Members:**

**Councillors: C Burton (Chairman), S Allen (Vice Chairman), N Arculus, D Day, J Peach, E Murphy and D Fower**

**Substitutes: Councillors: M Jamil, G Nawaz and N Sandford**

Further information about this meeting can be obtained from Paulina Ford on telephone 01733 452508 or by email – [paulina.ford@peterborough.gov.uk](mailto:paulina.ford@peterborough.gov.uk)

**MINUTES OF A MEETING OF THE SUSTAINABLE GROWTH SCRUTINY COMMITTEE  
HELD AT THE BOURGES/VIERSEN ROOM - TOWN HALL  
ON 6 SEPTEMBER 2011**

**Present:** Councillors C Burton (Chairman), S Allen (Vice Chairman),  
D Day, J Peach, E Murphy

**Also Present:** Andrew Edwards, Head of Growth & Regeneration  
Simon Machen, Head of Planning, Transport and Engineering  
Services

**Officers Present:** Jennifer Harris, Lawyer  
Dania Castagliuolo, Governance Officer  
Paulina Ford, Senior Governance Officer, Scrutiny

**1. Apologies for Absence**

Apologies were received from Councillor Arculus and Councillor Fower

**2. Declarations of Interest and Whipping Declarations**

Councillor Murphy declared a personal interest with regard to item 6 on the agenda, the Disposal of Vawser Lodge as he owned property in the area.

**3. Minutes of Meetings Held on 7 June 2011 and 29 June 2011.**

The minutes of the meetings held on 7 June and 29 June 2011 were approved as a correct record.

**4. Call in of any Cabinet, Cabinet Member or Key Officer Decisions**

There were no requests for call-in to consider.

**5. Facilitating Growth in Peterborough**

The report provided the Committee with an outline of how the Growth Agenda was facilitated for Peterborough and was being taken forward. The Head of Growth and Regeneration introduced the report and informed Members that the Growth agenda was facilitated through three service areas:

- Growth and Regeneration
- Opportunity Peterborough
- Planning, Transport and Engineering

Members were informed that investors had become risk adverse and would be more likely to invest if there was a demand for the service they provided. Part of the role of the Growth and Regeneration Team was to generate demand and therefore provide a market for developers. The Growth and Regeneration team looked at three distinct areas of focus:

- Enabling development where the Council has no land interest an example of which was the station quarter
- Utilising a significant land interest where most of the land was owned by the Council.

- Minority land interest where only a small part of the land was owned by the Council.

The Council were engaging with investors and developers to develop financial packages for investment in the City. Government money previously available had been cut and therefore more engagement with private investors was required. Key to this was the work that Opportunity Peterborough had been doing to market the city to attract new inward investment and as a result had attracted great interest in the City.

The Head of Planning, Transport and Engineering Services informed Members that the planning service played a strong role in delivering the Growth Agenda. It had worked closely with Opportunity Peterborough and the Growth and Regeneration Team to maximise investment and development opportunities across the City. The planning, transport and engineering services had merged into one team to enable a more seamless approach to planning applications. Climate Change and Home of Environment Capital functions would also move into the service area to provide a better service and maximise the sustainability credentials of new development. The team had become pivotal to driving the Growth Agenda forward. The service had recently been awarded a Customer Service Excellence accreditation.

Questions and observations were made around the following areas:

- You mentioned that developers had bought sites for development in the past and they were now disadvantaged because of the economic downturn. Was the football stadium one of those sites? *The acquisition of the football stadium was bought for use as a community stadium. At the time of acquisition the market had been on a downward trend and it had been bought at the right price. The site was unique and bought for development for use to the community. Development of this site was now progressing.*
- Will future budgets be dependant on how well the three service areas succeed in attracting inward investment and future development into the city? Lack of development will have an effect on the amount of 106 monies available. *Members were informed that the Authority had a Planning Obligations Implementation Strategy (POIS) in place. This was a local development tariff that generated a significant amount of income. New development had never fully funded infrastructure development e.g. New school places were funded through formula grant and Local Authority Income Tax etc. Set out in the POIS was how the viability of new development schemes would be appraised. Members were advised that the POIS would be replaced in 2013 with a Community Infrastructure Levy (CIL). The Community Infrastructure Levy was a tax on new development. Money raised from the Community Infrastructure Levy would be ring fenced for local infrastructure needed to support the development of an area. Each charging authority would publish a list of the specific infrastructure it would invest in.*
- What impact will the current planning legislation have on the growth of the city? *The current Regional Plan which sets targets for growth, housing and employment would be removed under the Localism Bill. Members were informed that national or regional targets for growth would no longer exist and it would be up to the Local Authority to determine these. The Government had produced a draft National Planning Policy Framework to make the planning system less complex and more accessible, and to promote sustainable growth. Those authorities like Peterborough who had a Local Development Framework already in place would continue to follow that plan.*
- Can you give an example how the service areas have worked together to bring forward a new development scheme. *Obtaining planning consent for the Moys End stand of the football ground was a good example of how Planning, Transport and Engineering and the Growth and Regeneration teams had worked together. This had been a challenging project incorporating the requirement for an energy centre, ensuring it was a sustainable development and suitable for community use. Working as one team had enabled any issues to be identified and sorted out quickly. This way of working had made contact with the Council much easier.*

- How is this improved way of working facilitating the North Westgate Development? *There had been a lot of interest in the site but it needed to be financially viable and developers were reluctant to take risks in the current climate. The team were working closely with a number of interested parties. It had been important that the product at North Westgate was right and this would take time to put in place.*

## **ACTION AGREED**

The Committee noted the report.

### **6. The Disposal of Vawser Lodge**

The report had been produced at the request of the Committee to update them on the progress that had been made on the disposal of the Vawser Lodge site. The Head of Growth and Regeneration informed members that there had been a delay in disposing of the site due to the fact that it was adjacent to the Peterborough District Hospital site. A decision had been made that it would be better to sell it as a residential site but to hold back on the disposal of the Vawser Lodge site until the PDH site was sold to increase the marriage value. However there had been no indication of when the PDH site would be sold so a further decision was taken to look at ways of disposing of the site before the PDH site was sold. A number of developers had shown an interest.

Questions and observations were made around the following areas:

Councillor Arculus who had been unable to attend the meeting requested that the Chair ask the following questions on his behalf:

- When is the consultation with ward councillors going to take place? *Officers would consult with ward members as soon as proposals were available.*
- Has a professional valuation been carried out? If so, what is the market value? What would the development value be? If one hasn't been carried out; then why not? *A professional valuation had been carried out but officers were unable to release the figures as it was commercially sensitive information.*
- What is the projected marriage value to any sale of the Peterborough District Hospital site? *This was commercially sensitive information that officers were unable to release.*
- Has any thought been given to using this site for university or educational use? If not why not? *Thought had been given but only in terms of residential support to the University.*
- Have any approaches been made either by local schools or care providers to take over the site? *No approach had been made by local schools; a care provider had shown interest but it had been an insignificant value and it was decided to turn the offer down.*
- The site is not in good repair. It shows a lack of foresight not to keep the property and buildings in good state as this impacted on the value. Who was responsible for this? When was the property last inspected? *The Head of Growth and Regeneration was responsible for the site but could not recall when it had last been inspected. The building was not in a fit state to use or keep open and had been made secure. Any future developer would demolish the building.*
- The land around the site is for sale. Has the council given any thought to assembling a site for development or educational use out of the land currently marketed? The ward needs greater provision of primary and secondary education. *A significant amount of work was done jointly with a number of parties, including the existing landowner. However at the time the landowner declined to sell the land or engage at a level that would be viable.*

Other questions asked by Members of the Committee were:

- Had the Local Authority considered undertaking its own development of this site with a particular view to building new accommodation for elderly residents? *Members were*

*advised that this had been considered but the development risks associated with this and cash flow meant that it was a risk that would not be viable at this time. However work had been done with a number of local Registered Social Landlords to enable them to build affordable units and also with Care Providers to enable them to acquire land.*

- Can officers confirm if the land that Vawser lodge was built on had been left by someone in their Will to be used only for the use as a respite centre. *As part of the sale process due diligence would be undertaken to check historical records to see if there are any restrictions in place. Officers advised that they were unaware of this restriction but would check again.*

#### **ACTION AGREED**

The Committee noted the report.

### **7. Local Development Framework Scrutiny Group**

The report informed the Committee on the background of the Local Development Framework (LDF) Scrutiny Group. Members were asked to consider whether the LDF Scrutiny Group should continue or be disbanded. If disbanded the Sustainable Growth Scrutiny Committee would provide the strategic and high level overview, scrutiny and monitoring of the Peterborough Local Development Framework (LDF) Development Plan Documents.

Members considered the value of the group going forward and acknowledged the good work that the group had done in the past. Members felt that the group had fulfilled the purpose for which it had originally been formed. Any remaining LDF Development Plan Documents would be presented through the normal scrutiny reporting process to the Committee.

#### **RECOMMENDATION**

The Committee recommends that the Local Development Framework Scrutiny Group be disbanded immediately and that all future monitoring of the Peterborough Local Development Framework Development Plan Documents be dealt with directly through the Sustainable Growth Scrutiny Committee reporting process.

### **8. Forward Plan of Key Decisions**

The Committee received the latest version of the Council's Forward Plan, containing key decisions that the Leader of the Council anticipated the Cabinet or individual Cabinet Members would make during the course of the following four months. Members were invited to comment on the Plan and, where appropriate, identify any relevant areas for inclusion in the Committee's work programme.

#### **ACTION AGREED**

To note the latest version of the Forward Plan.

### **9. Work Programme**

Members considered the Committee's Work Programme for 2010/11

#### **ACTION AGREED**

To confirm the work programme for 2010/11

### **10. Date of Next Meeting**

Thursday 13 October 2011

CHAIRMAN 7.00 - 8.16 pm

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<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 5</b>
<b>13 OCTOBER 2011</b>	<b>Public Report</b>

## **Report of the Executive Director of Operations**

**Contact Officer(s) – Richard Kay / Anne Keogh**  
**Contact Details – 863795 / 863815**

### **Draft Peterborough Housing Strategy 2011-15 (incorporating the Peterborough Strategic Tenancy Policy)**

#### **1. PURPOSE**

- 1.1 The purpose of this report is to seek comments from committee on the attached draft Peterborough Housing Strategy 2011-15 (incorporating the Peterborough Strategic Tenancy Policy). It is a statutory requirement to prepare a Housing Strategy, under the Local Government Act 2003. A Strategic Tenancy Policy is likely to be a statutory duty shortly. Comments made by committee will be reported to Cabinet on 7 November 2011, prior to Cabinet deciding whether to approve the Strategy for the purposes of public consultation.

#### **2. RECOMMENDATIONS**

- 2.1 That Committee make comments as they see fit on the attached draft Housing Strategy (incorporating the Peterborough Strategic Tenancy Policy), with such comments to be reported to Cabinet on 7 November 2011.

#### **3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY**

- 3.1 The Housing Strategy cuts across all four priorities of the SCS:
- Priority 1 - tackling inequalities (including supporting vulnerable people such as the homeless and regenerating neighbourhoods)
  - Priority 2 – Creating Strong and Supportive Communities (including the empowering of local communities in delivering housing in their area)
  - Priority 3 – Creating the UK’s environment capital (such as tackling fuel poverty in homes)
  - Priority 4 – Substantial and Truly Sustainable Growth (especially the goal of creating better places to live).

#### **4. BACKGROUND & KEY ISSUES**

##### **4.1 Introduction**

The Peterborough Housing Strategy is a major policy item for the council. It sets out the council’s policies, commitments and programme for the period 2011-2015 for a wide range of Housing matters, including:

- How we will assist vulnerable people, such as the homeless;
- What our priorities are for delivering new homes, including prestige and affordable homes;
- How we will endeavour to regenerate existing housing stock, whether that be private or social housing;
- How we will assist people to get access to housing, including the council’s Mortgage Scheme;
- How we will tackle Gypsy and Traveller housing issues; and

- How we will respond to the Government's reforms to social housing

4.2 In clearly setting out the council's priorities in these matters, the public has full knowledge of what to expect and how to make the most of the services we offer.

4.3 The draft strategy recommended for consideration by Committee today has been written so that it is:

- Brief, yet informative;
- Clear as to what the council's proposed policies are; and
- Specific in actions we will take.

#### 4.4 **Structure of the draft Strategy**

The Strategy is in three main parts:

- An **introduction** to the Strategy and an explanation as to **how to submit comments** on the draft during the consultation period (scheduled to commence towards the end of September, for a four week consultation period):
- A set of **four priorities**, each with their own set of policies and actions (see below).
- A summary '**Action Plan**', so we are clear who is to do what by when. This will also form the template for regular monitoring and reporting on whether we remain on track with delivering the Strategy.

#### 4.5 **The Housing Strategy Priorities**

There are four headline priority areas within the Strategy. First, **supporting the delivery of substantial yet sustainable growth**. A range of key objectives are identified to contribute to the delivery of growth in Peterborough. These include confirming that we are to maintain the current targets for additional dwellings in Peterborough but also ensuring that growth is sustainable and achieves high environmental standards. Supporting other important initiatives such as ensuring a supply of suitable accommodation for Peterborough's growing student population, meeting the accommodation needs of the new City Hospital and supporting Government's promotion of self build, are all identified as important objectives. The council's asset disposal plans and ways of stimulating the local housing market through the council's 'mortgage scheme' are also identified as key areas that can contribute to Peterborough's growth.

4.6 The second priority is **securing the regeneration and improvements to Peterborough's housing stock**. This priority focuses on utilising a range of preventative and proactive measures that will improve living conditions in Peterborough's existing homes. The key objectives identified are tackling empty homes, addressing serious disrepair in the private sector through grants and through enforcement and maximising the energy efficiency of existing housing.

4.7 The third priority is **meeting existing and future housing needs**. The key objectives that are identified to contribute to achieving this priority are: maximising the supply of affordable housing within the context of Government's new social housing funding regime; preventing and alleviating homelessness and rough sleeping in Peterborough through a range of measures with a strong focus on homelessness prevention; ensuring the suitability of accommodation for households with specific housing needs both within the existing stock through aids and adaptations and within future stock by ensuring the provision of a range of property types that will cater for different specialist needs; and meeting Gypsy and Traveller needs (especially in terms of short term transit provision).

4.8 The fourth priority is **encouraging the development of mixed and sustainable communities**. The key objectives identified in this section are; ensuring that new housing developments are

planned and managed to ensure a sense of community is developed; ensuring a balanced mix of property types and tenures; ensuring the sustainability of rural communities through affordable housing provision to address local need; supporting community led housing solutions (in both rural and urban neighbourhoods); and ensuring that allocation policies and tenure policies for social housing promote mixed and sustainable communities in the light of Government's social housing reforms.

#### 4.9 **Peterborough's Strategic Tenancy Policy**

Included as an appendix to the Housing Strategy is a draft 'Peterborough Strategic Tenancy Policy'. Whilst it is not a statutory requirement yet to have an adopted Strategic Tenancy Policy, the clear message from government is that it will become a statutory requirement once the Localism Bill is enacted. As such, we are taking the opportunity to issue a draft Strategic Tenancy Policy alongside the wider draft Housing Strategy, and are seeking comments upon it.

4.10 The purpose of a Strategic Tenancy Policy is to set out what the council expects from housing associations which operate within the district. To be clear, it does not dictate what housing associations must do, but rather what we expect and prefer them to do. For example, it covers matters such as:

- The minimum length of tenancy to be granted to new tenants
- The circumstances where it is appropriate for tenancies to be offered that exceed the minimum term
- The circumstances where it is appropriate to retain the offer of lifetime tenancies
- The criteria to inform whether to renew a tenancy at the end of a fixed term
- The appropriate cap to rent levels for homes let as 'affordable rent' tenure, to ensure affordability
- Any other matter to be taken into consideration by social landlords to determine how their stock is let

4.11 In preparing the draft Strategic Tenancy Policy, officers have informally consulted with our housing association partners and have attempted to prepare a policy which is fair yet consistent with the council's wider housing policy aspirations. The housing associations will have the opportunity to formally comment on the draft prior to its adoption by the council later this year or early next.

## 5. **IMPLICATIONS**

5.1 **Financial:** Preparation of the Housing Strategy (and associated Strategic Tenancy Policy) has minimal costs, and can be met within existing budgets. However, the Housing Strategy, once adopted, commits the council to undertaking various activities in the future, each of which have varying cost implications. These tasks, however, have been agreed with the applicable teams concerned, and therefore it is anticipated budgets are in place in order for reasonable endeavours to be taken to achieve the policies and actions proposed. As such, there are no new financial implications directly arising from agreeing this draft Strategy for the purposes of consultation, other than those already accounted for in existing budgets.

**Legal Implications:** The Housing Strategy, once adopted, should be adhered to by the council in the way it conducts its housing-related business. Failure to do so could result in challenges, but these are unlikely to have any legal standing as the commitments being made in the Strategy are not legally binding. Of course, the council has a number of legal duties across the housing agenda, but there is nothing in this draft Strategy which we believe to be contrary to such legal duties or that create new legal duties. Cabinet will only be asked to approve a draft for consultation, rather than adopting the Strategy. The bigger risk in not achieving what we set out in the Strategy is a reputational risk, rather than any legal risk.

**Environmental:** sections of the Strategy relate to environmental issues, such as tackling fuel poverty and bringing empty housing back into use. Overall, the Strategy can be regarded as having a positive impact on tackling environmental issues.

## **6. CONSULTATION**

- 6.1 The Housing Strategy and Enabling team has coordinated the preparation of the Strategy, in association with a considerable number of teams across the council, reflecting the wide range of issues which the Strategy covers. As such, subject to the outcome of the public consultation, officers across the council understand and are 'bought into' the policies and actions which are proposed.
- 6.2 Comments of this Sustainable Growth Scrutiny Committee will be made to Cabinet.
- 6.3 Assuming it is approved by Cabinet in November public consultation will take place on the attached document during November and December 2011. Issues raised during that consultation period will be fully considered, and changes made to the Strategy where appropriate, before submitting the final version of the Strategy to Cabinet in February 2012. As this is a Major Policy Item, Council will be asked to formally adopt the Strategy (target date 22 February 2012).

## **7. NEXT STEPS**

- 7.1 Cabinet approval and public consultation, as described above.

## **8. BACKGROUND DOCUMENTS**

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

- 8.1 None

## **9. APPENDICES**

- 9.1 Draft Housing Strategy

# Peterborough Draft Housing Strategy 2011 - 2015



Cabinet  
November 2011



## Consultation Preface

The Peterborough Housing Strategy is a major policy item for the Council. As a statutory document, it sets out the council's policies, commitments and programme for the period 2011-2015 for a wide range of Housing matters, including:

- How we will assist those in housing need, such as the homeless and those living in fuel poverty
- Our priorities are for delivering new homes, including prestige and affordable homes
- How we will regenerate and improve existing housing stock
- How the housing agenda in Peterborough over the next four years will contribute towards our key strategic aims as a local authority

This consultation period provides an opportunity for you to provide us with your views on the draft document.

### Consultation history

The draft Housing Strategy has been prepared in consultation with a wide range of partner agencies. The objectives of the draft housing strategy were drawn up in consultation with a steering group of key stakeholders, including representatives of housing-related council departments, local housing associations, private developers, NHS Peterborough and the private rented sector. This steering group was formed following the completion of a 'stakeholder identification' exercise designed to identify the key partners that would hold an interest in the draft document.

### How to respond

We welcome your comments at this important stage. Any comments will help inform the final selection process.

- **Consultation Portal Web Link**

[http://www.peterborough.gov.uk/housing/housing\\_strategy\\_team.aspx](http://www.peterborough.gov.uk/housing/housing_strategy_team.aspx)

- **Making comments**

Whilst we prefer it if you submit comments on-line (see above) the email address for comments is: [housing.strategy@peterborough.gov.uk](mailto:housing.strategy@peterborough.gov.uk)

The postal address for comments is:

Housing Strategy Team  
Peterborough City Council  
Stuart House East Wing  
St John's Street  
Peterborough  
PE1 5DD

- **How to make your comments effective**

If you require further clarification on any points raised in the draft Housing Strategy, then please do not hesitate to contact the team via the contact details above, or via phone on 01733 864055. For links to a range of organisations that may be able to assist you in preparing comments on the draft strategy, visit <http://www.cih.org/links/index.html>

## Foreword

Welcome to the draft of our new Housing Strategy, which sets out the council's plans for housing in Peterborough from 2011 until 2015.

Peterborough is a hugely ambitious city. Our vision is simple; to create a bigger and better Peterborough, where sustainable growth brings with it opportunities that will improve the quality of life of its residents, help preserve our natural environment, and create vibrant and cohesive communities. Good quality housing is fundamental to this vision; the standard of our accommodation is pivotal to our health, our wealth, our aspirations and our life-chances.

The Housing Strategy is for everybody who lives in Peterborough. It not only focuses upon addressing housing needs, but also focuses upon the role that housing will play in meeting the economic, social and environmental aspirations of the city. It will sit at the heart of the housing agenda in Peterborough over the next four years.

In producing this draft strategy we have identified four overarching objectives for the housing agenda in Peterborough for the period until 2015. These are;

- To support the delivery of substantial yet sustainable growth
- To secure the regeneration of and improvements to Peterborough's housing stock
- To meet existing and future housing need
- To create mixed and sustainable communities

These objectives are underpinned by a range of key priorities for action, including the need to increase the supply of prestige and affordable homes, support the accommodation requirements of our fledging university, reduce levels of rough sleeping, and meet the housing needs of those with disabilities and other vulnerabilities. This draft strategy contains a range of ideas and initiatives designed to help us address these priorities. However, we are seeking your help, your view and your ideas on alternative and/or additional ways on to address these issues for inclusion in the final document.

Details of how you can submit your comments are shown over the page. We really do value your input on this important document and look forward to receiving some great ideas. With your help we can help to shape Peterborough's housing agenda over the next four years.

We look forward to hearing your views.



**Cllr Marco Cereste**

Lead of the Council and Cabinet Member for Growth, Strategic Planning, Economic Development and Business Engagement



**Cllr Peter Hiller**

Cabinet Member for Housing, Neighbourhoods and Planning



## Peterborough Housing Strategy 2011-15: Contents

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# **Peterborough Housing Strategy 2011-15 Draft – Executive Summary**

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Peterborough is a city with huge ambitions. Peterborough City Council's vision is simple; for a bigger and better Peterborough, where sustainable growth brings with it opportunities that will improve the quality of life of its residents, helps to preserve our environment, and helps to create vibrant and cohesive communities. Good quality housing is fundamental to this vision; the standard of our accommodation is pivotal to our health, our wealth, our aspirations and our life chances.

- **Why does Peterborough need a Housing Strategy?**

The Peterborough Housing Strategy is a major policy item for the Council. Under the Local Government Act 2003 the Council is required to produce a strategy that sets out the council's policies, commitments and programme for a wide range of Housing matters, including:

- How we will assist those in housing need, such as the homeless and those living in fuel poverty
- Our priorities are for delivering new homes, including prestige and affordable homes
- How we will regenerate and improve existing housing stock
- How the housing agenda in Peterborough over the next four years will contribute towards our key strategic aims as a local authority

The Housing Strategy is for everyone who lives in Peterborough. It does not only focus on addressing housing need, it also focuses upon the role that housing will play in meeting the economic, social and environmental aspirations of the city. This strategy is relevant to the future of housing in Peterborough for all of its residents.

This strategy will cover the four-year period from 2011 until 2015. The policies emerging from the strategy will be monitored and reviewed annually with our partners to ensure that they remain relevant to the housing agenda in Peterborough. This process will lead to the production of an annual report that will set out progress made against each policy.

## **Housing policy in context**

- **National Policy overview**

There are several key reoccurring themes that run through national housing policy in the UK. One of the most dominant themes is that of 'sustainability'. Planning Policy Statement One (PPS1), which sets out the government's policy objectives for ensuring wider sustainable development and growth, states that all types of development, including housing growth, should ensure social progress, ensure the effective protection of the environment, ensure prudent use of natural resources, and maintain high levels of economic growth and employment.

Other key themes of national housing policy include the aim to improve housing affordability by increasing supply, to ensure a wide choice of homes to meet a range of needs including opportunities for home ownership, and to ensure the creating of mixed and sustainable communities. These themes are predominantly set out in Planning Policy Statement Three (PPS3); a major policy document that sets out how the government will implement its strategic housing objectives through the planning system.

In addition to these overarching policy objectives, successive governments have also legislated a range of specific measures designed to address particular national housing issues. The Homelessness Act 2002 introduced a requirement for all local authorities to adopt a strategic approach towards the prevention and alleviation of homelessness. This focus upon addressing homelessness has been bolstered by the introduction of the government's target to eliminate entrenched rough sleeping in England by 2012. Recent government policy has also focused upon ways to address the housing challenges posed by an ageing population; the government strategy for an ageing population, entitled 'Lifetime Homes, Lifetime Neighbourhoods', proposes amongst other measures that all new homes will be built to a nationally recognised standard for accessibility and adaptability by 2013 (known as the 'Lifetime Homes Standard').

Continuing on a theme of sustainability that is set out in PPS1, the Energy Bill, which is currently passing through parliament, proposes to introduce a scheme known as the 'Green Deal'. This government-backed but privately funded scheme allows households to carry out energy efficiency improvements to their home at no upfront cost, helping to address government priorities such as alleviating 'fuel poverty' and reducing domestic carbon emissions.

Finally, arguably the most significant recent changes to housing policy are presently passing through parliament as part of the Localism Bill. The Bill proposes a range of reforms based around several key themes; meeting

future housing needs within the context of wider spending cuts, enabling decisions around housing and planning to be made at a local level, and incentivising housing growth. Amongst other initiatives, the Localism Bill introduces a new housing tenure named 'affordable rent' that will help housing associations increase the level of revenue available to fund new development, abolishes the requirement for new tenants living in social housing to be given a tenancy for life, introduces new 'Community Right to Build' powers, and introduces the right for communities to draw up 'neighbourhood plans' that will shape the future of where they live, including the nature of future housing provision. This Housing Strategy sets out how Peterborough City Council will deliver these national policy objectives within the context of our own local priorities.

- **Local policy overview**

In terms of local priorities, the overarching strategic objectives for Peterborough City Council and its partners is set out in the Peterborough Sustainable Communities Strategy 2008-21. The four priorities of the Sustainable Communities Strategy are as follows;

- Creating opportunities – tackling inequalities
- Creating strong and supportive communities
- Creating the UK's 'Environment Capital'
- Delivering substantial and sustainable growth

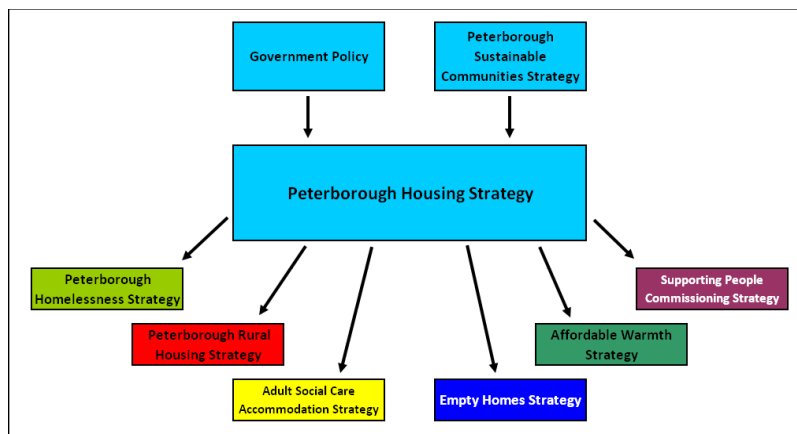
These four priorities underpin every strategic document and policy produced by the Council, including the Housing Strategy.

One such strategic document is the Peterborough Core Strategy, which sets out the principles by which the city will grow over the long term. The Core Strategy sets out plans to deliver 1,420 new homes per annum in Peterborough until 2026, with a focus upon ensuring an appropriate balance and mix of housing that meets the needs and aspirations of the city's residents. The Core Strategy also sets out objectives to improve the quality and longevity of Peterborough's housing stock, and to ensure that our housing growth agenda compliments our Environment Capital aspirations. Another key strategic document that will play an important role in shaping housing growth across the authority area is the Peterborough Local Investment Plan (LIP). Developed in conjunction with the Homes and Communities Agency, the LIP sets out the investment that is required in order to encourage housing-led regeneration and to meet future and existing housing needs.

In addition to our plans for growth, the Council has adopted a range of strategic documents and policies that set out our approach to addressing a wide range of housing priorities. The Peterborough Homelessness Strategy 2008-11 sets out how the Council and its partners will work prevent and alleviate homelessness across the authority, whilst the Peterborough Affordable Warmth Strategy sets out the measures that the Council will take to reduce 'fuel poverty' and improve the thermal comfort experienced by vulnerable households. The Peterborough Rural Housing Strategy 2010-13 also highlights the need to address fuel poverty and domestic energy efficiency amongst vulnerable rural households, along with a need to improve the supply of affordable housing set aside to meet the needs of rural communities.

The Peterborough Older Persons Accommodation Strategy 2007 sets out a target to develop an additional 500 units of 'Extra Care' accommodation by 2016 in order to meet the needs of our ageing population, along with reaffirming our strategic aim to enable and support older persons to remain in their own home. This strategy is soon to be superseded by a new Health and Social Care Accommodation Strategy that will set out how NHS Peterborough and the Council will seek to address the housing needs of vulnerable persons, including the elderly, those with mental health issues, and those with learning disabilities.

The Peterborough Housing Strategy is the Council's overarching strategic housing document. It sets the key objectives that will shape the housing agenda in Peterborough over a five year period. This relationship is depicted in the diagram below;



## Housing in Peterborough

- **Demographic overview**

According to the most recent projections the current population of Peterborough is estimated to stand at around 173,100 (ONS, 2010), with this figure due to increase to 199,800 by 2026. The profile of the population in Peterborough is also projected to change over the next 15 years, with a significant increase in the percentage of local people aged 75 years or over. Furthermore to these population changes, the average household size in Peterborough is also expected to decrease for 2.31 to 2.20 persons by 2026. All of these demographic changes have the potential to hold significant implications for the future of housing in Peterborough.

- **Housing Stock**

As with most British cities, owner-occupation by way of a mortgage is the most common tenure in Peterborough, accounting for 41% of all households. Peterborough is also categorised by a relatively low proportion of households who own without a mortgage (25%) and a higher proportion who rent in the social sector (20%) when compared with the sub-region. The private rented sector, which accounts for 12% of all tenures in Peterborough, is the second largest in the sub-region after Rutland.

**Fig. 3 Estimated Tenure Split**

Tenure	2007		2010	
	Households	% of households	Households	% of h/holds
Owner-occupied (no mortgage)	17,194	25.1%	19,393	25.9%
Owner-occupied (mortgage)	30,825	43.1%	30,372	40.6%
Social Rented	14,055	19.7%	14,846	19.8%
Private Rented	8,686	12.2%	10,288	13.7%
<b>Total</b>	<b>71,480</b>	<b>100.0%</b>	<b>74,900</b>	<b>100.0%</b>

Source: Peterborough Strategic Housing Market Assessment Update 2010

Peterborough's housing stock is weighted towards smaller unit sizes when compared with the sub-region. The most common housing type across the authority is the terraced house (27%), closely followed by the semi-detached house at 26%. The authority has a relatively small proportion of detached housing (21%) when compared with neighbouring authorities in the sub-region (28%). In terms of the age, the housing stock in Peterborough is relatively young. Around 60% of Peterborough's existing housing stock has been developed since 1965, compared with 39% across the rest of England. The city also has a relatively small proportion of properties that were built in the period before 1919 (14% compared with 25% nationally).

- **Housing need and affordability**

Housing affordability is a key issue within the Peterborough housing market. In 2010 the Council and its partner neighbouring local authorities commissioned a study into local levels of housing need. This study identified the following;

- 27% of households in Peterborough cannot afford to rent or buy market housing without some form of subsidy. This is compared with 22.6% of households across the sub-region
- 81% of loan parents in Peterborough are unable to afford market prices or rents without subsidy. The same applies to 38% of single persons and 37% of single pensioners.

- At the current rate of household formation and housing supply, an average of 1,008 households will fall into housing need in Peterborough on an annual basis.
- In rural areas, housing need as a proportion of supply is ten times higher than it is in the urban area of the city.

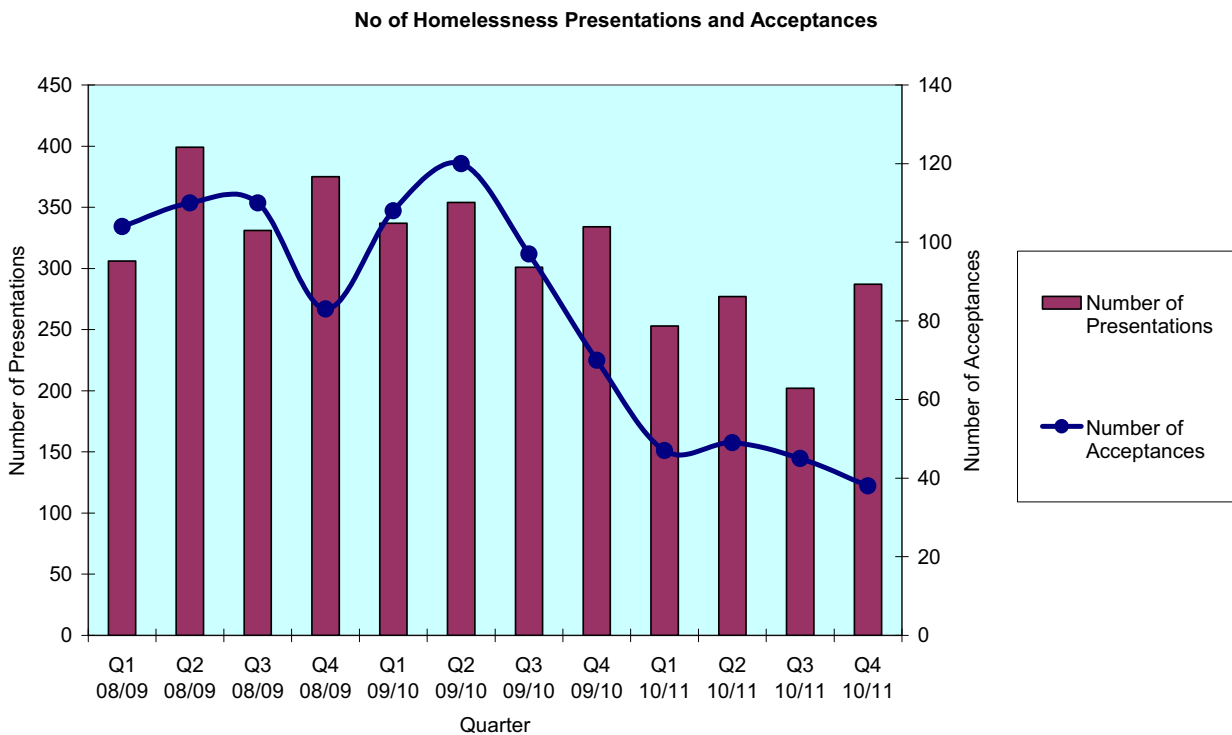
● **Housing Conditions**

In 2009 the Council commissioned a study into the condition of the private sector housing stock across the authority. The key findings of the study were as follows;

- 23% of the private sector dwellings in Peterborough have a ‘category one’ hazard as defined under the Housing Health and Safety Rating System. A category one hazard is defined as a hazard that may cause death or serious injury.
- 39% of private sector homes fail to meet the Decent Homes standard
- The most common disrepair issues across the private sector housing stock in Peterborough relate to doors, windows and heating systems
- Around 15,000 private homes in Peterborough require improvements to their heating systems
- 7,749 Peterborough households are in ‘fuel poverty’, including 23% of all vulnerable households.

● **Homelessness and rough sleeping**

Historically, homelessness and rough sleeping have been significant issues in Peterborough. The last recession brought with it an increase in the number of households applying to the Council as homeless, along with an increase in the recorded instances of rough sleeping. However, recent efforts by the Council and its partners have led to a reduction in these numbers. The graph below shows the number of homelessness presentations received by Peterborough City Council over the past two years, compared with the number of homelessness applicants to whom the council owed a duty to secure accommodation (known as ‘acceptances’).



Peterborough City Council, 2011

## The Objectives

**Objective One: To support the delivery of substantial yet sustainable growth**

The first objective of the Housing Strategy relates to the scale and nature of housing growth that is required to meet the needs of the existing and future population, as well as supporting Peterborough’s economic performance and employment growth. In order to support this objective, the Housing Strategy sets out proposals to;

- Retain the Council’s housing growth target of 1,420 homes per annum until 2026
- Prepare and publish a Community Infrastructure Levy charging schedule by the end of 2012/13

- Encourage the development of, and protection against the loss of, prestige homes
- Encourage and support housing development proposals that make a clear contribution towards Peterborough's Environment Capital aspirations.
- Encourage and enable the growth of student accommodation that can support the growth of higher education facilities in Peterborough, including a commitment to undertake a mapping exercise of all existing student accommodation provision across the authority
- Utilise council land to support growth
- Introduce a Local Authority Mortgage Scheme to assist first-time buyers
- Enable the provision of accommodation that will support the growth of the Peterborough City Hospital
- Support self-build accommodation

### **Objective Two: To secure the regeneration and improvements to Peterborough's housing stock**

The second objective of the Housing Strategy relates to the role that housing regeneration and improvements can play in wider neighbourhood renewal, meeting our environment capital ambitions, and improving the health of our population. In order to meet these objectives, the strategy sets out proposals to;

- Bring 80 long term empty properties back into use on an annual basis, and review the level of resources required to increase this target
- Remove all 'category one hazards' from 350 private sector households on an annual basis until 2014/15
- Improve the thermal efficiency of 100 private sector dwellings per year
- Produce a 'Green Deal' Implementation Strategy that will set out how the Council will support the implementation of the government's flagship residential energy efficiency improvement scheme.
- Explore the feasibility of introducing mechanisms that encourage home owners to undertake consequential energy efficiency improvements
- Implement schemes that improve awareness of the benefits of domestic energy efficiency

### **Objective Three: To meet existing and future housing needs**

Objective three relates to how the Council and its partners will work to meet the growing needs of the residents of Peterborough, including disabled households, those unable to afford market housing, and those threatened with or experiencing homelessness. In order to support this agenda, the Housing Strategy includes plans to;

- Actively support the Homes and Communities Agency's new 'affordable rent' delivery model as a means of increasing the supply of new affordable housing in Peterborough
- Adopt and publish a Strategic Tenure Policy that will set out to ensure that the affordable rent tenure contributes towards meeting local needs and priorities
- Utilise council land to support the provision of affordable housing
- Publish a new Homelessness Strategy by the end of 2011/12
- Continue to offer specialist advice and assistance to those experiencing mortgage difficulties, in anticipation of likely future increases in interest rates
- Develop services aimed at addressing homelessness amongst single person households
- Maintain funding for housing-related support services over the lifespan of the strategy, and to produce a Supporting People Commissioning Strategy that will inform future service commissioning.
- Provide Disability Grant Funding assistance to 255 disabled and/or vulnerable households on an annual basis
- Support the delivery of homes built to the Lifetime Homes Standard

### **Objective Four: To create mixed and sustainable communities**

The final objective set out in the strategy relates to how the Council will seek to utilise its housing agenda to ensure that the neighbourhoods we create and the communities that live within them are mixed, thriving and sustainable. In order to meet this objective, the strategy sets out proposals to;

- Explore the feasibility of introducing mechanism through the planning system that would help to manage the number of new homes in multiple occupation (HMOs) in particular neighbourhoods.
- Continue to explore opportunities to increase the levels of affordable housing in rural areas that are available to meet the needs of local people
- Encourage and support the growth of Community Land Trusts
- Ensure that community sustainability is a key consideration at both the master planning stage of developing new neighbourhoods
- Conduct a refresh of the existing Peterborough Homes Allocations Policy, in order to ensure that the refreshed policy supports the aim to creating mixed and sustainable communities.



# Peterborough Housing Strategy 2011-15 – Draft

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## Introduction

Peterborough is a city with huge ambitions. Peterborough City Council's vision is simple; for a bigger and better Peterborough, where sustainable growth brings with it opportunities that will improve the quality of life of its residents, helps to preserve our environment, and helps to create vibrant and cohesive communities. Good quality housing is fundamental to this vision; the standard of our accommodation is pivotal to our health, our wealth, our aspirations and our life chances.

## Why does Peterborough need a Housing Strategy?

Under the Local Government Act 2003 the Council is required to produce a strategy that sets out its vision for housing across the authority. This Housing Strategy for 2011-15 sets out how the council and its partners will address the housing challenges that Peterborough faces, and explains how our housing agenda will contribute towards our key aims as a city.

## Who is the Peterborough Housing Strategy for?

The Housing Strategy is for everyone who lives in Peterborough. It does not only focus on addressing housing need, it also focuses upon the role that housing will play in meeting the economic, social and environmental aspirations of the city. This strategy is relevant to the future of housing in Peterborough for all its residents.

## What period of time does the Housing Strategy cover, and when will it be reviewed?

This strategy will cover the four year period from 2011 until 2015. The policies emerging from the strategy will be monitored and reviewed annually with our partners to ensure that they remain relevant to the housing agenda in Peterborough. This process will lead to the production of an annual report that will set out progress made against each policy.

## Structure of the Housing Strategy

The Peterborough Housing Strategy consists of four sections. It is structured along the following lines;

**Section One** provides an analysis of the national and local policy context that relates to housing

**Section Two** provides a snapshot of the housing market in Peterborough, along with information regarding housing needs and specific housing issues.

**Section Three.** This section is broken down into four sub-sections. Each sub-section covers one of the four overarching objectives of this housing strategy. Under each of these four objectives we provide details of the key priorities that the Council will focus upon over the next four years in order to work towards achieving these objectives.

**Section Four** contains an action plan setting out the each of the 39 policies within the Housing Strategy. It includes details of the partner agency(s) responsible for delivery against each priority.

## Key achievements from the Peterborough Housing Strategy 2008-11

The key achievements of the Peterborough Housing Strategy 2008-11 are listed below.

### Providing for the future

- During the lifespan of the last Housing Strategy, over 3,172 new homes were developed across Peterborough. Of these homes, over 1,300 of these new homes (41%) were affordable
- Over the last three years, a total of 143 Extra Care Scheme places designed to meet the needs of vulnerable elderly households were delivered across Peterborough.
- The Peterborough Foyer, which provides supported accommodation to young people in employment, training or education, was remodelled to offer a wider range of support packages and lodging types, including move-on accommodation that helps to encourage the transition from dependence to independence.

### Improving housing standards

- Since 2008 an additional licensing scheme for Homes in Multiple Occupation (HMO) located in the central ward of Peterborough has been introduced. This scheme places a requirement for HMO



landlords to register their property with the council and meet certain criteria in terms of property, helping to improve standards in the sector.

#### **Regeneration and renewal of existing housing**

- Over the lifespan of the last Housing Strategy, nearly 200 previously empty homes were been bought back into use, with many of these properties let to homeless households who were previously waiting for accommodation through the housing register
- Over 2,650 private sector renewal grants have been awarded by our Strategic Housing Services team; this equates to over £5 million to help improve the homes of vulnerable people living in Peterborough

#### **Reducing homelessness**

- Due to an increased focus on homeless prevention, there has been a year on year decrease in the number of homelessness 'acceptances' from 413 in 2008/9 to 179 in 2010/11. The number of homelessness presentations has fallen by 27% over the same period.
- Thanks to a strong partnership working approach between the Council, the UK Border Agency, the voluntary sector and faith groups, the levels of rough sleeping in Peterborough had reduced significantly by the end of 2010/11.

#### **Delivering excellent housing advice and support services**

- Between 2008 and 2011 our Housing Needs team prevented the homelessness of 32 households through the Government's Mortgage Rescue Scheme
- Over 3,800 affordable homes have been allocated to households on the housing register by our Choice Based Lettings scheme
- Over the last three years, the Council commissioned and funded over £14m worth of housing-related support services under the Government's Supporting People programme.

A full breakdown of the progress made against the action plan for the previous Housing Strategy, that covered the period from 2008 to 2011, can be found in appendix three of this document.

## Section One - Local and National Policy Context

There are many strategies and plans that contribute and feed into different aspects of the housing agenda in Peterborough. This section highlights some key national and local housing-related priorities, and explains how these priorities relate to those of the Peterborough Housing Strategy 2011-15.

### The National Policy Context

Local housing priorities are heavily influenced by a series of strategies and plans introduced by the Government. The key national housing-related drivers of policy are explored below. It is worth noting that many of the national policies and plans set out in this section were introduced by the previous government. Details of the coalition government's housing agenda are yet to fully emerge. This section may be revised accordingly in the final version of this strategy if further details are published.

### **'Local Decisions - A Fair Future for Social Housing' and the Localism Bill**

In December 2010, the Government unveiled a wide range of social housing reforms in a consultation paper named 'Local Decisions - A Fair Future for Social Housing'. Government has proposed the following reforms;

- The introduction of a new affordable housing tenure, entitled the 'affordable rent'. Rents for the new tenure will be set at 80% of local market rents.
- The introduction of new flexibilities that allow landlords to offer fixed-term tenancies to tenants in the affordable sector, and make it easier to transfer tenants between properties.
- A new duty for local authorities to produce a 'Strategic Tenure Policy', which sets out the principles by which landlords should apply their new flexibilities.
- Amendments to legislation that relate to homelessness and housing allocation. Under the proposals, local authorities will be granted more flexibility in how they discharge their homelessness duties, and will no longer be required to hold 'open' waiting lists and instead will be able to prevent certain groups from applying for housing (such as those with no local connection to the area).
- Plans to financially incentivise local authorities to bring long term empty homes back into use.

If adopted by parliament, these reforms will be brought into statute by the Localism and Decentralisation Act, which is presently passing through Parliament as a 'bill'. Other measures being introduced with housing-related implications include;

- The introduction of the 'New Homes Bonus'. The bonus, which is designed to act as a financial incentive for communities and local authorities to encourage housing growth and bringing empty homes back into use, will be the equivalent of six years council tax per new dwelling.
- New 'community right to build' powers which will give local people the opportunity to come together and devise plans to develop housing, shops, businesses or facilities, and then obtain outline planning consent where the rest of the community is largely in support of the proposals.
- New 'community to bid' powers, which will grant communities the chance to draw up a list of local assets which are of importance to local people (a list that local authorities will be required to maintain by law). When listed assets come up for sale, community groups will have the opportunity to formulate a bid to take ownership.
- The introduction of new rights for communities who wish to draw up 'neighbourhood development plans' that will shape the future of where they live.

Detail regarding these reforms is still emerging, principally through the evolution of the Localism and Decentralisation Bill.

### **Energy efficiency, fuel poverty and the 'Green Deal'**

The 'Green Deal' is the Government's leading approach to addressing the issues of energy inefficiencies within the country's housing stock. Introduced through the Energy Bill in December 2010, the 'Green Deal' is designed to allow households to carry out energy efficiency improvements to their homes with no upfront cost.

Under the 'deal', energy consumers will pay back the cost of the improvements through a charge on their utility bill. However, the charge on the bill should be no more than the actual savings gained from having the improvements. Details of how the Council is preparing for this initiative are outlined in objective two of section three of this strategy.

### **'Lifetime Homes, Lifetime Neighbourhoods'**

'Lifetime Homes Lifetime Neighbourhoods' was introduced by the previous government in 2008 as part of its strategy for housing an ageing population. The document sets out policy objectives to;

- Build all new homes to Lifetime Homes standard by 2013. This is a set of design principles for new build accommodation that make it easier for the occupant to remain in the property if their mobility decreases. The incumbent government has not expressed plans to abolish this target, but it has confirmed that it is under review.
- To increase funding for the Disabled Facilities Grant, that funds the adaptations that are necessary to enable vulnerable and disabled people to remain in their own home. This increase in funding was supported by the recent Comprehensive Spending Review.

As we will explain in the next section of this strategy, Peterborough's elderly population is projected to rapidly increase over the next 15 years, with a 90 percent increase in the population of those over 85 years of age. The number of individuals suffering from dementia is also set to increase nationally, with a 38 percent increase over the next 15 years and an increase of 154 percent beyond 2050 (The Alzheimer's Society, 2007).

The combination of an ageing population, coupled with a likely increase in the need for care provision, reaffirms the necessity to ensure that our housing stock is ready for this demographic change. The Housing Strategy will set out some key overarching principles that will underpin the emerging Health and Social Care Accommodation Strategy that is being produced by NHS Peterborough. This document, which is anticipated to be published during mid 2011, will include specific details of our strategic approach towards addressing the housing needs of an aging population.

### **Planning Policy Statement 3 (PPS3) - Housing**

Planning Policy Statement 3 (PPS3) is a major policy document that sets out how the Government will implement its strategic housing objectives nationally through the planning system. The statement sets out the Government's four key policy aims for housing;

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community
- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need
- To improve affordability across the housing market, including by increasing the supply of housing
- To create sustainable, inclusive, mixed communities in all areas, both urban and rural

In June 2011 as part of the social housing reforms process, the Government revised the existing definition of affordable housing as set out in PPS3 to include the new affordable rent tenure; 'Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.'

The criterion for affordable housing remains unchanged. PPS3 still states that affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

### **Planning Policy Statement 1 (PPS1) – Sustainable Development**

Although not solely focused upon housing, Planning Policy Statement 1 sets out the Government's policy objectives for ensuring wider sustainable development and growth. The policy objectives set out in PPS1 are;

- To ensure social progress which recognises the needs of everyone
- To ensure effective protection of the environment
- To ensure prudent use of natural resources
- To maintain high and sustainable levels of economic growth and employment

These principles will underpin Peterborough City Council's approach to housing and growth, and will be incorporated into the approach taken by this strategy.

### **Homelessness Act 2002 and the 2012 Rough Sleeper Target**

The Homelessness Act 2002 introduced a duty for local authorities to adopt a strategic approach to tackling homelessness, including the requirement to produce a strategy that sets out how it will seek to prevent homelessness. Details of our ongoing work to prevent and reduce homelessness, including our plans to publish a refreshed Homelessness Strategy, are included within section three of this strategy.

The focus on the prevention of homelessness has also been bolstered by the Government's target to eliminate rough sleeping in England by 2012.

### **Summary of key national policies, priorities and plans**

As with the local strategies and plans, analysis of the key national policy objectives set down by the Government identifies several key themes. These include the objectives to:

- Ensure sustainability of development
- Address climate change through the way we build and heat our homes
- Create mixed and balanced communities
- Ensure a broad housing offer that supports economic growth
- Prepare for the housing challenges that an ageing population will bring
- Support those who are vulnerable and in the highest housing need.

### **The Local Policy Context**

#### **Peterborough Sustainable Communities Strategy 2008-21**

The Peterborough Sustainable Community Strategy 2008-21 is an overarching strategy that guides the work of Peterborough City Council and its partners. It underpins every strategic document produced by the Council, from the Core Strategy through to the Local Transport Plan. The four key priorities of this strategy are as follows;

- Creating opportunities – tackling inequalities
- Creating strong and supportive communities
- Creating the UK's 'Environment Capital'
- Delivering substantial and sustainable growth

A key role of the Peterborough Housing Strategy is to set out how the housing agenda in Peterborough will help deliver the Sustainable Community Strategy. The work of Peterborough City Council is also guided by the Sustainable Community Strategy vision statement, which is;

*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 that 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*

Safe, warm and good quality housing that meets the needs of a range of individuals and households will play a fundamental role in achieving this vision.

#### **The Peterborough Core Strategy**

The Peterborough Core Strategy, which sets out the principles by which the city will grow over the long term, has a similar vision for the future of housing across Peterborough. The Core Strategy (para 3.0.6) sets out the following vision for housing in Peterborough;

*Peterborough will be an area renowned for its quality and choice of housing, where marketability, progress, and social integration are promoted through the provision of a broad range of housing types in both rural and urban areas that match the needs and aspirations of existing and future residents in terms of affordability, sustainability, size, type and location, whilst also meeting the highest standards of design quality and environmental sustainability.*

The Core Strategy sets out various objectives that are designed to help us achieve this vision. Five of these objectives are particularly relevant to this Housing Strategy, namely:

**Objective 1: Delivery** – To ensure the delivery of growth in Peterborough

**Objective 2: Environment Capital** – To develop a distinctive identity as the UK's Environmental Capital

**Objective 7: Balanced and Mixed Housing** – To meet the needs of Peterborough's existing and future population by ensuring that there is a balanced mix of housing tenures and sizes throughout the area, including increased provision of executive, young professional and live/work homes in order to attract and retain more highly skilled workers to the area

**Objective 8: Affordable Housing** – To ensure that there is sufficient affordable housing to meet local needs and encourage social integration through the rural and urban area

**Objective 9: Housing quality and density** – To improve the overall quality and longevity of Peterborough's housing stock by ensuring that all new and regenerated housing meets high environmental, sustainability and design standards

### **Peterborough Local Investment Plan 2011**

Peterborough's Local Investment Plan (LIP) has been developed in partnership with the Homes and Communities Agency and was adopted by the Council in February 2011. The document sets out the investment required for Peterborough to inform funding discussions with the HCA. The investments set out in the plan are those required to deliver the agreed economic, housing and environmental ambitions of Peterborough. The plan identifies a series of key themes for investment (such as rural housing) and prioritises the key interventions and projects that the authority believes will help to encourage housing-led regeneration. The plan also sets out the necessary infrastructure required to support these projects. This document will form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.

### **Peterborough Homelessness Strategy 2008-11**

The Council is required by law to produce a strategy that sets out how it will seek to prevent and reduce homelessness. The Peterborough Homelessness Strategy sets out several key areas for action, including;

- To ensure the availability of appropriate accommodation in line with current and future levels of demand
- To develop and review support and advice services
- To offer a range of housing options and advice for people seeking accommodation in the Peterborough area

Objective three of section three of the Housing Strategy sets out some key strategic principles that will underpin our approach towards tackling homelessness over the next four years. These principles will underpin the next Homelessness Strategy, which is due to be published and adopted by January 2012.

### **Peterborough Older Persons Accommodation Strategy 2007**

Produced jointly by Peterborough City Council and NHS Peterborough, the Older Persons Accommodation Strategy (OPAS) has played a key role in the provision of housing for our aging population over the past few years. The priorities of the strategy include;

- To support older people to remain in their own home with the provision of aids and adaptations
- To promote development of accommodation to the Lifetime Homes standard
- To promote the provision 'Extra Care' accommodation, including a target to provide an additional 500 units of extra care accommodation in Peterborough by 2016
- Ensuring the availability of high quality information and advice on housing and care options

NHS Peterborough is presently working on a comprehensive accommodation strategy that will cover our approach towards addressing the housing needs of a range of vulnerable groups, including older persons. This new Health and Social Care Accommodation Strategy will supersede OPAS, and form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.

### **Peterborough Affordable Warmth Strategy**

The Peterborough Affordable Warmth strategy sets out how we will address the issue of fuel poverty in Peterborough. Fuel poverty occurs when households are unable to afford sufficient energy for health and comfort, due to the combination of low income, inadequate heating systems and a lack of insulation. The strategy sets out several key priorities that will help to address fuel poverty, including;

- Improve the energy efficiency of all homes in Peterborough
- Promote and maximise the take up of benefits and grants to enable vulnerable households to maximise income
- Raise awareness of affordable warmth amongst the public and key agencies

Details of the Council's approach towards addressing fuel poverty are set out in objective two of section three of this strategy.

## Rural Housing Strategy 2010-13

The Peterborough Rural Housing Strategy seeks to address some of the needs that rural areas face in terms of accommodation and housing. Produced in conjunction with rural communities, the strategy sets out three priorities for action;

- Increasing the supply of affordable housing for those already living in rural communities
- Addressing fuel poverty and energy inefficiency
- Ensuring the in-keeping design of future development

The Peterborough Housing Strategy will further strengthen the Council's commitment to addressing these priorities by exploring the opportunities created by the Localism and Decentralisation Bill to tackle rural housing issues. Further details of our approach towards addressing rural housing issues is set out in objective four of section three of this strategy.

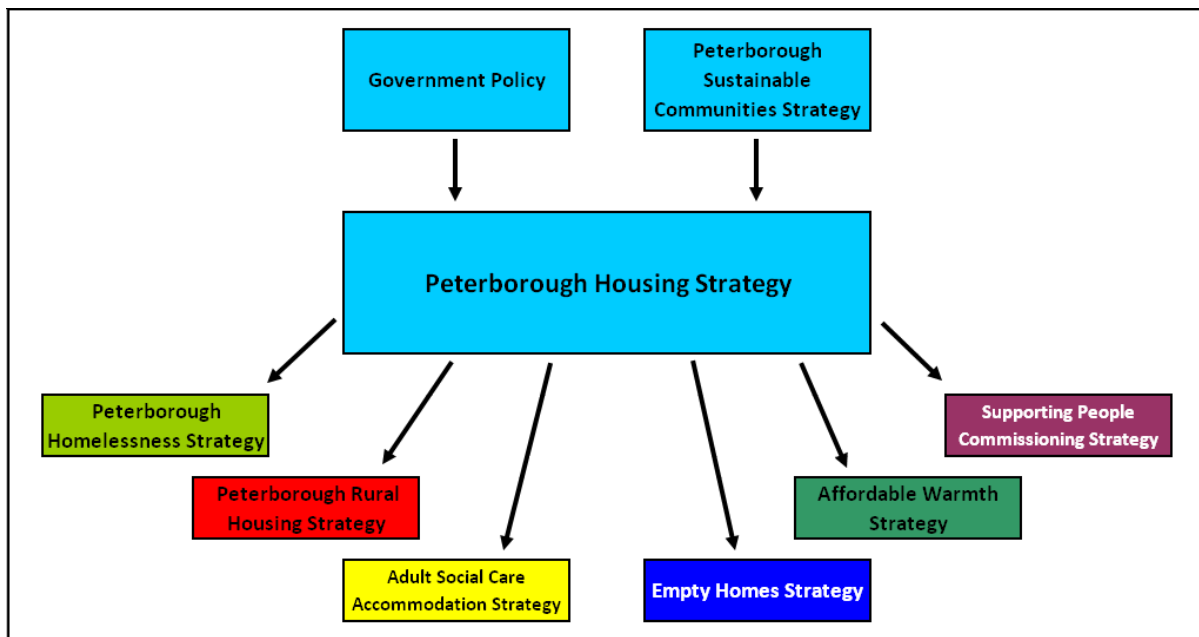
### Summary of key local policies, priorities and plans

There are several key themes that continue to re-emerge from the local strategies and plans explored here. These themes include the drive towards housing growth, the need to increase the supply of affordable housing, the need to improve the quality of existing and future housing stock (including improvements to energy efficiency), the need to create mixed communities, and the need to ensure the provision of high quality advice and support services.

### How it all fits together

The Housing Strategy forms a central part of a strategic framework in Peterborough. It forms the link between government policy on housing and our local strategic approach towards addressing a range of housing-related issues. The Housing Strategy is the overarching housing-related strategic document for Peterborough. The relationship between the Housing Strategy and these local and national components are set out in the diagram below.

Fig 1. How it all fits together.



## Section Two - Housing in Peterborough

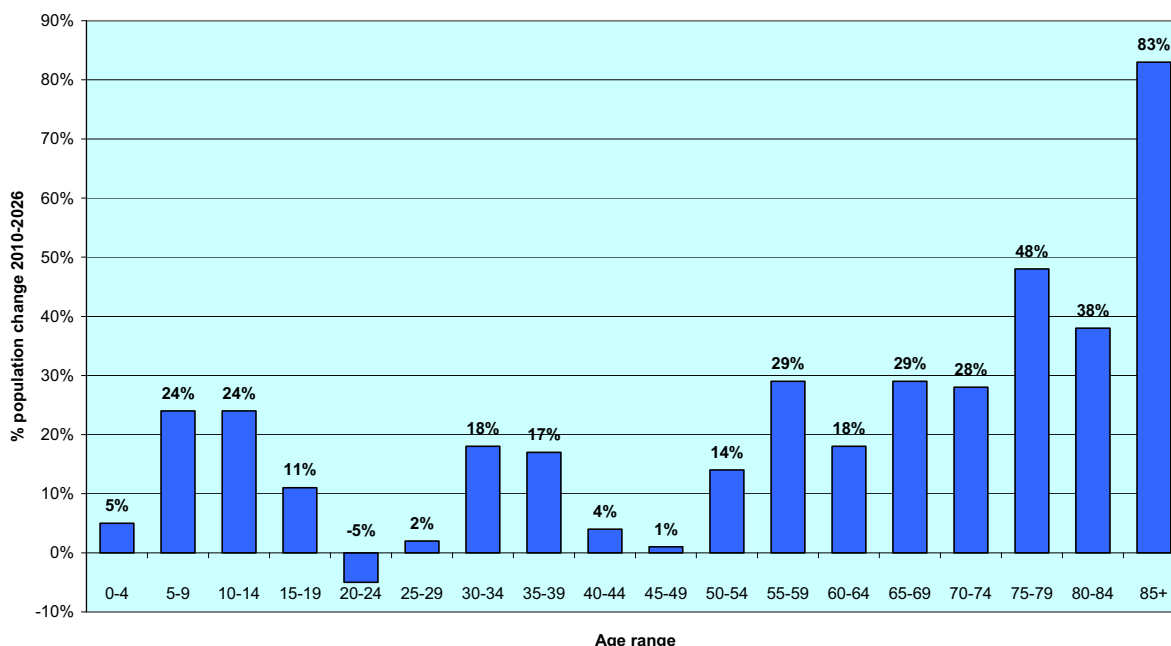
This section explores some statistics behind the key housing issues in Peterborough. It highlights key trends relating to the housing market, housing need, housing conditions and homelessness. The section also highlights some key statistics regarding the housing needs of vulnerable groups, including those with disabilities and older persons.

### Demographic Analysis

According to the most recent projections the current population of Peterborough is estimated to stand at around 173,100 (ONS, 2010), with this figure due to increase to 199,800 by 2026. In addition to a general increase in the overall population, a series of significant changes in the population profile of Peterborough are also projected, with a significant increase in the percentage of local people aged 75 or over. The graph below shows in greater detail the projected changes to the population profile of Peterborough over the next 15 years.

Fig.2

Forecast population change in Peterborough by age group 2010-2026



Source: Peterborough Strategic Housing Market Assessment Update 2010

In addition to changes to the age and size of the local population, the average household size in Peterborough is expected to decrease from 2.31 to 2.20 persons over the same period. These factors of a growing and ageing population, coupled with falling household sizes, will bring with them a series of significant challenges for future housing provision in Peterborough.

### Housing Tenure

The table below shows the estimated current levels of tenure in Peterborough, with comparable data regarding the tenure levels when the last Housing Strategy was produced in 2007. As is the trend nationally, the most common tenure in Peterborough is owner occupation with mortgage, which makes up around 40.6% of all households. It is, however, the only tenure that has reduced in size in Peterborough since 2007, with an increase in the number of social and private renters, and owners without a mortgage.

Fig. 3 Estimated Tenure Split

Tenure	2007		2010	
	Households	% of households	Households	% of h/holds
Owner-occupied (no mortgage)	17,194	25.1%	19,393	25.9%
Owner-occupied (mortgage)	30,825	43.1%	30,372	40.6%
Social Rented	14,055	19.7%	14,846	19.8%
Private Rented	8,686	12.2%	10,288	13.7%
<b>Total</b>	<b>71,480</b>	<b>100.0%</b>	<b>74,900</b>	<b>100.0%</b>

Source: Peterborough Strategic Housing Market Assessment Update 2010

## Stock Profile

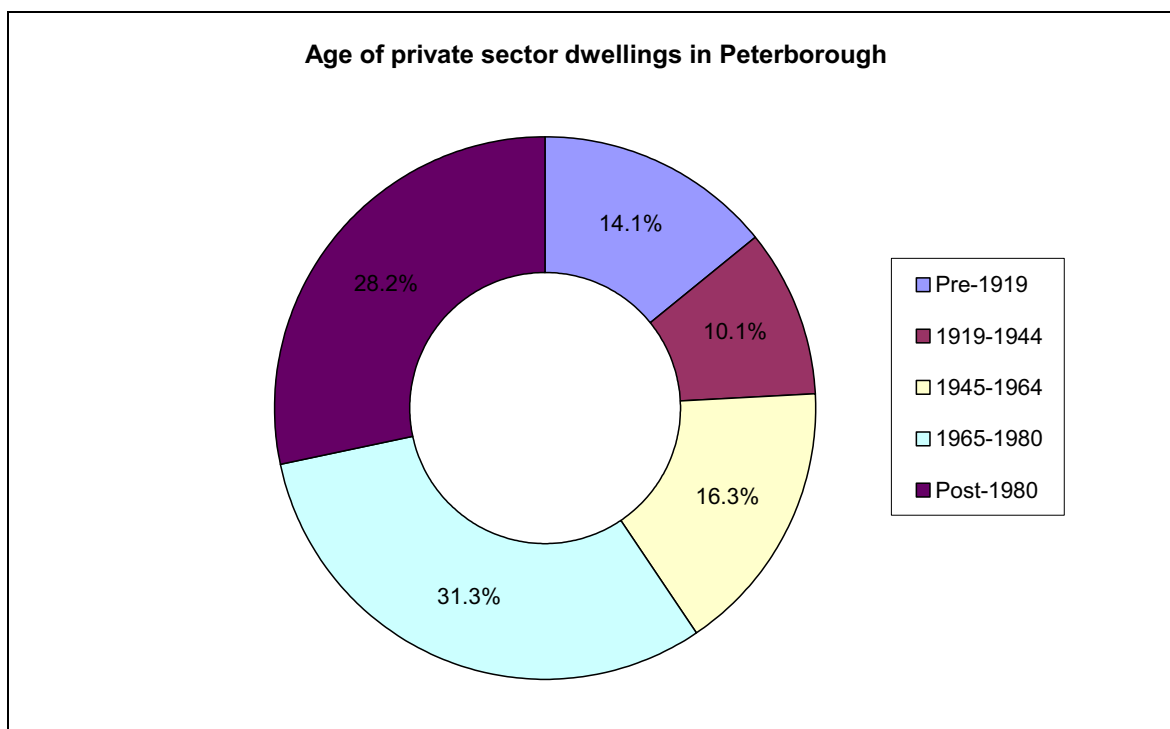
The most common housing type in Peterborough is the terraced house (27.2%), closely followed by the semi-detached house at 25.8%. As an authority, Peterborough has comparably fewer detached houses than neighbouring authorities, with this dwelling type accounting for 20.6% of stock compared with 28.2% across the sub-region. The implications of this upon Peterborough's growth ambitions will be discussed later in this strategy. A full overview of the stock type in Peterborough is displayed below.

Fig. 4 Stock Profile				
Dwelling Type	Peterborough		Sub-Region	
	Households	% of households	Households	% of households
Detached House	15,429	20.6%	52,139	28.2%
Semi-detached House	19,300	25.8%	46,946	25.4%
Terraced House	20,400	27.2%	35,200	19.0%
Bungalow	8,804	11.8%	32,055	17.3%
Flat/Maisonette	10,967	14.6%	18,760	10.1%
<b>Total</b>	<b>74,900</b>	<b>100.0%</b>	<b>185,100</b>	<b>100.0%</b>

Source: Peterborough Strategic Housing Market Assessment Update 2010

In terms of the age, Peterborough has a relatively new housing stock when compared with the rest of England and the region as a whole. Around 60% of the private stock across the authority has been developed since 1965, compared with an English average of 39%. Consequently, Peterborough has a relatively smaller percentage of properties that were built pre-1919 (14.1% compared with 24.9% nationally). The full age profile of the private sector housing stock is set out in the graph below;

Fig.5



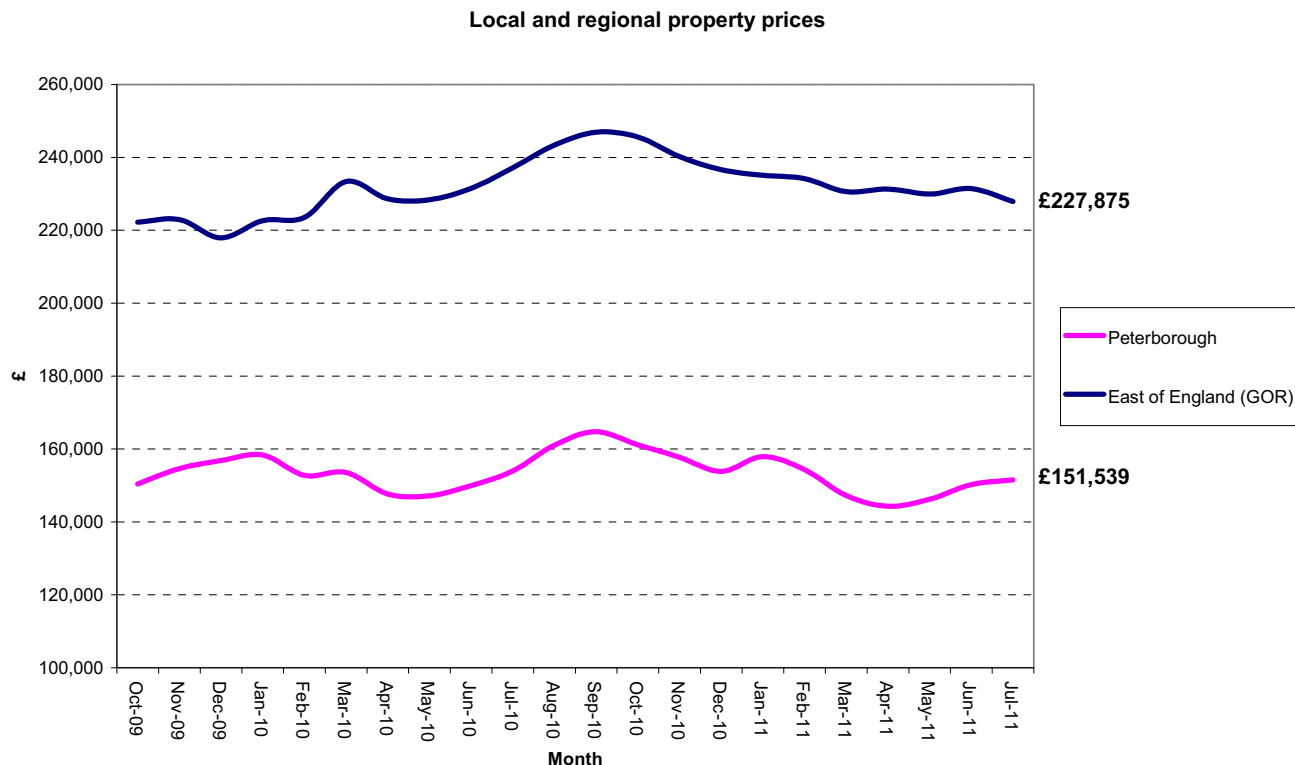
Peterborough Private Sector Stock Condition Survey, 2009

## House Prices

House prices in Peterborough tend to be lower than national and regional averages. In July 2011, the average house price in Peterborough was £151,539; some £76,336 less than the national average. It is also apparent, through further analysis of house price trends over the past two years, that fluctuations in property values in Peterborough strongly mirror changes in prices on a national level. A chart displaying local and regional housing prices is set out on the next page.



Fig.6



Hometrack, 2011

### Housing Need and Affordability

In 2010, Peterborough City Council and three neighbouring local authorities commissioned an update to the 2007 sub-regional Strategic Housing Market Assessment (SHMA). One of the core outputs of this study is an analysis of the level of housing need in Peterborough, based on issues such as affordability and specialist housing requirements. The key affordability and housing need findings and recommendations of this study were as follows;

- 27.4% of households in Peterborough cannot afford to rent or buy market housing without subsidy, compared with 22.6% of households across the sub-region
- 81.2% of lone parents in Peterborough are unable to afford market prices or rents without subsidy. 37.5% of single persons and 37% of single pensioners are unable to afford market prices and rents without some sort of financial intervention
- At the current rate of household formation and housing supply, an average of 1,008 households will fall into housing need each year in Peterborough
- If we were to solely address the highest levels of housing need, 38% of all new housing built in Peterborough would need to be affordable
- There is evidence to suggest that intermediate tenure products, such as shared ownership and intermediate rent, has a role in meeting some of the housing need in Peterborough
- Limited access to capital amongst households in Peterborough (due to a combination of low equity levels and high loan to value rates) suggests that intermediate rent would be the best suited intermediate tenure in Peterborough
- Across the sub-region, the main reason for unsuitable housing is health and/or mobility issues due to property conditions, followed by overcrowding and affordability
- Based on present housing needs, around two thirds of future new build affordable housing would need to be smaller units, including one and two beds.
- However, based on future demographic trends, long-term housing need is expected to shift towards a requirement for two and three bed properties
- In terms of rural housing demand, the percentage of households in need is lower than in urban Peterborough (1.06% compared with 1.35%). However, housing need as a proportion of supply in rural Peterborough is around ten times higher than it is in the urban area.

Data taken from the Peterborough Homes Housing Register echoes the findings of the Strategic Housing Market Assessment update. In May 2011 there were 7,575 applicants on the housing register, 82% of which required a one or two bed property and 11.3% of which were in need of a three bed property.

## Housing Demand

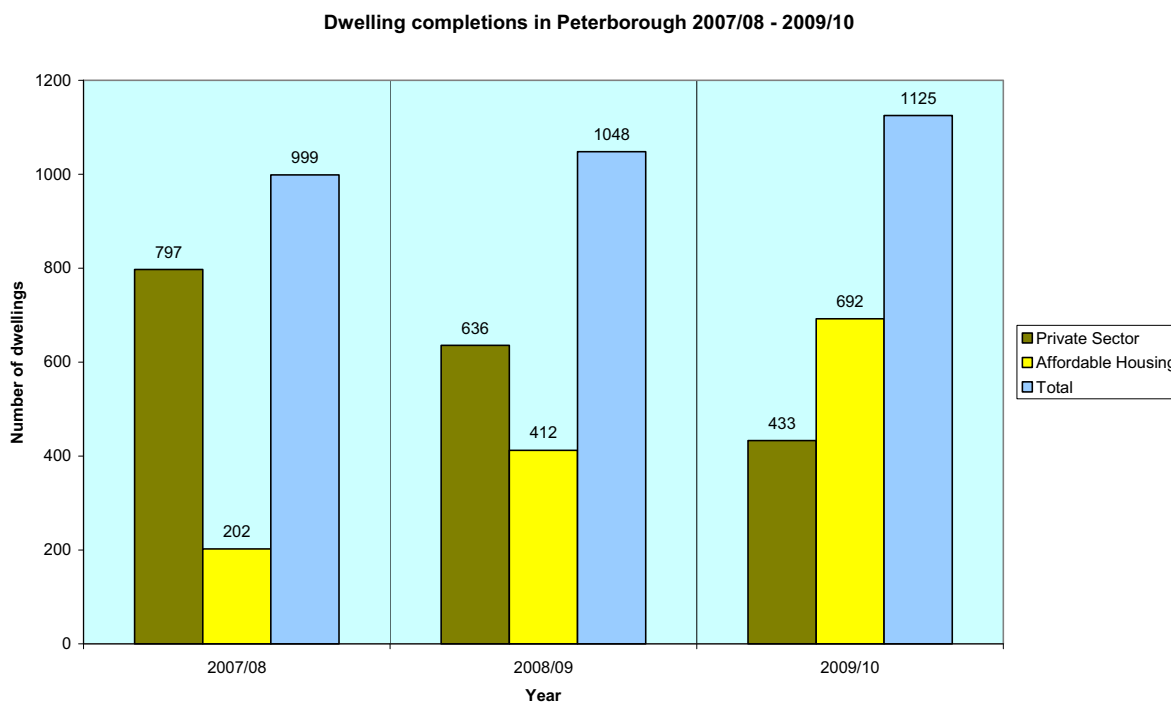
The SHMA update also featured an analysis of current and future demand for market housing, the key findings and recommendations are as follows;

- Around 44% of demand for market housing across the Peterborough sub-region will come from childless couples and multi-adult households, with 28% coming from single persons and a further 28% from households with children.
- In the long term, the majority of market demand will be for larger units, particularly three bed houses. Demand for flats and maisonettes will account for less than 5%
- Demand for properties of sizes of four bedrooms and larger will account for 22.4% of open market demand, whereas one bed accommodation will account for just 3.4% of future demand

## Housing Supply

In terms of the supply of new housing, the number of market homes being built in Peterborough has continued to fall since the housing market peaked in 2007. Despite this trend, the overall number of homes built across the authority has continued to rise, mainly due to an increase in the number of affordable homes being built. These trends are shown in the graph below.

Fig.7



Peterborough City Council Annual Monitoring Report 2009/10

Full housing completion figures for 2010/11 were not available at the time of writing. However, the Council can confirm that 331 affordable home were developed during this period, representing a reduction on development levels experienced in previous years.

In terms of future housing growth, the Council's five year land supply projection prepared in March 2010 indicates that Peterborough has an available land supply to support the provision of 7454 new dwellings during the five year period from 2012 -2016. This capacity for growth is identified through availability of committed sites with planning status and sites detailed in emerging documents such as the Site Allocations DPD. However the current economic climate and its impact upon the housing market mean that the delivery of new homes in Peterborough is unlikely to reach these capacity levels in the short term.

## Empty Homes

Despite housing shortages across Peterborough, a certain proportion of the housing stock has been vacant for periods longer than six months, often for reasons that include repossession, legal disputes over ownership and inheritance, and a lack of funding for repairs. Peterborough City Council has legal powers to bring empty homes

back into use, which under the current scheme are then let to applicants on the Peterborough Homes Housing Register. Over the past three years, Peterborough City Council and its partners have brought 198 long-term empty homes back into use.

Further details of our Empty Homes agenda over the next four years are set out in objective two of section three of this strategy.

### Housing Stock Conditions

In 2009 Peterborough City Council commissioned a study into the condition of the private sector housing stock across the authority. The key findings of this study were as follows;

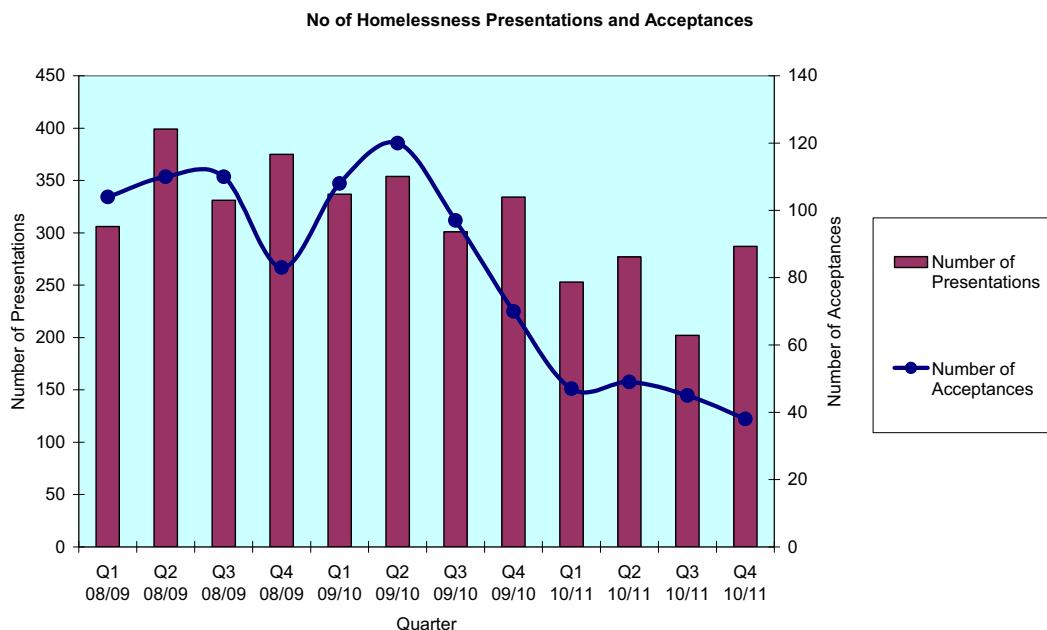
- 22.7% of private sector dwellings in Peterborough have a category one hazard as defined under the Housing Health and Safety Rating System. A category one hazard is such that it may cause death or serious injury
- The most common hazards amongst the private housing stock in Peterborough are excess cold and risk of falling on stairs, with single pensioners and lone parents most likely to live in hazardous homes
- The main disrepair issues across the private sector housing stock relate to doors, windows and heating systems
- 39% of private sector homes fail to meet the Decent Homes standard. 59% of these failures are due to category one hazards, and 49% fail due to issues of thermal comfort
- 15,000 homes in Peterborough require improvements to heating systems
- 7,749 households are in 'fuel poverty' across Peterborough, including 22.6% of all vulnerable households.
- Households in the private rented sector are most likely to be in fuel poverty.

Furthermore, the 2009 Peterborough Energy Study estimates that around 21,721 of dwellings in Peterborough have less than 100 mm of loft insulation, with around 3,754 of these dwellings having no loft insulation whatsoever. Only 5% of dwellings across the authority have between 250-300mm of loft insulation, which is the level recommended by the Energy Saving Trust.

Section three of the Housing Strategy sets out details of the Council's approach towards addressing issues of disrepair and energy inefficiency across the housing stock of Peterborough, especially the accommodation of vulnerable households.

### Homelessness and rough sleeping

Homelessness and rough sleeping is a significant issue in Peterborough. The causes of homelessness are hugely varied; leaving the armed forces, fleeing domestic violence, being evicted or repossessed (many times through no fault of their own), and family and relationship breakdown can all lead to people suddenly finding themselves in need of housing advice and assistance. The council has a legal duty to secure accommodation for some individuals who find themselves in this situation and meet certain criteria. The graph below shows the number of homelessness presentations received by Peterborough City Council over the past two years, compared with the number of homelessness applicants to whom the council owed a duty to secure accommodation (known as 'acceptances').



There has been a recent downward trend in the number of households presenting as homeless to Peterborough City Council, along with a decrease in the number of homelessness 'acceptances'. This is partly the result of a concerted effort by the Council and its partners to focus upon the prevention of homelessness. Details of this effort, along with our strategic approach to prevent homelessness over the next three years, are included in objective three of section three of this strategy.

### **Deprivation**

Some areas in Peterborough experience significant levels of deprivation. The authority area covers several 'lower super output areas' (LSOA) that fall within the 10% most deprived in England, including one area which falls within the 5% most deprived across the country. There are also areas of the city that experience contrasting levels of deprivation, despite being nearby geographically. This is especially the case in Orton, where the least deprived LSOA in Peterborough falls within one mile of the second most deprived SOA. Addressing this type of inequality is one of the four priorities of the Peterborough Sustainable Community Strategy, and a key concern for the Peterborough Housing Strategy in regards to ongoing work related to fuel poverty, housing conditions and housing affordability.

### **Specialist Housing Needs**

The accommodation needs of all people who come into contact with the health and social care services provided by NHS Peterborough will be evidenced in the emerging Health and Social Care Accommodation Strategy. This strategy will incorporate a number of existing strategies such as the Older People's Accommodation Strategy and NHS Peterborough's Extra Care Housing Strategy and will provide a holistic approach to meeting the needs of a wide range of people who are elderly, physically and sensorily impaired, have learning disabilities or mental health needs.

The draft Vulnerable People's Accommodation Strategy produced by NHS Peterborough (to be replaced with the emerging Health and Social Care Accommodation strategy) identifies the housing issues facing people with a learning disability and/or mental health issues in Peterborough.

Current housing provision in Peterborough for people with learning disabilities and/or mental health issues falls into four categories:

- Residential Care Homes
- Independent Living (in the community equated to a tenancy in self contained accommodation where the person lives alone or with an on-site care provider)
- Group Homes (renting a room in a shared house with others and receiving support, either floating or on site)
- Supported Housing (accommodation within a complex with support staff either on site 24/7 or during the day)

Under provision of supported and independent living options for these needs groups within Peterborough has resulted in a significant number of adults and also young people being accommodated outside of the area. This is not only an unsatisfactory arrangement for those people forced to live outside the area but is also a costly solution to individual housing needs. As part of its 2010 'Turnaround Plan', NHS Peterborough has made it a priority to make provision for people with learning difficulties to be supported locally. Gap analysis has identified a need for more provision of all categories types of housing required for people with a learning disability and/or mental health issues.

A review of applicants on the Housing Register who have been identified as having a medical priority that affects their housing needs is currently underway. To date the review has confirmed that 31 households with a member who is full time wheelchair user and 43 households with a member who is a part time wheelchair user have been identified as needing suitably adapted and accessible accommodation. Depending on individual circumstances accommodation needs range from houses with downstairs bedroom and bathroom facilities, ground floor flats and wheelchair adapted bungalows.

## **Section Three – The Objectives**

## **Objective One: To Support the delivery of substantial yet sustainable Growth**

'Achieving substantial yet sustainable growth' is one of the four priorities of Peterborough's Sustainable Community Strategy and is reflected in the Greater Peterborough Partnership's Single Delivery Plan (SDP) which identifies twenty eight key projects to deliver the Council and its partners' long term agenda. Three of these projects contribute to achieving sustainable growth; delivery of key infrastructure projects, creating homes for a growing population and encouraging use of renewable energy. These documents are underpinned by the Peterborough Core Strategy, which sets out a range of planning objectives and policies that will enable the Council to achieve its growth priorities including an increase of at least 25,500 additional dwellings between April 2009 and March 2026. This substantial housing growth target is fundamental to meeting the housing needs of the existing and future population, as well as supporting Peterborough's economic performance and employment growth. The Sustainable Community Strategy and the Core Strategy also make a commitment that this growth should be delivered in an environmentally conscious and sustainable manner, in accordance with the aspiration to establish Peterborough as the Home of Environment Capital.

The identification of sites to deliver this level of housing growth will take place through the preparation of the Peterborough Site Allocations Development Plan Document (DPD) and the Council is committed to progressing this to adoption as quickly as possible. In the city centre, sites will be identified through a separate City Centre Area Action Plan.

### **Policy HS1**

The Council is committed to its housing growth target of 25,500 additional dwellings for the period 2009 - 2026 in accordance with the Peterborough Core Strategy and the SCS priority to secure 'substantial yet sustainable growth'. The Council does not intend to review these housing growth targets over the lifespan of the Peterborough Housing Strategy.

### **Delivering the infrastructure to support growth**

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to fund infrastructure that is required to support the new development that the council, local community and neighbourhoods want. It should not be used to address pre-existing shortfalls in infrastructure provision unless the new development makes the deficiency more severe. The council plans to introduce CIL in Peterborough. We will prepare a Community Infrastructure Levy (CIL) Charging Schedule, which will set out the level of the charge (expressed as a sum of money per floor space area of new development) that will apply to different types of development. Funds raised from new developments in this way can be pooled in order to pay for strategic infrastructure to meet the needs of Peterborough as a whole but also local infrastructure to meet the more immediate requirements arising from the development (for example, play spaces, community halls or local transport improvements).

Large-scale developments may well be required to provide land for new community facilities, or the facilities themselves, within their development site. In those circumstances, it would be inappropriate for the Council to require payment of the full CIL charge as well. Therefore, the Council intends to accompany the preparation of the CIL Charging Schedule with some form of Community Infrastructure Supplementary Planning Document, to explain how the CIL and planning obligations under S106 will operate in these circumstances.

### **Policy HS2**

The Council will prepare a Community Infrastructure Levy Charging Schedule and Community Infrastructure Supplementary Planning Document, with a view to having both adopted during the 2012/13 financial year.

### **Increasing the supply of prestige homes**

Housing growth is an important part of Peterborough's strategy for long term economic growth and regeneration. A core element of Peterborough's economic development strategy includes restructuring its economy to encourage higher value employment opportunities and businesses in the city and in particular attracting new and expanding companies in the environmental and knowledge-based sectors to the area. If this is to succeed, Peterborough will need to offer a diversity of housing and a mix of tenure to meet the needs and aspirations of all its residents including large, top-of-the-range dwellings that will enable business leaders to live locally.

In March 2009 the Council produced a report that set out the case for the need to develop prestige homes in Peterborough. It highlighted that the average dwelling size in Peterborough is generally smaller than elsewhere in the local housing market area and that the income of employees working in Peterborough is significantly higher than the income of employees resident in Peterborough. This indicates that those in higher income employment tend to commute into the authority as opposed to live here. Therefore, the report identified that increasing the supply of prestige homes would not only contribute towards the economic growth of

Peterborough, and contribute to more sustainable patterns of development but would also reduce commuting and support our Home of Environment Capital ambitions.

The supply of prestige homes is driven by market forces. However, in order to influence supply, Peterborough City Council has already taken steps to encourage prestige home development through the planning process and has been consulting on other potential measures. The Peterborough Core Strategy policy CS8 advocates the provision of a wide range of properties that will support our economic development strategy and enable employees to live locally, in accordance with the requirements of national planning policy for housing. The emerging Peterborough Site Allocations DPD document submitted to the Secretary of State in May 2011 also identifies sites where future development of a proportion of prestige homes is both encouraged and expected, including the urban extensions at Great Haddon and Norwood. The emerging Planning Policies DPD which went out for consultation in February includes a policy that seeks to protect against loss through demolition, conversion, redevelopment or change of use of existing prestige homes.

#### **Policy HS3**

The Council will seek to encourage the market provision of new prestige homes on specific sites through the emerging Site Allocations DPD document, to ensure the provision of a wide range of housing across the local authority area. The Council will also seek to protect against the loss of prestige homes through demolition, redevelopment, conversion or change of use through the introduction of a Planning Policy DPD that limits the loss of such dwellings. The Council will seek to achieve adoption of the Peterborough Site Allocations DPD by January 2012. The Council will seek to achieve adoption of the Peterborough Planning Policies DPD by December 2012

#### **Implementing high environmental standards for new housing**

The Sustainable Community Strategy's growth agenda prioritises not only substantial growth, but also sustainable growth that is aligned with our aspirations to establish ourselves as the Home of Environment Capital. The Peterborough Core Strategy sets out a range of policy measures that are designed to support the environmental sustainability of new housing development delivered through the planning system.

Core Strategy policy CS10 sets out that Peterborough City Council will only support residential development proposals where they make a clear contribution to the aspiration of the Peterborough Sustainable Community Strategy for Peterborough to establish itself as the Home of Environment Capital. Specifically, all residential development proposals should explicitly demonstrate what contribution the development will make to the Environment Capital agenda over and above that which would be required by the building regulations in force at the time of the application. The Core Strategy sets out a series of valid contributions that development proposals can make to the Home of Environment Capital agenda, including achieving a greater reduction in CO<sup>2</sup> emissions than required by building regulations.

Affordable housing that is funded by the HCA is required to meet the standards set by the Housing Quality Indicator system. These quality indicators measure a range of standards including the Code for Sustainable Homes and Lifetime Homes Standards and consequently in many cases affordable housing schemes will exceed national standards. The Council works proactively with developers and housing associations to maximise opportunities to deliver affordable housing units that meet or exceed the relevant level in the Code for Sustainable Homes.

The Council's Affordable Housing Capital Funding Policy (2011) includes measures to encourage development that meets or exceeds national environmental standards through a weighting process applied when assessing applications for funding. In accordance with a flexible approach to enabling housing delivery, the policy does not set a minimum requirement for environmental measures when assessing schemes for funding (other than what is required through national building regulations). However, the policy clearly states that an important consideration will be to what degree the scheme achieves or exceeds different environmental standards, including the standards required by the HCA for schemes funded under the National Affordable Housing Programme. Given the inevitable competition for the finite amount of capital funding available, this mechanism aims to encourage housing associations to put forward schemes that exhibit high environmental standards.

#### **Policy HS4**

Peterborough City Council will only support residential development proposals where they make a clear contribution to the aspiration of the Sustainable Community Strategy for Peterborough to establish itself as the Home of Environment Capital, in accordance with Core Strategy Policy CS10. Additionally, in its role as housing 'enabler', Peterborough City Council will continue to work with its affordable housing delivery partners to ensure that opportunities to develop homes of a high environmental standard are maximised.

## Supporting the growth of Peterborough's higher education offer

Peterborough's strategy for economic growth and regeneration aims to achieve a significant expansion in further and higher education provision in Peterborough over coming years with a particular emphasis on supporting the development of the existing environmental, engineering and health sectors in the city. Rather than relying on a single university to achieve this goal, a 'multiversity' partner strategy has been adopted. Initially six universities have agreed to work in collaboration to deliver the higher education (HE) provision required under the umbrella name of 'Universities@Peterborough'.

'Universities@Peterborough' will build upon the considerable progress to date in developing HE in Peterborough:

- In October 2009 the University Centre Peterborough (UCP) opened. This joint venture between Anglia Ruskin University and Peterborough Regional College offers a range of full and part-time higher education degree programmes and from September 2010 has provided places for a total of 615 students.
- In March 2011 Cranfield University announced plans to develop a renewable energy and bio-fuels research centre in the city.
- From March 2011 Anglia Ruskin University has delivered a range of health-related professional tuition courses that were previously provided at Peterborough District Hospital at an alternative facility in Peterborough. These programmes include midwifery, radiography, physiotherapy and veterinary science with plans for further courses to be provided from this site in future.

Peterborough's vision is to establish and develop higher education provision that encompasses teaching, research and business support activities across a broad range of academic disciplines that fully meet the needs of both its residents and businesses, both within the city but also, over time, within the wider region, nationally and internationally.

This approach towards higher education provision aims to increase the number of students living and studying in Peterborough to 4,000 students by 2015/16. The supply of good quality and affordable student accommodation will be a key factor to ensuring the successful foundation of higher education facilities in Peterborough.

As with prestige homes, the provision of student accommodation is primarily driven by market forces and private sector investment. To secure the necessary investment from the private sector to deliver student accommodation, the Council and its higher education provider partners will need to assess the scale of future growth in student numbers and also ensure that plans for growth in the city will enable the development of purpose built student accommodation in sustainable locations. Therefore, with a view to supporting inward private investment, the Council will undertake an assessment of existing student accommodation provision in Peterborough and through this mapping process, establish whether there is a need for a more detailed study into current and projected need for student accommodation in the city. The outcomes of research undertaken will support the development of related policy and planning where appropriate, as well as provide an evidence base for business plans for private investment in student accommodation provision in Peterborough.

### **Policy HS5**

The Council will adopt a proactive approach towards enabling the delivery of student accommodation in the city. Wherever possible, the Growth and Regeneration Team will lend assistance to developers and higher education providers who are seeking to deliver student accommodation in the city. The Council will also consider the positive use of its own landholdings to encourage the delivery of student accommodation across Peterborough.

The Council will undertake a mapping process of existing student accommodation in Peterborough, to be completed by end of March 2012. If this assessment identifies a need for additional student accommodation then further research into the current and projected need for student accommodation in Peterborough will be undertaken along with an analysis of the likely impact of an increased student population upon the private sector housing market in the city. The findings of the study will support policy development, as well as providing an evidence base for business plans for private investment into student accommodation provision across Peterborough. If this additional more detailed research is required it will be completed by August 2012.

### **Use of Council land to deliver housing growth**

Peterborough City Council's Asset Management Plan (AMP) sets out how the Council intends to manage its portfolio of property and land to ensure that it can be used to support Peterborough's growth agenda within the context of delivering £50m capital receipts to support the Council's capital programme over the next five years. The current economic climate continues to have a significant impact on the level of capital receipts achieved by the Council from asset disposals to fund its capital programme. Fall in value of both land and property and a reduction in demand for larger sites means that maximising capital receipts from asset disposals is a priority for the Council, unless accepting a price at less than best consideration is supported by a robust business case.



The Council recognises the contribution our property assets can make to the growth of Peterborough. A number of sites have been identified for disposal within the Medium Term Financial Plan that has the potential to deliver growth including housing growth in Peterborough. While the market will influence the use of these sites, the Council's Neighbourhood investment approach aims to ensure that the benefits of growth are shared across the city and respond to the needs of communities.

The Council's current initiative to formalise working partnerships with housing associations through entering into a collaboration agreement to bring forward sites for residential development will ensure that Council land will also contribute to the delivery of affordable housing provision in Peterborough. Whilst not legally binding, this collaboration agreement will establish a process by which the Council and housing associations can bring forward sites that will mutually benefit both parties.

**Policy HS6**

The Council will make land assets available for development within a robust financial context to support growth in Peterborough. The Council will also support the delivery of affordable housing in Peterborough through entering into a collaboration agreement with housing associations to bring forward sites that will mutually benefit both parties.

**Stimulating the local housing market**

The availability of mortgages, both in number and of the right type, is restricting the capacity of many households to become homeowners and impacting on the Peterborough housing market. Current constraints are a particular problem for first-time buyers, especially those unable to provide a substantial deposit. Many banks and building societies do not lend to buyers without a deposit of 20-25% of the property value. With other costs on top of this, including stamp duty and legal fees, this is effectively preventing many first time buyers from entering the property market.

In July 2011 the Council committed to participating in a national scheme that has been devised in response to the problems faced by those attempting to enter the home ownership market, to allow Councils to provide support for first time buyers. This Local Authority Mortgage Scheme (LAMS) enables Councils to 'top up' the deposits of first-time buyers who can afford mortgage payments but do not have the required level of deposit to get on to the property ladder. Under the scheme the Council can provide a cash backed indemnity of up to 20% of the property value as additional security. Homebuyers participating in the scheme will be able to provide a smaller deposit to get a mortgage and enjoy the benefits associated with taking out a 75% mortgage with only 5% deposit. The scheme is currently being launched through Lloyds Banking Group, however it is anticipated that more mortgage lenders will join the partnership as it progresses.

The Council has agreed to set aside £1 million to support the scheme initially with the ability to increase that involvement by up to £10 million. The Council has developed a local policy for scheme eligibility which forms Appendix 4 to this strategy. The scheme will become available to Peterborough's residents in November 2011.

**Policy HS7**

The Council will provide assistance to qualifying first time buyer households through the Peterborough LAMS to enable eligible households to access homeownership. £1 million will initially be set aside to fund the scheme with the capacity to increase this fund by up to £10 million on review.

In addition to this scheme the Council is also exploring other initiatives that could help to stimulate the local home ownership market. Alternatives to 'traditional' high-street products exist in the form of shared equity mortgages that can be funded differently, directly from capital markets. The Council is exploring the development of commercial shared equity products with suitable providers that could be offered to existing and potential residents of Peterborough, and would be available on both new build and existing stock. These commercial shared equity mortgages can offer an alternative to the Government funded equity loan and shared ownership schemes which include income threshold criteria and are limited to certain new build housing schemes. The Council is also exploring how suitable insurance for people taking out such mortgages could be included so that mortgage payments are protected in the event of financial difficulty, insurance that as a standalone product is often prohibitively expensive currently. It is hoped that work to determine the feasibility of these products will be completed within the next six months, and careful consideration is being given to the potential social benefit that might be offered by them.

**Policy HS8**

The Council will determine the feasibility of working with commercial partners to develop a scheme that will provide financial products such as insurance policies and mortgages for existing and potential residents of Peterborough who are experiencing difficulty accessing the housing market.

## **Supporting the accommodation requirements of the Peterborough City Hospital**

The Council is currently working with the Peterborough NHS Trust to facilitate an increase in provision of staff hospital accommodation in Peterborough. In November 2010 Peterborough's new 611 bed City Hospital was opened and became fully operational. This hospital was built to replace Peterborough's District and Edith Cavell hospitals. The staff accommodation associated with the former hospitals continues to be occupied by hospital staff, but is insufficient to meet the level of demand and the standards required to accommodate the increased staffing levels. The NHS Trust has calculated that approximately 250 new units of residential accommodation are required to meet its staffing needs. Most of the new provision requirement is for single person units with a need for approximately 25 units of 2 and 3 bedroom family accommodation although this number could be subject to change as the requirement is clarified. The Council is in discussions with the hospital regarding potential local authority land options that would enable the development of staff accommodation that would comply with the British Medical Association's criteria that staff accommodation should be a maximum of 3 miles away from place of work.

The Council will also seek to facilitate the provision of other forms of key worker housing, including temporary key worker housing for people relocating to Peterborough, where an identified need is evidenced.

### **Policy HS9**

The council will provide support to the NHS Trust to enable the provision of up to 250 units of new hospital staff accommodation in Peterborough by April 2013 and where appropriate make Council land available within a robust financial context to support this initiative.

## **Supporting Self-build**

A recent statement by the Government has set out the intention to introduce measures that will encourage more individual and community self build schemes. This will include encouraging private investors to bring forward plots for development but also for local authorities and housing associations to help to facilitate self build schemes. The Government has announced plans to make available publicly-owned sites to house builders that will include plots exclusively for self-builders. The Government has set up a working group, led by the National Self-Build Association, to advise on what action is needed to reduce barriers, including the burden of regulation and the lack of access to land and development finance. The Council recognises the important role that self build can make to growth and regeneration in Peterborough. It compliments the Government's community Right to Build measures that enable communities, particularly in rural areas, to build the homes that their area needs. Encouraging self build can also contribute to the development of more prestige homes in the city. The Council will seek to promote self build in Peterborough and act upon government initiatives to enable self build as new measures are introduced.

### **Policy HS10**

The Council will seek to promote self build in Peterborough and act upon government initiatives to enable self build as new measures are introduced.

## **Objective Two: To secure the Regeneration and Improvements to Peterborough's Housing Stock**

Peterborough has ambitious plans for new housing growth, but also acknowledges the important contribution that the regeneration of our existing housing stock makes to meeting many of the Council's overarching strategic priorities. Peterborough City Council already has a range of statutory duties which enable enforcement action to be taken against owners and landlords requiring them to carry out improvements to their accommodation if assessed to be unsafe or in a particularly poor state of disrepair. However, in order to improve the quality of accommodation across Peterborough, a range of preventative and proactive measures are required. This section sets out how the Council will seek to improve living conditions across Peterborough's housing stock.

### **Bringing empty homes back into use**

Empty homes are often magnets for anti-social behaviour that can blight neighbourhoods. They can be a visual reminder of the need for social, economic and environmental regeneration within an area. Tackling empty homes contributes to addressing the priorities of the Peterborough Sustainable Community Strategy and can provide a number of benefits including: improve the energy efficiency of stock, meet housing needs, increase investment in Peterborough and regenerate areas.

Bringing empty homes back into use has the potential to make a significant contribution towards the Council's Home of Environment Capital ambitions; recent studies have found that the restoration of an empty home can result in a saving of 35 tonnes of embodied CO<sup>2</sup> compared with the construction of a new-build property.

Empty homes are also a waste of precious housing stock. At the beginning of 2011/12 there were nearly 800 properties in Peterborough that have been vacant for longer than six months, around a quarter of which have been empty for in excess of two years. The Strategic Housing Market Assessment update 2010 identified that an average 1008 households will fall into housing need each year in Peterborough and the utilisation of empty homes could go some way towards meeting need by creating new homes without the necessity to build additional homes.

Bringing empty homes back into use can also create a considerable financial advantage to Peterborough City Council and the communities that it serves. The Government's New Homes Bonus scheme which is primarily designed to financially incentivise new housing development, also provides local authorities with the equivalent of six years of Council Tax for every long-term empty property bought back into use within their areas. Each empty home brought back into use could generate approximately £6,000 extra government funding to the Council over 6 years. In addition to the New Homes Bonus, the Homes and Communities Agency (HCA) is also making £100m capital funding available to bring empty properties back into use as affordable housing.

The renovation of empty homes also has a significant role to play in the regeneration of neighbourhoods across the city. Reducing the number of vacant properties can improve matters relating to disrepair, community safety and environmental health. Peterborough City Council is working with the HCA and partner housing associations to formulate a co-ordinated approach to bringing empty homes back into use to capitalise on the financial incentives available from HCA and from the New Homes Bonus. A partnership arrangement with a housing association is currently being explored to offer the owners of empty properties the option to either sell or long term lease their property to a housing association to enable properties to be brought back into use as affordable homes.

A partnership arrangement with a housing association will complement the Council's existing pro-active approach to tackling empty homes which includes measures to encourage owners to bring empty properties back into use. The Council has established a partnership arrangement with a private sector letting agent which facilitates shorter term leasing arrangements of empty homes (between 3-5 years) for rent in the private sector.

The council also utilises its powers under Empty Dwelling Management Orders (EDMO). This enforcement power enables local authorities to take management control of a property for up to 7 years, carry out any necessary repairs and arrange for the property to be rented out during this period. The owner retains the right to sell the property and receives any surplus income made during this time. The Council has successfully utilised its EDMO powers to tackle empty homes thus creating additional private rented accommodation with management of the properties being discharged to a private sector agent. The Government has recently changed the criteria for deploying EDMO. The minimum threshold for obtaining an order is now 2 years whereas previously an order could be sought on properties vacant for more than 6 months. This power is also now only applicable for properties attracting anti-social behaviour meaning that enforcement measures are restricted to tackling a smaller number of empty homes in limited circumstances.

**Policy HS11**

Peterborough City Council will aim to bring 80 empty homes back into use on an annual basis over the lifetime of this Housing Strategy and will aim to reduce the number of empty homes within Peterborough to below 500 dwellings at any one time. This will be achieved by working closely with the owners of vacant dwellings to address the obstacles preventing the reuse of the property and by working with our housing association partners and the HCA to secure the necessary investment to bring a proportion of these dwellings back into use as affordable housing.

**Policy HS12**

Peterborough City Council will continue to dedicate resources to dealing with empty homes. The council will explore whether the income generated from the conversion of empty homes in to use through the New Homes Bonus scheme will enable additional resources to be dedicated to dealing with empty homes.

**Addressing hazardous levels of disrepair**

Local authorities have a range of statutory powers that relate to addressing poor housing conditions and substantial disrepair within residential accommodation. The Housing Act 2004 introduced the Housing Health and Safety Rating System (HHSRS), which is a risk assessment tool used to assess potential risks to health and safety of occupants in dwellings in England and Wales. The Act also introduced a duty for local authorities to deal with the most serious category of hazard, known as category one hazards, which are those that pose a significant risk to the health and safety of occupants. The most prevalent category one hazards found are excess cold, fixtures that pose a risk of and trip hazards and entry by intruders.

A large part of the Council's work around the HHSRS focuses upon issuing legally-binding improvement notices to property owners and landlords as a means to ensuring that identified hazards are either removed or reduced to an acceptable level from the housing stock. However, in many circumstances, those living in hazardous accommodation are doing so as a consequence of hardship or vulnerability.

The Council has a Repairs Assistance Fund which provides grants to low income households to cover the cost of urgent improvements that address these dangerous hazards. The Council's Medium Term Financial Plan 2011-16 has provided funding of just over £1m per year for the Repairs Assistance Fund for the next five years. This reflects a 40% reduction in funding from previous years and therefore it is vital that the Council ensures best use of these funds to prioritise assistance to households in the greatest need. In order to respond to this challenge, the Council has published a revised 'Housing Renewal Policy' that sets out the new eligibility criteria for the Repairs Assistance Grant. The revised policy, which came into effect in April 2011 forms part of the portfolio of housing related strategic documents that sits behind this Strategy.

**Policy HS13**

The Council will aim to remove category one hazards from 350 private sector housing households per year until the end of 2014/15 by continuing to provide financial assistance through the Repairs Assistance Fund and through enforcement action.

**Maximising the energy efficiency of existing housing**

Improving the energy efficiency of existing housing stock is at the centre of local, national and international strategic agendas. The 26 million homes in the UK are responsible for 14% of the country's overall greenhouse gas emissions, whilst five million British households are living in 'fuel poverty'. Peterborough's ambitions set out in the SCS to improve the health of residents and establish itself as the Home of Environment Capital are both linked to the ability of residents to adequately and efficiently heat and power their homes in an affordable and sustainable way.

The link between fuel poverty and a wide range of other types of deprivation, such as child poverty and physical and mental health is well recognized. The direct link between our housing, our health and our wellbeing is most clearly demonstrated through work on fuel poverty. Therefore in order to address these broader issues, the Council needs a range of tools and mechanisms that will reduce our domestic energy use and improve the thermal comfort of our homes as two-thirds of the UK's present housing stock will still be in use in 2050.

The Repairs Assistance Fund plays a vital role in funding renovations that address excess cold which is one of the most common and serious hazards in the private housing stock across Peterborough. The Housing Renewals Policy allows the use of the fund for the purposes of replacing heating systems and/or to improve levels of insulation. The fund is also used to 'top-up' the financial assistance provided to vulnerable households from the Government's Warm Front scheme which specifically provides funding for loft and cavity wall insulation, central heating and boilers. The Council provides additional financial assistance to Warm Front applicants where the grant provided does not cover the full cost of the works. Warm Front funding has been reduced by 68% from April 2011. This will significantly increase the pressure on Repairs Assistance fund to address the issue of excess cold.

The Council's commitment to protecting the Repairs Assistance fund for the next five year period is evidence of its ongoing commitment to assist those threatened with fuel poverty. In addition to a commitment to removing category one hazards from 350 private sector homes each year the Council will also use the Repairs Assistance fund to address fuel poverty.

Fuel Poverty can be defined as a household which needs to spend more than 10% of its income on fuel in order to heat the home to an adequate standard of warmth. This is generally defined as 21<sup>o</sup>C in the living room and 18<sup>o</sup>C in other occupied rooms as recommended by the World Health Organisation (WHO, 1987). The national Standard Assessment Procedure (SAP) is used to rate the energy performance of a dwelling. SAP ratings calculates the annual energy costs for space and water heating in a dwelling and the annual CO2 emissions associated with heating the dwelling. A household living in a dwelling with SAP rating of 35 or lower are likely to be in fuel poverty. The council has a target to improve the SAP ratings of dwellings in Peterborough to 65 or higher. This level of thermal efficiency dramatically reduces the risk of an occupying household experiencing fuel poverty.

**Policy HS14**

The council aims to improve the thermal efficiency in 100 Peterborough private sector dwellings each year to a target SAP rating level of 65, therefore minimising the risk of fuel poverty for the occupants

**Supporting the 'Green Deal' and the 'retrofit' agenda**

The Repairs Assistance fund assists the most vulnerable households in greatest need of repairs to their accommodation and forms a vital part of a holistic approach towards regenerating Peterborough's housing stock. However to facilitate large-scale improvements to our housing stock, a range of other initiatives are required.

The Government has recently announced its 'Green Deal' initiative, which enables households to fund the cost of energy efficiency improvements to their home through the savings they will accumulate on their future energy bills as a consequence of undertaking the work. The upfront cost of the energy efficiency improvements are borne by the utility company and their investment partners, who then recuperate the cost from the household in instalments. However, a key criterion for the scheme is that the cost of repayments on the loan should not exceed the saving generated as a result of conducting the improvements in the first place. This enables households to improve the energy efficiency of their accommodation for a similar or lower cost than if they had not carried out the improvements.

The Green Deal scheme is presently passing through Parliament as part of the Energy Bill, with an expectation for the first 'green deals' to appear in autumn 2012. The Government has already signalled a clear intention for local authorities to have a role in the delivery of the scheme. Suggested roles for local authorities include working with energy companies to identify those in greatest need of energy efficiency improvements and working with partners and communities to identify ways to implement the scheme with maximised economies of scale.

By 2015, it is anticipated that local authorities will also be able to use the Green Deal as a tool to enforce improvements to the least energy efficient private-rented accommodation. Full details of the Green Deal are not yet available, however, it is apparent that it will form an important component of future policies relating to carbon reduction and housing regeneration.

The Government has also unveiled plans on how the Green Deal can assist affordable housing providers to improve the energy efficiency of their housing stock. Peterborough City Council will work with its housing association partners to develop ways of utilising the Green Deal as a means of funding improvements to existing stock.

**Policy HS15**

Peterborough City Council will produce a Green Deal Implementation Strategy that sets out how it will work with partners to support the operation of the scheme. This document will be published within the lifespan of the Housing Strategy.

**Policy HS16**

Peterborough City Council will implement the Green Deal scheme as a means of improving the energy efficiency of the housing stock by working closely with relevant partners. The Council's strategic housing services will be delivered in anticipation of the Green Deal scheme being operational towards the end of the lifespan of the Housing Strategy.

## Encouraging consequential energy efficiency improvements

Peterborough City Council has seen a significant reduction in the financial resources available to directly fund improvements to the energy efficiency of the city's housing stock. Nationally, the funding for the Government's Warm Front scheme has been reduced by 68%. In addition to the 40% reduction in the Council's Repairs Assistance Fund, funding for the Peterborough Home Insulation Scheme, from the East of England Development Agency has been withdrawn. In light of these reductions, Peterborough City Council will consider a range of innovative solutions to enable delivery of this agenda over the next four years.

There are examples in the UK of local authorities and their partners encouraging the increased energy efficiency of their existing housing stock. One approach is to encourage home owners to carry out simple and cost effective energy efficiency improvements to their existing property at the same time as building, for example, an extension to their home. These consequential energy efficiency improvements help to mitigate the additional energy requirements that result from the property being extended and lead to a potential net reduction in energy consumption and improved levels of thermal comfort for the homeowner.

The Government has set out an intention to incorporate consequential energy efficiency improvements into Building Regulations by 2013. However, should this not come to fruition, the Council will explore other ways to achieve improvements through its existing statutory powers. The Council's Climate Change team will play a vital role in encouraging increased energy efficiency through the provision of advice and assistance to households. The team will also provide signposting and advice to other initiatives supported by this strategy, including the Green Deal.

### **Policy HS17**

Peterborough City Council will explore the feasibility of introducing a range of mechanisms to encourage consequential energy efficiency improvements to extended dwellings as a means of improving the energy efficiency of our housing stock.

## Improving awareness of domestic energy efficiency

Peterborough City Council also acknowledges the role that a light-touch educational approach can play in reducing domestic energy use. The Council's Climate Change team presently operates a 'Community Energy Challenge' in which residents compete to see who can make the biggest reduction in their energy usage. The scheme utilises up to 60 energy meters provided by the Council to households giving them the opportunity to track their energy usage over one week of normal household activity and a two week 'challenge period' to reduce energy usage. Energy meters are also available in all Peterborough libraries for residents to borrow enabling them to identify reductions in their energy usage without the need to take part in the challenge.

To date, the scheme has been very successful, with four challenges completed between March 2010 and April 2011 and over 150 participants taking part in the scheme. Peterborough City Council will continue to support the Community Energy Challenge over the lifespan of the Housing Strategy and will complete a minimum of three 'challenges' per annum until 2013 to continue this programme of improving awareness of the benefits of an energy efficient lifestyle.

### **Policy HS18**

Peterborough City Council will conduct a minimum of three 'Community Energy Challenges' per year across the lifespan of this Housing Strategy. This includes one challenge per year in rural areas in accordance with the objectives of the Peterborough Rural Housing Strategy 2010-13.

Peterborough City Council will also seek to utilise its Choice Based Lettings (CBL) scheme in order to raise awareness of the importance of domestic energy efficiency. CBL is the scheme through which vacant affordable housing is advertised and let to applicants on the Peterborough Homes housing register. As part of a holistic approach towards raising the awareness of the importance of domestic energy efficiency, the Housing Needs team will work with partner housing associations to ensure CBL adverts for accommodation include a copy of the Energy Performance Certificate that sets out the energy efficiency of the dwelling. This will enable the 7000 households currently registered for affordable housing to make informed choices regarding the accommodation that they apply for using the scheme. As part of this approach, the team will signpost service users to information and assistance on how to reduce energy use, improve thermal warmth and save money on energy bills.

### **Policy HS19**

Peterborough City Council in partnership with partner housing associations will provide Energy Performance Certificates as part of property advertisements through Choice Based Lettings. The Council will also introduce a range of signposting measures to increase awareness of the importance and benefits of domestic energy efficiency, and assist clients to make informed decisions regarding their choice of accommodation.

## **Ensuring Effective Housing Enforcement**

Housing enforcement has an important role to play in the raft of measures at the Council's disposal to improve accommodation standards in Peterborough. Housing enforcement enables the Council to exercise legal powers to take action in default when other measures to tackle poor housing conditions have failed by investigating housing condition complaints relating to the condition, occupancy and use of private sector rented properties including houses in multiple occupation (HMO). The Council undertakes risk assessments of properties in line with the Housing Health and Safety Rating System and conducts surveys to establish the energy efficiency rating of private sector rented dwellings and then recommend or if necessary, take appropriate enforcement action, to either remove or lower the risk of harm to the occupants. A 'triage' approach to dealing with enquiries and complaints has recently been introduced to ensure that priority is given to targeting the most serious cases identified, given the limited resources available to deliver this high demand service.

## **Objective Three: To meet existing and future housing needs**

Meeting the housing needs of the residents of Peterborough presents a growing challenge for the Council and its partners. Reductions in government investment for affordable housing is likely to impact upon levels of new supply, and extensive welfare and housing benefit reforms are likely to add to the pressures on low income and benefit dependent households when attempting to secure good quality accommodation in the private rented sector. It is anticipated that these challenges, along with wider economic factors, will increase the threat of homelessness in Peterborough over the next four years. To add to the challenge, Peterborough City Council and its partners will need to address these issues despite reductions in the resources available to them, especially in terms of capital funding available to meet the housing requirements of vulnerable and disabled households.

### **Maximising the supply of affordable housing**

Housing affordability is a key issue in Peterborough. The 2010 Strategic Housing Market Assessment update (SHMA) identified that 27% of households in Peterborough are unable to afford market housing, either to rent or to buy, without some form of financial subsidy. The SHMA also identified that on average, around 1,008 households fall into housing need in Peterborough on an annual basis. For these reasons, maximising the supply of good quality affordable housing is a key strategic priority for Peterborough City Council.

Peterborough City Council's policies for meeting housing needs and ensuring the provision of affordable housing on new developments are set out in the Core Strategy which seeks to achieve 30% affordable dwellings on housing sites delivering 15 or more units. The tenure split for affordable housing provision recommended by the Core Strategy is 70% social rented and 30% intermediate housing. The evidence to support and justify our affordable housing target and tenure split, originates from the SHMA completed in March 2008. This tenure split was reaffirmed as appropriate by the Affordable Housing Viability Assessment 2009 and more recently by the SHMA update report completed in July 2010.

Over the three year life span of the last Housing Strategy (2008-11) the Council worked extensively with partner housing associations and the Government's housing investment agency, the Homes and Communities Agency (HCA), to deliver 1,485 affordable homes to rent or to buy across Peterborough. This record level of development was primarily driven by high levels of public sector capital investment in affordable housing delivery under the HCA's £8bn National Affordable Housing Programme 2008-11, and the Council's proactive enabling work with its partner housing providers. This growth was achieved despite the slump in broader house-building activity during the recent recession.

The Government has developed a new delivery model for affordable housing which includes a new funding regime that the Council and its partners will need to engage with to maximise the level of affordable housing development across Peterborough. The funding available for the new funding regime between April 2011-15 is £4.2bn. Approximately £2.2bn of this funding is currently available to deliver the Government's target to provide 150,000 new affordable homes through the HCA's Affordable Homes Programme Framework 2011-15. The new delivery model will provide housing associations with approximately 60% less public subsidy per unit of housing than the previous three year investment programme. In order to address this funding shortfall, the HCA expects housing associations to provide a greater proportion of finance for new housing themselves by borrowing higher levels of private finance against their assets and through increasing revenue by charging higher rents on a proportion of their stock.

To enable housing associations to increase the revenue available to fund new development, the Government has introduced a new housing tenure named 'affordable rent'. Under the tenure, new tenants will be charged up to 80% of the rental cost of a similar property in the private sector, representing an average increase in the current rent levels in the social rented sector. To complement the introduction of 'affordable rent', the Government has revised national planning guidance so that the new tenure is included within the Planning Policy Statement 3 (PPS3) definition of affordable housing. As with social rented accommodation, affordable rent tenants will be able to claim housing benefit to assist with rental costs.

### **Supporting the affordable housing delivery model**

The introduction of the affordable rent tenure has a range of significant implications for future and existing housing provision in Peterborough. Firstly, the HCA has set out an intention that the affordable rent tenure will 'form the principal element of the new [housing] supply offer', and that 'social rented housing will only be supported in limited circumstances'. This means that the supply of new HCA-funded social rented accommodation is likely to all but cease as the affordable rent tenure establishes itself as a funding priority.

Secondly, in order to maximise revenue and decrease reliance upon public subsidy, the HCA is encouraging its housing association delivery partners to convert a proportion of their existing social rented housing stock to the new 'affordable rent' tenure as units become vacant for re-let to new tenants. This change will result in a reduction in the level of social rented housing stock available in Peterborough.



To ensure that growth in Peterborough continues to focus on creating mixed and sustainable communities, affordable housing needs to maintain a strong role in the future housing market and securing funding for new schemes will be fundamental to this objective. Peterborough City Council acknowledges that failure to embrace the 'affordable rent' tenure and the new delivery model will expose Peterborough to the prospect that very little affordable housing will be developed during the four year lifespan of the Housing Strategy. Furthermore, a decision to reject the delivery of affordable rent tenure homes in Peterborough would not prevent existing housing stock from being converted to the affordable rent tenure. Housing associations have the option to implement the new tenure in locations where they have no plans to develop as long as they have a development programme within the region or general economic area. Therefore, in accordance with our overarching strategic priority to achieve growth and in order to meet the identified need for additional affordable housing provision across Peterborough, the council will actively support the HCA's new 'affordable rent' delivery model.

#### **Policy HS20**

The Council will actively support the HCA's new 'affordable rent' delivery model in order to meet the overarching strategic priority to achieve housing growth and ensure the continued supply of new affordable housing to meet demonstrated need.

#### **Enabling the delivery of affordable rented tenure in Peterborough**

The Government has clearly stated its intention that the affordable rent tenure will play a major role in the delivery of future HCA funded affordable housing provision, therefore the Council needs to modify its approach to achieving the targets of its affordable housing policy set out in the Core Strategy.

The Council remains committed to achieving its overall affordable housing policy of 30% affordable homes on sites delivering 15 or more dwellings. However in light of the Government's social housing reforms and the wider definition of affordable housing set out in the revised PPS3, the Council will take a more flexible approach by negotiating an affordable tenure mix on a site by site basis rather than maintaining the split recommended by the existing policy in the Core Strategy.

Future affordable housing provision will still address need but the affordable tenure split will be determined by assessing scheme viability using the HCA's Development Appraisal Tool. Furthermore, consideration will be given to the mix of affordable housing provision proposed on other planned schemes as well as taking into account the characteristics of existing affordable housing stock in the same locality, to ensure that developments contribute to improving the range of affordable housing provision in Peterborough. The council will use the latest Strategic Housing Market Assessment (SHMA) evidence and other council policy (such as planning policy and housing policy) to assist with this assessment.

The Council will also re-visit existing s.106 agreements to ensure that the requirements set out relating to the tenure of affordable housing provision does not prevent the development of the affordable rent tenure as part of the delivery of the planning requirements. The Council will require that the tenancy terms and rent setting parameters of affordable rent dwellings provided as a result of agreed s.106 variations are in accordance with the recommendations set out in Peterborough's Strategic Tenancy Policy. This condition will also apply to affordable rent tenure dwellings provided as a result of variations to the terms of Peterborough City Council capital funding agreements for the provision of affordable homes.

#### **Policy HS21**

The Council will seek to achieve 30% affordable housing on sites delivering 15 or more dwellings. However in light of the Governments social housing reforms, the Council will take a more flexible approach to negotiating the tenure split on each site rather than maintaining the split recommended by the Core Strategy on all sites.

Peterborough City Council will explore the potential to provide the affordable rent tenure on sites which have an existing planning consent by reviewing the terms of existing S106 agreements in order to facilitate the ongoing delivery of new affordable homes.

#### **Developing a Strategic Tenancy Policy**

Under the new funding regime, housing associations were required to set out their proposals for a four year delivery programme to the HCA setting out how they will manage their existing assets in order to maximise revenue and generate new supply, including the proportion of existing stock that they intend to convert to the affordable rent tenure. Government has already set out its expectation that, in order to allow social landlords to effectively manage assets and maximise revenue, they will enjoy substantial freedoms on the types of tenancy that they provide and offer tenants. Housing associations will be expected to produce their own policies on the grant and reissue of tenancies, including the type and length of tenancy that they will offer different households in differing circumstances. The introduction of these new flexibilities has the potential to impact upon the existing relationship between housing associations and local authorities, with decisions regarding the conversion of stock

in an area being taken in accordance with housing association development programmes, as opposed to being taken strictly in accordance with local housing needs and circumstances.

However, the Government has made it clear that it intends that local authorities retain a degree of strategic influence over the future of the affordable housing stock in their area. Legislation to be enacted through the Localism Bill will create a duty on local authorities to publish a Strategic Tenancy Policy. This document will set out the broad objectives that should be taken into consideration by social landlords when formulating their own policies on the grant and reissue of tenancies. Local authorities will be required to draw up their Strategic Tenancy Policy in consultation with social landlords and other key stakeholders in order to ensure that these policies strike a balance between meeting housing needs whilst ensuring future supply. The government has made clear an expectation that social landlords give 'due regard' to the various strategic tenancy policies that cover their area of operation.

Following the enactment of the Localism and Decentralisation Bill the Council will seek to adopt its Strategic Tenancy Policy in order to provide guidance that will inform the policies of individual social landlords with housing stock in Peterborough. The Peterborough Strategic Tenure Policy will set out how the Council will seek to influence the implementation of the housing reforms to ensure they are applied in a consistent manner and continue to meet local housing need.

The Housing Strategy sets out the Council's intention to support the Government's affordable rent regime as a means of delivering both housing growth and as a means of meeting Peterborough's growing requirement for additional affordable housing. However, the Council is keen to ensure that future growth of the affordable rent tenure actively supports its strategic objectives to create mixed and sustainable communities, whilst also minimising homelessness and ensuring ongoing affordability. The Strategic Tenancy Policy will be formulated so that it takes into account the impact of increased rental costs and the issues associated with this, along with the reduction in the levels of Peterborough's social rented stock as it is converted to the new tenure.

One of the more significant outputs from the new affordable rent regime is the method through which affordable rent prices will be calculated. Under the current rent setting system for social rented housing, rents are set so that they are broadly consistent over a wide housing market area. However, under the new model the rent for an affordable rented home is calculated as a percentage of the rent for a similar property in the same locality in the private sector. Peterborough is an area where rental prices vary significantly between different areas and the new affordable rent regime will enable differences in the rents charged on affordable rent properties between areas. In order to mitigate this and ensure mixed and sustainable communities, the Peterborough Strategic Tenancy Policy will set out the preferred approach that the Council would like to see its housing association partners apply in order to ensure that rent levels remain affordable and broadly consistent across localities. The finalised adopted policy will form an appendix to this Housing Strategy.

It is worth noting that the ability of our partner housing associations to build 'affordable rent' housing and convert their stock to the new tenure is dependent upon the success of their individual applications for funding through the Homes and Communities Agency's Affordable Homes Programme 2011-15. We will know the full outcome of this process, and the subsequent impact upon Peterborough's housing stock, in due course.

In addition to the introduction of the new tenure, the Government's housing reforms also include the introduction of new flexibilities that will allow housing associations to offer fixed term tenancies for both affordable rent and social rent tenants, or continue to offer traditional lifetime tenancies. Under the Government's plans, housing associations will be encouraged to draw up policies that set out the circumstances under which a fixed term or lifetime tenancy will be offered, and the criteria that will be taken into consideration when deciding whether to renew a tenancy at the end of a fixed term.

The Council welcomes the introduction of fixed term tenancies, as they will enable it to work with its partners to address issues such as under-occupation and low stock turnover. However, the Council also recognises that there are a number of potential outputs from this reform that will require careful management in order to ensure that commitments relating to mixed and sustainable communities are met. In order to mitigate these outputs, the Council will produce a Strategic Tenure Policy that will advocate the adoption of a range of measures designed to;

- Encourage tenants to invest in their homes and communities
- Prevent disruption to households with school-aged children
- Provide additional security of tenure to households with specific support needs
- Promote appropriate move-on at the end of a fixed term
- Prevent an increase in homelessness
- Encourage consistency of approach from our delivery partners about how the new flexibilities are applied
- Encourages the most effective use of Peterborough's housing stock

In Peterborough, strong partnership working between the Council and its housing association partners has ensured that a dialogue is already underway to achieve a shared approach to addressing the balance between preparing financially viable plans for future housing development, whilst addressing housing need and meeting the Council's wider strategic objectives and obligations. A first draft of Peterborough's proposed Strategic Tenancy Policy forms appendix 5 of this strategy. It is currently awaiting approval to commence a formal 4 week public consultation period before a final draft of the policy will be prepared for adoption by the Council.

#### **Policy HS22**

The Council will adopt a Strategic Tenancy Policy to inform and influence individual housing association policies on the allocation and renewal of tenancies to ensure the supply of affordable rent tenancies contributes to meeting local housing needs and priorities. The strategic tenancy policy will be finalised and adopted following enactment of the Localism and Decentralisation Bill (due end of 2011/12).

#### **Utilising public land as a catalyst for affordable housing delivery**

The Government has also identified a clear role for local authorities in the ongoing delivery of affordable housing. The HCA affordable housing framework encourages local authorities to consider the contribution that they can make towards bringing forward housing supply through the use of their own land holdings, as well as through negotiations on s.106 agreements to deliver affordable housing.

In response to this, Peterborough City Council is actively exploring with its housing association partners the potential for using publicly owned land as a catalyst for the delivery of new homes, within a robust financial context. A dialogue has already been initiated by the Council to set up a collaboration agreement with interested housing association partners with the aim of bringing forward new housing projects in the city that would provide a range of property types and tenures, including affordable homes.

#### **Policy HS23**

The Council will actively explore with its housing association partners the potential for using publicly owned land as a catalyst for the delivery of new homes within a robust financial context.

#### **Preventing and alleviating homelessness**

Peterborough City Council has worked hard to improve its response to the issue of homelessness. Significant inroads have been made to addressing the city's rough sleeper levels which until recently were the highest outside of central London. Efforts have also focussed on preventing homelessness to assist families before they reach crisis point. This change in focus has reduced the number of homeless households that the Council has had a duty to assist with finding accommodation, which until recently had recorded as above the national average.

The Council's concerted effort to addressing homelessness in Peterborough reflects the wider costs that it poses to both individuals and the community. Homelessness can arise as a result of a broad range of root causes including; the sudden loss of employment, family or relationship breakdown, domestic violence or ill health. There is also a direct cost to the Council in terms of resources because local authorities have a legal duty under Part VII of the Housing Act 1996 to provide assistance and, in some circumstances, find temporary and permanent accommodation for homeless individuals and households. The complexity of the issues surrounding homelessness means that any efforts to prevent homelessness cannot simply focus upon the provision of housing. Instead, it is an issue that requires a holistic and multi-agency approach in order to be addressed successfully.

The Peterborough Homelessness Strategy 2008-11 sets out the Council's approach towards addressing homelessness. However, the next four years are likely to present Peterborough City Council and its partners with some fresh challenges with regards to homelessness. Cuts to public spending, the likelihood of a rise in interest rates from their present historic low, and extensive reforms to welfare and housing benefit all have the potential to impact upon the levels of homelessness in Peterborough. In preparation for these challenges, the Council will have a new comprehensive Homelessness Strategy adopted and published by January 2012. The strategy will be developed in collaboration with a wide range of partners including housing associations, voluntary groups and key housing-support related services. It will further strengthen Peterborough City Council's preventative approach to dealing with homelessness, and reaffirm the role that homelessness prevention plays in achieving our overarching priority of establishing 'strong and supportive communities'.

#### **Policy HS24**

Peterborough City Council will work with its partners to publish a new comprehensive homelessness strategy for the city by the end of the 2011/12 financial year. This document will form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.

## **Homelessness prevention through housing advice**

Good quality housing advice is a vital component of any holistic approach aimed at preventing and alleviating homelessness. Local authorities already have a legal duty to ensure the provision of housing advice to those who are at risk of losing their homes. In Peterborough this advice is provided by the Council's Housing Needs team. The team provides specialist housing advice to households who are threatened with homelessness or experiencing any other type of accommodation-related issues. They also manage the Peterborough Homes Housing Register and control the allocation of social housing in Peterborough through the Choice Based Lettings scheme. This role is key to the authority's ability to discharge its statutory duty to homeless households.

In April 2011 the Council's Housing Needs team was remodelled to strengthen its focus on homelessness prevention. The remit of the new service is to work with clients to help them tackle their housing related issues and reduce the potential for the threat of homelessness. Within the team there are specialist officers to focus on three key areas: assisting households with mortgage difficulties; assisting households that face significant issues with private landlords; assisting rough sleepers.

With more officer time dedicated towards intensive casework with clients in the most urgent need, the Council will seek to strengthen the range of self-help tools available to users of the Housing Needs service. This new approach will include the introduction of a telephone-based triage service for low priority and general housing advice, supported by a refreshed website that will host housing advice and information. Improvements to the online 'bidding' system for Choice Based Lettings which applicants on the housing register use to access more information about their priority for housing are also being introduced to reduce low-level enquiries to officers and to manage applicant's expectations.

## **Ensuring a wide range of mechanisms to prevent homelessness**

A central building block to a robust homelessness prevention agenda is the provision of a broad range of prevention mechanisms and tools. The Council presently receives funding from the DCLG that assists with financing homelessness prevention mechanisms. These include a deposit loan scheme for households threatened with homelessness, debt advice for those experiencing mortgage difficulties, and a 'sanctuary scheme' that provides home security upgrades for victims of harassment and domestic violence.

Over the next four years the amount of funding available to fund homelessness prevention mechanisms will be significantly lower compared to the resource levels available in recent years. The Homelessness Prevention Funding that the Council receives from the Government is now 'un-ring fenced'. This means there is no longer a requirement to reserve this funding solely for homelessness prevention. As part of wider financial pressures that the Council faces, the budget available to fund homelessness prevention mechanisms has been reduced by 57% for 2011/12, with funding likely to remain at this level in future years. A boost to funds during 2011/12 arising from the Government's decision to allow unspent funding from the previous year to be carried forward, has alleviated the pressure on homelessness prevention measures in the short term but the pressure on resources after this financial year may impact upon the support mechanisms available for homelessness prevention.

## **Assisting households with Mortgage Difficulties**

Our work to provide dedicated assistance to households with mortgage difficulties is likely to play an increasingly important role in the homelessness prevention agenda over the next four years. With interest rates expected to rise from their present record low and the continued stagnation of the national housing market, it is vital that we continue to offer support and advice to those facing mortgage difficulties in order to prevent households from losing their accommodation.

To add to this challenge, the funding for the Government's Mortgage Rescue Scheme (a key homelessness prevention tool for those facing repossession) has been significantly reduced. Under the first phase of the scheme, the Mortgage Rescue funding prevented the homelessness of 32 households in Peterborough by providing funding to housing associations to enable the purchase of the home from the household and providing that household with a tenancy to allow them to continue to occupy the property. However, under the scaled-back second phase of the scheme, the Council will not be in a position to promote this as a prevention option.

The Council's own interventions to assist those who fall into mortgage difficulties will play a critical role in compensating for the significant reductions in this resource. The Housing Needs team provides an advocacy service for those who require assistance in negotiating with their mortgage provider to obtain better terms on their loan. The team also refers struggling homeowners to receive debt advice; a service that is presently funded through the homelessness prevention funding that the council receives from the DCLG. Ensuring the

continuation of these services, including the debt advice for those facing repossession, will be of vital importance to our homelessness prevention agenda over the next four years.

#### **Policy HS25**

Peterborough City Council will continue to offer dedicated and tailored support to those experiencing mortgage difficulties throughout the lifespan of the Housing Strategy. This will include ensuring the provision of debt advice.

### **Preventing and alleviating Rough Sleeping**

Over the past three years tackling rough sleeping has been a key area of focus for Peterborough City Council. Many of those sleeping rough in the city have been Eastern Europeans, attracted to Peterborough due to the city's proximity to agricultural employment opportunities in surrounding areas. The recession of 2008 had a significant impact upon the economic prospects of this group, leading to many low skilled migrant workers losing their income, their accommodation and their entitlement to state assistance. In addition to rough sleepers from migrant communities, Peterborough also recorded significant levels of rough sleeping amongst the indigenous population.

In response to these challenges, the Council's rough sleeper outreach service has worked to develop strong relationships with a range of partners, including the voluntary sector, faith groups, the UK Border Agency and the DCLG to develop a reconnections service. During 2010 our work with these partners through the reconnections service led to 89 rough sleepers who are European Economic Area nationals being reconnected with their country of origin and a further 19 rough sleepers being administratively removed from the UK. The rough sleeper outreach service has also successfully assisted a number of rough sleepers in securing accommodation through helping them to find employment or obtain financial assistance from the state.

To continue reducing the level of rough sleeping in Peterborough over the next four years the Council needs to be mindful of a number of challenges faced by those groups who are likely to experience street homelessness, particularly single person households who are often not considered as a priority for assistance under homelessness legislation. In addition to wider economic pressures, changes to the Housing Benefit system are likely to add to the challenges for those with low incomes or in receipt of benefits when accessing private rented accommodation. A housing benefit reform which came into effect from April 2011 is the increase in amount of non-dependent deductions. All households in receipt of housing benefit receive a reduction in their entitlement if they have a non-dependent person living with them. The reformed regulation increases the amount of these deductions, increasing the potential for financial strain upon households who have non-dependent family members residing with them.

A significant impact of the reforms from April 2012 for single person households will be an increase to the age threshold from 25 years to 35 years for a restricted rate of housing allowance that is the equivalent to the cost of renting a room in a shared house. It is anticipated that this reform will result in a reduction in the demand for self-contained accommodation from certain groups affected by this change with a shift towards the market for shared accommodation. This is a type of accommodation which is already oversubscribed in Peterborough and will be subject to further demand as a university is established in the city.

To prepare for these future challenges, the Council will seek to develop services that are focused upon assisting single 'non-priority' homeless persons. The Housing Needs team is soon to complete a 'move-on plans protocol' (MOPP) assessment. This assessment acts as an audit of the services available for single homeless households across a locality, helping to identify local factors that are preventing homeless individuals from moving on and securing accommodation. In addition to providing an evidence base for priorities and policies within the Homelessness Strategy, the findings of the MOPP will support a DCLG funded project to address single persons' homelessness in Peterborough. The Council will use the £40,000 funding allocated to employ a part-time officer to work with landlords to secure accommodation for single person homeless households, and also to work with landlords to address issues with tenants that emerge as a consequence of the reforms to the housing benefit system. Detailed information about the future use of this resource will feature in the refreshed Peterborough Homelessness Strategy.

#### **Policy HS26**

The Council will develop services that are focused upon assisting single 'non-priority' homeless persons. The prevention and alleviation of rough sleeping and street homelessness will remain as a key priority for Peterborough City Council over the lifespan of the Housing Strategy. The Council will continue to provide services to alleviate rough sleeping including the Reconnections Service, where funding allows.

### **Ensuring the continued provision of targeted housing-related support services**

The provision of high quality housing-related support services are a vital component of any holistic homelessness prevention agenda. In Peterborough the majority of these services are funded by the

Government's Supporting People programme, which is managed locally by the Council's Housing Programmes team.

The Supporting People programme funds the commissioning of housing support services for a wide range of client groups across Peterborough aimed at helping people to live independently. These support services form a key tool in preventing and alleviating homelessness, especially amongst client groups who are likely to struggle to retain their accommodation as a consequence of complex vulnerabilities, such as care leavers and those with mental health issues. The programme also funds a range of services that enable vulnerable households to live independently in their own homes, including the costs towards providing 37 wardens across 45 Peterborough-based sheltered housing schemes. Through preventing homelessness and enabling people to continue residing in their own accommodation, the support services provided under the Supporting People programme can make a significant contribution towards the wider strategic objectives of the Council and its partners, such as reducing the reliance upon residential care and reducing street homelessness.

As a result of financial constraints, the Council's Medium Term Financial Plan has reduced the annual budget to fund Peterborough's Supporting People Programme over the next five years. To minimise the impact of the reduction the Council has worked with service providers to ensure that savings are absorbed through efficiency savings as opposed to reductions in front-line service provision where possible.

In order to plan for future service provision and ensure that funding is directed to where it is needed most, the Council will work with its partners to complete a review of all Supporting People contracts by June 2011. This process will allow the Council to identify gaps in current service provision and enable partners to identify further efficiencies and new ways of delivering support services under the programme. The review of existing contracts will underpin the production of a new Supporting People Commissioning Strategy, which will set out the priorities for housing support-related service provision over the three year period from 2011-14. Furthermore, this new strategy will set out the Council's intention to ensure that all future service provided by the Supporting People programme retain a clear focus upon homelessness prevention. The completed document will form part of the portfolio of housing related strategic documents that sit behind this Housing Strategy.

#### **Policy HS27**

Peterborough City Council will provide funding for the Supporting People Programme over the next three years in accordance with the Medium Term Financial Plan. The Council will conduct a review of all existing service contracts by June 2011. This will lead to the adoption and publication of a Supporting People Commissioning Strategy by the end of March 2012. This strategy will seek to ensure that all services provided under the Supporting People Programme over the period 2011-15 retain the strongest possible focus upon homelessness prevention.

#### **Ensuring the suitability of accommodation for households with specific housing needs**

A key element of meeting Peterborough's housing needs is to ensure the suitability of accommodation for those households with specific needs. Through ensuring that households with specific needs are residing in safe and suitably adapted accommodation, the Council can help to address wider strategic issues, including reducing hospital admissions, reducing the need for expensive residential care, and preventing homelessness.

#### **Protecting Disabled Facilities Grant funding**

Local authorities have a legal duty to assist disabled households who qualify for assistance to adapt their homes. One of the main ways that we meet this legal duty is through the provision of Disabled Facilities Grants (DFGs). These grants, which can be up to a maximum of £30,000, help to provide financial assistance to those who are in need of major adaptations that will allow them to better access their accommodation. DFGs cover the costs associated with various types of adaptations, including level access showers, stair lifts and through floor lifts, changes to room layouts, extensions to properties and the widening of doors and entrances.

The Council's Medium Term Financial Plan has retained the £1.4m budget level for DFGs for 2011/12 and 2012/13 with a proposed reduction of 25% for the following three years. To ensure the best use of valuable funds, the Council will work with its partners to strengthen its strategic approach to meeting the needs of vulnerable and disabled households. This approach will focus upon ensuring value for money when assisting those in existing stock, and also through ensuring that future specialist housing provision is designed in a way that meets the needs of vulnerable households.

The Council has taken some initial steps to ensure our funding for DFGs achieves value for money. A revised Housing Renewal Policy was published in April 2011 that included amendments aimed at ensuring maximum effectiveness from DFG funding. This includes provisions to encourage households that have received assistance to continue occupying their accommodation for a longer period of time if it remains suitable, helping to prevent the need to carry out successive adaptations for the same household across different properties. The

revised Housing Renewal Policy forms part of the portfolio of housing related strategic documents that sit behind this Housing Strategy.

**Policy HS28**

The council aims to provide assistance to 255 disabled and/or vulnerable households per year through the allocation of DFGs until the end of 2014/15.

The revised Housing Renewal Policy also sets out criteria for the Disabled Persons Relocation Grant. This discretionary grant covers the costs associated with moving a disabled person and their household to more suitable accommodation, such as removal costs and legal fees. This grant may be awarded when the Council have been advised by Adult Social Care or Children's Services that a person has a need that makes him or her eligible for a disabled facility grant but where, in the Council's opinion, the disabled person's existing accommodation is not suitable to be adapted and the disabled person and their family is willing to move. In order to be eligible for the grant, the total cost to the Council (including relocation and any internal adaptation at the new property) must not exceed the cost of adapting the disabled persons existing accommodation. Therefore, as an alternative to carrying out extensive and costly adaptations to properties with a poor layout, the Council will strongly encourage relocation as a means of addressing the needs of a disabled person and their household where it is deemed appropriate.

**Policy HS29**

As an alternative to carrying out extensive and costly adaptations to properties with a poor layout, the Council will strongly encourage relocation as a means of addressing the needs of a disabled person and their household where it is deemed appropriate and will provide Disabled Persons Relocation Grant in appropriate cases.

**Securing the continuation of the Aids and adaptations service**

In addition to the wholesale interventions provided by DFGs and the relocation grant funding, Peterborough City Council also offers a minor Aids and Adaptations service. This service is funded the Capital programme that Peterborough City Council provides to Adult Social Care. Co-ordinated by the Care and Repair Home Improvement Agency, the scheme provides minor aids and adaptations such as wheelchair ramps and grab-rails that assist with enabling residents to remain in their home, earlier hospital discharges and the receipt of care from home, all of which provide the council and NHS Peterborough with significant financial savings.

**Policy HS30**

The Council's capital programme provided to NHS Peterborough will continue to fund and provide the Aids and Adaptations Service throughout the lifespan of the Peterborough Housing Strategy: We will aim to assist 1000 households with minor aids and adaptations on an annual basis until 2013/14.

**Securing the continuation of the Handy Persons Scheme**

The Peterborough Handy Persons scheme, which receives £100,000 funding from the Supporting People (SP) programme, provides vulnerable households with assistance with minor repairs and improvements to their accommodation. The type of work covered under the scheme includes the removal of trip and fire hazards, and small electrical and plumbing jobs. Although the scheme only covers minor work, it is an important tool in our approach towards enabling vulnerable households to maintain their independence, remain in their own homes and also in preventing accidents and falls.

**Future housing provision that caters for households with specific housing needs**

This strategy has set out a series of reactive measures that will enable us to meet the accommodation needs of vulnerable and disabled households that reside within the existing housing stock across Peterborough. However, in order to prepare for the future housing challenges posed by an aging population, the Council also needs a strategic approach towards the standard of accommodation that is provided through new housing development in Peterborough.

The Council's policy for meeting specialist housing needs is set out in the Core Strategy which includes a policy requiring 20% of all dwellings to be built to Lifetime Homes Standard on development sites of 15 or more dwellings (an increase on the 10% sought under the previous Local Plan), and for 2% of dwellings to be built as wheelchair homes on development sites of 50 dwellings or more. The Lifetime Homes Standard is a set of sixteen design criteria that provide a model for building accessible and adaptable homes. Housing built to the standard is designed in a way that makes it easier for households to cope with a range of eventualities, from raising small children through to dealing with reduced mobility in later life. Crucially, homes built to the Lifetime Homes Standard are also simpler and less expensive to adapt, providing the Council with a long-term financial saving on the cost of DFGs and other reactive measures to adapt the accommodation of vulnerable households. For these reasons, encouraging the development of Lifetime Homes will remain a key strategic priority for

Peterborough City Council and strong partnership working with our housing association partners resulted in 107 units (of the total 331 affordable homes built) in 2010/11 being built to Lifetime Homes standards, equating to almost 33% of new affordable homes. The scope for achieving large numbers of wheelchair adapted homes is considerably more limited due to the additional costs associated with this type of housing provision. However, 2010/11 saw the provision of 12 new affordable homes built to accommodate the needs of wheelchair users, almost 4% of new affordable homes provision in Peterborough. Despite the financial pressures facing future affordable housing development, Peterborough City Council will work with its housing association partners to continue to achieve high levels of new affordable housing that is designed to cater for households with specific needs.

#### **Policy HS31**

Through its enabling role, Peterborough City Council will continue to support the delivery of units built to Lifetime Homes Standard, and where appropriate we will work positively with developers and housing providers to encourage levels of provision of both Lifetime Homes Standard and Wheelchair adapted homes that aim to exceed the existing policy requirements, taking into account viability constraints. To help us to achieve Policy HS9, the Council will work to strengthen its approach towards the implementation of planning policy that relates to Lifetime Homes. We will seek to introduce mechanisms that allow us to monitor annual levels of delivery of homes built to the Standard, and we will also seek to encourage and educate the building industry about the value of the Standard through the publication of a developer's guide to Lifetime Housing. We will also lobby parliament to make Lifetime Homes a compulsory requirement in the Building Regulations, with the aim of it being compulsory from 2013.

The accommodation needs of all people who come into contact with the health and social care services provided by NHS Peterborough will be evidenced in the emerging Health and Social Care Accommodation Strategy. A draft version of this strategy is due to be available for consultation from the end of July 2011.

This strategy will incorporate a number of existing strategies such as the Older People's Accommodation Strategy and NHS Peterborough's Extra Care Housing Strategy and will provide a holistic approach to meeting the needs of a wide range of people who need support including people who are elderly, physically and sensorily impaired have learning disabilities or have mental health needs. This strategy will, once adopted, form part of the portfolio of housing related strategic documents that sit behind the Housing Strategy.

Currently in Peterborough there is a shortage of housing for people who need support. Historically investment in housing and support for people with more complex needs has been outside the City. Changing professional and clinical practice means that more people with significant support needs are now able to be supported in their own homes with comprehensive support packages. Demographic change also means a rising demand for housing with lower levels of support. As a result there is a need for an increased number of homes with support. This demand is likely to be met by a combination of a relatively small number of bespoke housing units being built for particular client groups and a larger number of normal houses and flats being available for sale or rent in a variety of locations across the City. Initial forecasts indicate that approximately 10 specialist units and 30 normal homes will be needed each year. More details will be in the forthcoming Health and Social Care Accommodation Strategy.

The existing Peterborough Older Persons Accommodation Strategy (OPAS) 2007 sets out a requirement to build 500 units of extra care' accommodation in Peterborough by 2016 in order to meet the needs of an ageing population and the projected growth in dementia. There are currently 231 units of extra care housing provision in Peterborough. The target for Extra Care provision set out in the OPAS is very challenging but remains a priority for Peterborough City Council and its partners. The target of 500 units was informed by Joint Strategic Needs Assessment carried out in 2007.

#### **Policy HS32**

NHS Peterborough will work with its partners to produce a draft Health and Social Care Accommodation Strategy for consultation by the end of July 2011. The final adopted document will form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.

#### **Meeting Gypsy and Traveller Housing Needs**

The council's Core Strategy Gypsy and Traveller policy CS9 states that new permanent pitches can be achieved through the normal process of the submission and the granting of planning permission. The policy also states that, if necessary, the council will allocate new permanent sites through the Site Allocations Document, though the council currently sees no need to take up this option and is not in the process of allocating new permanent sites.



The Core Strategy policy does, however, state the need to identify within the Site Allocations Document a transit site in Peterborough (i.e. a site which is used for a temporary period by a family travelling through or visiting Peterborough for a short period).

The need for a transit site was recognised because there was clear evidence of high levels of unauthorised encampments in Peterborough, yet at the same time there was no recognised location for Gypsy and Traveller families to stop for a short period.

Unauthorised encampments continue to arise on a regular basis in Peterborough. Therefore, the council and the police have decided to take proactive action to address this issue. This proactive work started with the council safeguarding a piece of land off Norwood Lane for the provision of around 10 transit pitches. It safeguarded this land in the Site Allocations Document that was submitted in May 2011 to the Secretary of State for final examination and agreement by an Inspector.

The council continues to monitor the situation, including learning from transit site provision best practice elsewhere in the country.

To assist in enabling best practice to be delivered in Peterborough, the council has, in September and October 2011, asked the Inspector examining the Site Allocations Document to make a minor adjustment to the Document. These changes, if agreed by the Inspector, will add flexibility to the Document but will not remove the primary intention of safeguarding and delivering a site off Norwood Land. If an alternative better solution to the safeguarded transit site at Norwood Lane is found, then this would be implemented rather than the safeguarded site.

On wider matters, the Council has committed to regularly maintaining a local assessment of Gypsy and Traveller pitch need (permanent and transit) and Travelling Show People plots, and is currently undertaking such an assessment with partner Cambridgeshire authorities the result of which should start to emerge around October 2011.

**Policy HS33**

(A) Temporary or transit sites: During the course of this Housing Strategy period (2011-2015), the council is minded to deliver a transit site off Norwood Land, on safeguarded land identified in the Site Allocations Document. However, if early in the Housing Strategy period an alternative provision can be identified and delivered elsewhere in the district, this would negate the need for the safeguarded site to be delivered.

(B) Permanent sites: The council does not intend to allocate sites for permanent Gypsy and Traveller pitches through its plan making process. However, it will support the provision of new pitches if the proposed development meets the criteria as set out in Policy CS9 of the Core Strategy.

(C) Maintaining an up-to-date evidence base: The Cambridgeshire Sub Region Travellers Need Assessment will be completed by around the end of 2011, which will assist in determining the need for new pitches and determining applicable planning applications.

## **Objective Four: To create mixed and sustainable communities**

Housing plays a vital role in ensuring that the neighbourhoods we create and the communities that live within them are mixed, thriving and sustainable. Developments that offer a range of housing tenures - owner occupied, private, intermediate and social rent - are essential to creating mixed and balanced communities. Large mono-tenure social housing estates have historically contributed to creating pockets of deprivation and poverty. Government policies relating to housing, planning and neighbourhood renewal have sought to create mixed, sustainable communities which promote a social and income mix and provide access to a range of services and amenities.

Planning Policy Statement 1 (PPS1) states that local authorities should seek to promote 'development that creates socially inclusive communities' through their local development plans. The document further states that to achieve this, local authorities should plan for policies 'that seek to reduce social inequalities' including access to good quality housing. This is reflected in the Peterborough Core Strategy, which sets out a vision for Peterborough to become an area 'renowned for its quality and choice of housing, where... social integration is promoted through the provision of a broad range of housing types... that match the needs and aspirations of future residents in terms of affordability, sustainability, size, type and location'. This stance is also reflected in the priorities of the Sustainable Community Strategy which includes 'creating strong and supportive communities' and 'creating opportunities, tackling inequalities'.

### **Ensuring a varied housing offer that supports mixed communities**

The Housing Strategy includes a range of measures aimed at ensuring new developments include a wide choice of well designed new homes to meet the needs and aspirations of all existing and future residents in Peterborough. These measures, many of which are embedded into local planning policy, will help to ensure that new neighbourhoods such as Great Haddon contain a range of housing types that contribute towards the creation of mixed communities. In considering the mix of new homes in new development the council will also take into account the characteristics of the existing housing stock in the area to ensure a wider neighbourhood balance.

Furthermore, to promote social integration the Council encourages a 'pepper potting' approach to affordable housing provision on new developments. This involves the Council working with developers and housing association partners to create a mix of affordable housing dwellings and private dwellings throughout the development in an attempt to minimise social exclusion and encourage mixed communities.

#### **Policy HS34**

In its role as housing enabler, the Council will work with developers and housing associations to ensure affordable housing provision is effectively integrated into new development through a 'pepper potting approach'.

### **Managing the growth of the Housing in Multiple Occupation (HMO) sector**

As set out under objective one of section three, it is anticipated that the city will experience an increase in demand for accommodation from single person households over the next four years. Peterborough's plans to develop its higher education offer will lead to an increase in demand for single person accommodation from the incoming student population. Furthermore, planned housing benefit reforms are likely to price many single person households out of self-contained accommodation and into shared accommodation, such as lodgings and houses in multiple occupation (HMOs). These combined factors have the potential to significantly increase the demand for HMO accommodation in Peterborough which could impact upon the sustainability and cohesion of communities.

Peterborough already has a large HMO market which is partly driven by demand from the new migrant communities that have settled in the city since the accession of Eastern European countries into the EU in 2004, and also by a local population that is younger than the national average. This high level of HMO accommodation is widely acknowledged by the Council and its partners to have been a contributory factor to an increase in problems in particular neighbourhoods such as community cohesion issues, anti-social behaviour, environmental crimes such as fly-tipping, littering and graffiti, along with public health issues. The notable growth of HMO accommodation in Millfield and New England in particular has also reduced the number of large units of family accommodation, leading to some significant changes in the demographic and housing profiles of these wards.

The Council and its partners are committed to ensuring the sustainability of communities in Peterborough as they respond to meeting a range of housing needs that includes student accommodation and HMOs over the next four years. The Council will explore the potential benefits of introducing a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to manage the number of new HMOs in particular neighbourhoods. Currently, the conversion of a dwelling house to a HMO benefits from 'permitted development rights', which means that no planning consent is required from the council

(though other permission, such as Building Regulation approval may still be required). A number of authorities have used this power to remove permitted development rights for this type of development where the rapid growth and high concentration of HMOs has caused problems, meaning that new HMOs must be considered through the planning application process.

#### **Policy HS35**

The Council will explore the benefits of a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to manage the number of new HMOs in particular neighbourhoods. If this approach to managing HMO growth is adopted, the Council will also produce a Supplementary Planning Document (SPD) that sets out our requirements for HMO development in planning terms.

### **Ensuring the sustainability of rural communities**

The provision of affordable rural housing has a key role to play in ensuring the future sustainability of rural areas. In a 2008 review of the rural economy and affordable housing, Matthew Taylor MP argued that villages run the risk of becoming 'gated communities of wealthy commuters unless affordable housing can be secured and retained within rural communities'. His report, along with a range of other studies produced by groups such as the Campaign for Rural England, also highlight the role that affordable housing can play in sustaining village facilities such as schools, post offices and public houses. As one of the recommendations of his report, Taylor encourages the creation of initiatives that allow rural communities to develop affordable housing for local people.

In 2010 the Council produced and adopted its first strategy dedicated to addressing the housing priorities of those living in rural Peterborough. The Rural Housing Strategy 2010-13 was developed in conjunction with representatives of rural parish councils, and identified a range of key housing and development priorities for action. Addressing a lack of affordable housing specifically built and designed to meet the needs of local households (especially the needs of young families), was identified as a key priority of the strategy.

In order to meet this priority of the Rural Housing Strategy and work towards securing the future sustainability of village communities in Peterborough, the Council has established a Rural Housing Delivery Partnership. The partnership consists of Cambridgeshire ACRE - an enabling organisation that works with rural communities to help address local issues, two housing associations and the Council itself. The partnership has two main objectives: to work with willing parish councils to identify the level and type of housing need, and to identify opportunities to develop affordable rural housing on 'exception sites'.

An 'exception site' is a site that is located adjacent to a village boundary where development would usually be prohibited. However, where there is evidence of unmet housing need, development of solely affordable housing may be granted on such a site. Any housing development permitted must be for the benefit of households local to the development, and must also remain as affordable housing to meet local need in perpetuity. The Council's planning policy on exception sites is set out in policy CS8 of the Core Strategy. Further details of the Council's plans for rural affordable housing can be found in the Rural Housing Strategy 2010-13, which forms part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.

#### **Policy HS36**

The Council will maintain membership of the Rural Housing Delivery Partnership until 2013 when a review will be conducted of the Peterborough Rural Housing Strategy. The Rural Housing Delivery Partnership will aim to visit every parish council across Peterborough by the end of 2011/12.

### **Supporting Community-led Housing Solutions**

The Rural Housing Strategy highlighted the role that community-led housing solutions could play in increasing the supply of affordable rural housing for local people and ensuring the sustainability of our rural areas. Community Land Trusts (CLTs) are an example of a community-led housing solution. They are established by local people for the purposes of securing land or assets, such as housing, for the benefit of the wider community. In many instances nationally, CLTs have formed for the purposes of developing affordable rural housing to meet the needs of local people. The Peterborough Rural Housing Strategy identified a need for the Council and community groups to develop links with organisations that can offer expertise and assistance in this field. Consequently the Council has established connections with the organisation Foundation East, who provide advice and start-up capital to community groups that wish to develop community facilities such as housing.

Community-led housing solutions have recently been given a heightened profile within the new Government's housing agenda. The Localism Bill includes details of a range of mechanisms designed to support the development of community-led housing solutions. These emerging mechanisms include the community 'Right to Build', which will enable organisations such as CLTs to develop local facilities such as housing without the need for outline planning consent, providing there is substantial local support in favour of the development. Over the

next four years the Council will explore ways of supporting the development of community-led housing solutions in accordance with the Government's wider housing agenda, in both rural and urban areas.

Ultimately, this type of housing development needs to be led by local people. However, the Council will assist and enable communities that would like to form an organisation such as a CLT or development trust. During 2011/12 the Council will be embarking upon the process of working with local communities to develop 'Community Action Plans' for each of the seven neighbourhood areas. These plans will identify the aspirations and priorities of each neighbourhood, including particular issues that the community would like to see addressed. These community plans will also allow local people to identify key assets of community value that they consider to be of importance or that they would like to see better utilised. This links into the new duties and community powers that the Government is seeking to introduce through the Localism Bill, including the new requirement for local authorities to hold a list of assets of value to the community.

The Council aims to produce its Community Action Plans by April 2012. This process will be used to identify potential community development opportunities, including those that relate to the provision of community-led housing solutions. If suitable CLT opportunities are identified, the Council will assist the relevant communities in developing links with organisations such as Foundation East.

#### **Policy HS37**

The Council will encourage and support the growth of community-led housing solutions in rural and urban areas. The Council will prepare and then utilise Community Action Plans as a catalyst for a range of community-led housing initiatives, such as Community Land Trusts. The Council will have a Community Action Plan in place for each of the seven neighbourhood areas of Peterborough by April 2012.

### **Planning, community infrastructure and neighbourhood management**

Creating successful and sustainable communities requires careful planning. Peterborough has embarked upon a considerable growth agenda that will continue until at least 2026. The Peterborough Core Strategy sets out plans for a series of urban extensions at Great Haddon, Norwood and Paston Reserve. These extensions will create new communities and provide around 8,000 new homes. Community sustainability is a key consideration in the master-planning process for an urban extension. For example, the Council's Planning and Neighbourhoods teams are currently exploring initiatives to incorporate community sustainability in the master plan for Great Haddon. These include plans to utilise the first dwelling on Great Haddon as a temporary community centre that will provide a base from which a community development officer will work with the incoming community to address early issues. It is envisaged that this officer will work with the incoming residents to encourage them to take a role in planning the community open space within the development.

Through working to ensure a close relationship especially at master-planning stage, the Council will seek to ensure that community sustainability is a central consideration of future development proposals and will ensure joint working between the planning and neighbourhoods teams. The Council's planning policies through its Planning Obligations Implementation Scheme, future Community Infrastructure Levy (CIL) charging schedule, and negotiation on individual planning applications, will ensure that community facilities are provided and funded as an integral part of new development.

#### **Policy HS38**

The Council, working with developers, will explore and implement measures which aim to ensure that community sustainability is a key consideration in both the master-planning of urban extensions and the subsequent building of new communities.

### **Affordable housing allocations policies that support mixed and sustainable communities**

The impact of the Government's housing reforms mean that the Council and its partners will be required to review the policy that underpins the process of allocating affordable housing in Peterborough. Several reforms, including the introduction of the affordable rent tenure and new restrictions to housing benefit, will have a significant impact on existing practices relating to the allocation of housing. Planned reforms to the housing benefit system from April 2013 will change the property size eligibility criteria for social tenants so that some households, for example, who are currently eligible for a three bed property under the Peterborough Housing Allocations policy, may only be entitled to the housing benefit to cover the rent on a two bed property, depending on the age and the gender of their children. As a consequence, the Council and its partners will seek to conduct a review of the Peterborough Homes housing allocations policy to ensure that it still contributes towards our key strategic objective to encourage mixed and sustainable communities, as well as reducing and preventing homelessness and meeting housing needs.

The Council will work with its partners to ensure that the revised policy meets a number of key aims. These include ensuring that housing is allocated in a manner that maximises choice for applicants, making effective use of the housing stock by ensuring appropriate allocation, and assisting the Council in meeting its statutory

duties in housing homeless persons. The Council will also work with partners to ensure that the policy includes a series of mechanisms that will support the creation of mixed and sustainable communities, such as measures designed to discourage anti-social behaviour and mechanisms to ensure that housing is allocated to a wide range of household types in order to ensure community mix. The review of the allocations policy also presents an opportunity to set into place mechanisms that address a range of other issues, such as under-occupation within the affordable housing stock. The Council will seek to ensure that the revised housing allocations policy reflects the broad objectives and strategic aims of the forthcoming Strategic Tenancy Policy, along with the aims of the Housing Strategy.

**Policy HS39**

In response to the recently announced housing and welfare reforms, the Council will work with its partners to conduct a review of the Peterborough Homes housing allocations policy by April 2012. The Council will ensure that the refreshed policy will reflect the broad objectives of the forthcoming Strategic Tenancy Policy, along with the strategic aims of this Housing Strategy. Once adopted, the refreshed policy will form an annex to the Housing Strategy.

## Appendix 1: Action Plan

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS1 – Supporting Growth	<i>The Council is committed to its housing growth target of 25,500 additional dwellings for the period 2009 - 2026 in accordance with the Peterborough Core Strategy and the SCS priority to secure 'substantial yet sustainable growth'. The Council does not intend to review these housing growth targets over the lifespan of the Peterborough Housing Strategy.</i>	-	-	-
Policy HS2 – Delivering the Infrastructure to support growth	<i>The Council will prepare a Community Infrastructure Levy Charging Schedule and Community Infrastructure Supplementary Planning Document, with a view to having both adopted during the 2012/13 financial year.</i>	Group Manager - Strategic Planning and Enabling	-	CIL Charging Schedule and Community Infrastructure Supplementary SPD adopted by the end of 2012/13
Policy HS3 – Increasing the supply of prestige homes	<i>The Council will seek to encourage the market provision of new prestige homes on specific sites through the emerging Site Allocations DPD document, to ensure the provision of a wide range of housing across the local authority area. The Council will also seek to protect against the loss of prestige homes through demolition, redevelopment, conversion or change of use through the introduction of a Planning Policy DPD that limits the loss of such dwellings. The Council will seek to achieve adoption of the Peterborough Site Allocations DPD by January 2012. The Council will seek to achieve adoption of the Peterborough Planning Policies DPD by December 2012</i>	Group Manager - Strategic Planning and Enabling		Peterborough Site Allocations DPD adopted by January 2012  Peterborough Planning Policies DPD adopted by December 2012
Policy HS4 - Implementing high environmental standards for new housing	<i>Peterborough City Council will only support residential development proposals where they make a clear contribution to the aspiration of the Sustainable Community Strategy for Peterborough to establish itself as the Home of Environment Capital, in accordance with Core Strategy Policy CS10. Additionally, in its role as housing 'enabler', Peterborough City Council will continue to work with its affordable housing delivery partners to ensure that opportunities to develop homes of a high environmental standard are maximised.</i>	Group Manager - Development Management  Housing Strategy Manager	Partner Housing Associations	-

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Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS5 - Supporting the growth of Peterborough's higher education offer	<p><i>The Council will adopt a proactive approach towards enabling the delivery of student accommodation in the city. Wherever possible, the Growth and Regeneration Team will lend assistance to developers and higher education providers who are seeking to deliver student accommodation in the city. The Council will also consider the positive use of its own landholdings to encourage the delivery of student accommodation across Peterborough.</i></p> <p><i>The Council will undertake a mapping process of existing student accommodation in Peterborough, to be completed by end of March 2012. If this assessment identifies a need for additional student accommodation then further research into the current and projected need for student accommodation in Peterborough will be undertaken along with an analysis of the likely impact of an increased student population upon the private sector housing market in the city. The findings of the study will support policy development, as well as providing an evidence base for business plans for private investment into student accommodation provision across Peterborough. If this additional more detailed research is required it will be completed by August 2012.</i></p>	<p>Head of Growth &amp; Regeneration</p> <p>Housing Strategy Manager</p>	Anglia Ruskin University/University Centre Peterborough	Student accommodation mapping process completed by August 2012
Policy HS6 - Use of Council land to deliver housing growth	<i>The Council will make land assets available for development within a robust financial context to support growth in Peterborough. The Council will also support the delivery of affordable housing in Peterborough through entering into a collaboration agreement with housing associations to bring forward sites that will mutually benefit both parties.</i>	Head of Growth & Regeneration	Partner Housing Associations	-
Policy HS7 – Stimulating the local housing market	<i>The Council will provide assistance to qualifying first time buyer households through the Peterborough LAMS to enable eligible households to access homeownership. £1 million will initially be set aside to fund the scheme with the capacity to increase this fund by up to £10 million on review.</i>	Head of Strategic Finance		-
Policy HS8 - Stimulating the local housing market	<i>The Council will determine the feasibility of working with commercial partners to develop a scheme that will provide financial products such as insurance policies and mortgages for existing and potential residents of Peterborough who are experiencing difficulty accessing the housing market.</i>	Head of Growth Delivery		

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS9 - Supporting the accommodation requirements of the Peterborough City Hospital	<i>The council will provide support to the NHS Trust to enable the provision of up to 250 units of new hospital staff accommodation in Peterborough by April 2013 and where appropriate make Council land available within a robust financial context to support this initiative.</i>	Head of Growth & Regeneration	Peterborough NHS Trust	250 units of hospital staff accommodation provided by April 2013
Policy HS10 – Supporting Self Build	<i>The Council will seek to promote self build in Peterborough and act upon government initiatives to enable self build as new measures are introduced.</i>	Group Manager – Strategic Planning and Enabling	-	-
Policy HS11 – Bringing empty homes back into use	<i>Peterborough City Council will aim to bring 80 empty homes back into use on an annual basis over the lifetime of this Housing Strategy and will aim to reduce the number of empty homes within Peterborough to below 500 dwellings at any one time. This will be achieved by working closely with the owners of vacant dwellings to address the obstacles preventing the reuse of the property and by working with our housing association partners and the HCA to secure the necessary investment to bring a proportion of these dwellings back into use as affordable housing.</i>	Strategic Housing Manager Empty Homes Officer	Homes and Communities Agency (HCA)  Partner Housing Associations	40 empty homes bought back into use on an annual basis.
Policy HS12 - Bringing empty homes back into use	<i>Peterborough City Council will continue to dedicate resources to dealing with empty homes. The council will explore whether the income generated from the conversion of empty homes in to use through the New Homes Bonus scheme will enable additional resources to be dedicated to dealing with empty homes.</i>	Strategic Housing Manager  Director of Operations	-	-



Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS13 - Addressing hazardous levels of disrepair	<i>The Council will aim to remove category one hazards from 350 private sector housing households per year until the end of 20114/15 by continuing to provide financial assistance through the Repairs Assistance Fund and through enforcement action.</i>	Strategic Housing Manager	-	350 category one hazards removed from private sector households on an annual basis
Policy HS14 - Maximising the energy efficiency of existing housing	<i>The council aims to improve the thermal efficiency in 100 Peterborough private sector dwellings each year to a target SAP rating level of 65, therefore minimising the risk of fuel poverty for the occupants</i>	Strategic Housing Manager	-	The thermal efficiency of 100 private sector dwellings improved on an annual basis
Policy HS15 – Supporting the ‘Green Deal’ and the ‘retrofit’ agenda	<i>Peterborough City Council will produce a Green Deal Implementation Strategy that sets out how it will work with partners to support the operation of the scheme. This document will be published within the lifespan of the Housing Strategy.</i>	Strategic Housing Manager	Partner Housing Associations	Green Deal Implementation Strategy completed and adopted
Policy HS16 - Supporting the ‘Green Deal’ and the ‘retrofit’ agenda	<i>Peterborough City Council will implement the Green Deal scheme as a means of improving the energy efficiency of the housing stock by working closely with relevant partners. The Council’s strategic housing services will be delivered in anticipation of the Green Deal scheme being operational towards the end of the lifespan of the Housing Strategy.</i>	Strategic Housing Manager	-	-

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Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS17 - Encouraging consequential energy efficiency improvements	<i>Peterborough City Council will explore the feasibility of introducing a range of mechanisms designed to encourage consequential energy efficiency improvements to extended dwellings as a means of improving the energy efficiency of our housing stock.</i>	Group Manager - Strategic Planning and Enabling  Group Manager Construction & Compliance  Group Manager - Development Management  Climate Change Team Manager	-	-
Policy HS18 - Improving awareness of domestic energy efficiency	<i>Peterborough City Council will conduct a minimum of three 'Community Energy Challenges' per year across the lifespan of this Housing Strategy. This includes one challenge per year in rural areas in accordance with the objectives of the Peterborough Rural Housing Strategy 2010-13.</i>	Climate Change Team Manager	-	Three energy challenges on an annual basis over the lifespan of the Housing Strategy.
Policy HS19 - Improving awareness of domestic energy efficiency	<i>Peterborough City Council in partnership with partner housing associations will provide Energy Performance Certificates as part of property advertisements through Choice Based Lettings. The Council will also introduce a range of signposting measures to increase awareness of the importance and benefits of domestic energy efficiency, and assist clients to make informed decisions regarding their choice of accommodation.</i>	Housing Needs Manager  Strategic Housing Services Manager	Partner Housing Associations  Choice Based Lettings Board	-
Policy HS20 - Supporting the affordable housing delivery model	<i>The Council will actively support the HCA's new 'affordable rent' delivery model in order to meet the overarching strategic priority to achieve housing growth and ensure the continued supply of new affordable housing to meet demonstrated need.</i>	Housing Strategy Manager	-	-

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS21 - Enabling the delivery of affordable rented tenure in Peterborough	<p><i>The Council will seek to achieve 30% affordable housing on sites delivering 15 or more dwellings. However in light of the Governments social housing reforms, the Council will take a more flexible approach to negotiating the tenure split on each site rather than maintaining the split recommended by the Core Strategy on all sites.</i></p> <p><i>Peterborough City Council will explore the potential to provide the affordable rent tenure on sites which have an existing planning consent by reviewing the terms of existing S106 agreements in order to facilitate the ongoing delivery of new affordable homes.</i></p>	Housing Strategy Manager	-	-
Policy HS22 - Developing a Strategic Tenancy Policy	<i>The Council will adopt a Strategic Tenure Policy to inform and influence individual housing association policies on the allocation and renewal of tenancies to ensure the supply of affordable rent tenancies contributes to meeting local housing needs and priorities. The strategic tenure policy will be finalised and adopted following enactment of the Localism and Decentralisation Bill (due end of 2011/12).</i>	Housing Strategy Manager	Partner Housing Associations	Strategic Tenure Strategy published upon enactment of the Localism and Decentralisation Bill
Policy HS23 - Utilising public land as a catalyst for affordable housing delivery	<i>The Council will actively explore with its housing association partners the potential for using publicly owned land as a catalyst for the delivery of new homes within a robust financial context.</i>	Head of Growth & Regeneration Housing Strategy Manager	Partner Housing Associations	-
Policy HS24 - Preventing and alleviating homelessness	<i>Peterborough City Council will work with its partners to publish a new comprehensive homelessness strategy for the city by the end of 2011/12. This document will form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.</i>	Housing Needs Manager Strategic Housing Services Manager	-	Homelessness Strategy published and adopted by January 1 <sup>st</sup> 2012

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS25 – Assisting households with mortgage difficulties	<i>Peterborough City Council will continue to offer dedicated and tailored support to those experiencing mortgage difficulties throughout the lifespan of the Housing Strategy. This will include ensuring the provision of debt advice.</i>	Housing Needs Manager  Strategic Housing Services Manager	-	-
Policy HS26 - Preventing and alleviating Rough Sleeping	<i>The Council will develop services that are focused upon assisting single 'non-priority' homeless persons. The prevention and alleviation of rough sleeping and street homelessness will remain as a key priority for Peterborough City Council over the lifespan of the Housing Strategy The Council will continue to provide services to alleviate rough sleeping including the Reconnections Service, where funding allows.</i>	Housing Needs Manager	United Kingdom Border Agency (UKBA)	-
Policy HS27 - Ensuring the continued provision of targeted housing-related support services	<i>Peterborough City Council will provide funding for the Supporting People Programme over the next four years in accordance with the Medium Term Financial Plan. The Council will conduct a review of all existing service contracts by June 2011. This will lead to the adoption and publication of a Supporting People Commissioning Strategy by the end of March 2012. This strategy will seek to ensure that all services provided under the Supporting People Programme over the three years 2011-14 retain the strongest possible focus upon homelessness prevention.</i>	Strategic Housing Services Manager  Housing Programmes Manager	NHS Peterborough  Partner Housing Associations	Supporting People Commissioning Strategy adopted by March 2012
Policy HS28 - Protecting Disabled Facilities Grant funding	<i>The council aims to provide assistance to 255 disabled and/or vulnerable households per year through the allocation of DFGs until the end of 2014/15.</i>	Strategic Housing Services Manager  Housing Programmes Manager	NHS Peterborough  Care and Repair Home Improvement Agency	255 disabled and/or vulnerable households assisted on an annual basis

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS29 - Protecting Disabled Facilities Grant funding	<i>As an alternative to carrying out extensive and costly adaptations to properties with a poor layout, the Council will strongly encourage relocation as a means of addressing the needs of a disabled person and their household where it is deemed appropriate and will provide Disabled Persons Relocation Grant in appropriate cases.</i>	Strategic Housing Services Manager  Housing Programmes Manager	NHS Peterborough  Care and Repair Home Improvement Agency	-
Policy HS30 - Securing the continuation of the Aids and adaptations service	<i>NHS Peterborough will continue to fund and provide the Aids and Adaptations Service throughout the lifespan of the Peterborough Housing Strategy. We will aim to assist 1000 households with minor aids and adaptations on an annual basis until 2014/15.</i>	Strategic Housing Services Manager  Housing Programmes Manager	NHS Peterborough  Care and Repair Home Improvement Agency	1000 households assisted on an annual basis over the lifespan of the Housing Strategy.
Policy HS31 - Future housing provision that caters for households with specific housing needs	<i>Through its enabling role, Peterborough City Council will continue to support the delivery of units built to Lifetime Homes Standard, and where appropriate we will work positively with developers and housing providers to encourage levels of provision of both Lifetime Homes Standard and Wheelchair adapted homes that aim to exceed the existing policy requirements, taking into account viability constraints.</i>  <i>The Council will work to strengthen its approach towards the implementation of planning policy that relates to Lifetime Homes. We will seek to introduce mechanisms that allow us to monitor annual levels of delivery of homes built to the Standard, and we will also seek to encourage and educate the building industry about the value of the Standard through the publication of a developer's guide to Lifetime Housing. We will also lobby parliament to make Lifetime Homes a compulsory requirement in the Building Regulations, with the aim of it being compulsory from 2013.</i>	Housing Strategy Manager  Group Manager Construction & Compliance	Partner Housing Associations	New 'Lifetime Homes' monitoring mechanism established.  Developers guide to Lifetime Homes published

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS32 - Future housing provision that caters for households with specific housing needs	<i>NHS Peterborough will work with its partners to produce and publish a comprehensive Health and Social Care Accommodation Strategy for the city by [redacted]. The completed document will form part of the portfolio of housing-related strategic documents that sit behind the Housing Strategy.</i>	Assistant Director Commissioning - Adult Social Care	NHS Peterborough	Health and Social Care Accommodation Strategy published by [redacted]
Policy HS33 - Meeting Gypsy and Traveller Housing Needs	<i>(A) Temporary or transit sites: The council is minded to implement, if practical to do so, a programme which identifies a series of temporary stopping places for Gypsy and Traveller families. An agreed protocol for tolerating short term stays on such sites will be agreed by March 2012 at the latest (covering matters such as maximum length of stay, emergency situations, toilet provision and waste facilities provision) (B) Permanent sites: The council does not intend to allocate sites for permanent Gypsy and Traveller pitches through its plan making process. However, it will support the provision of new pitches if the proposed development meets the criteria as set out in Policy CS9 of the Core Strategy. (C) Maintaining an up-to-date evidence base: The Cambridgeshire Sub Region Travellers Need Assessment will be completed by around the end of 2011, which will assist in determining the need for new pitches and determining applicable planning applications.</i>	Group Manager - Strategic Planning and Enabling	-	Study completed by March 2012
Policy HS34 - Ensuring a varied housing offer that supports mixed communities	<i>In its role as housing enabler, the Council will work with developers and housing associations to ensure that not only is affordable housing provided but is also effectively integrated into new development through a 'pepper potting approach'.</i>	Housing Strategy Manager  Group Manager - Development Management	Partner Housing Associations	-
Policy HS35 - Managing the growth of the Housing in Multiple Occupation (HMO) sector	<i>The Council will explore the benefits of a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to manage the number of new HMOs in particular neighbourhoods. If this approach to managing HMO growth is adopted, the Council will also produce a Supplementary Planning Document (SPD) that sets out our requirements for HMO development in planning terms.</i>	Group Manager - Strategic Planning and Enabling Group Manager - Development Management Strategic Housing Services Manager Strategic Regulatory Services Manager	Anglia Ruskin University/University Centre Peterborough	-

Policy number and theme	Policy Wording	Lead post holder(s) responsible for implementation	Other key non-LA partners	Target milestone (if applicable)
Policy HS36 - Ensuring the sustainability of rural communities	<i>The Council will maintain membership of the Rural Housing Delivery Partnership until 2013 when a review will be conducted of the Peterborough Rural Housing Strategy. The Rural Housing Delivery Partnership will aim to visit every parish council across Peterborough by the end of 2011/12.</i>	Housing Strategy Manager	Cambridgeshire ACRE  Partner Housing Associations	For every parish council to have been visited by the Rural Housing Delivery Partnership by April 2012.
Policy HS37 - Supporting Community-led Housing Solutions	<i>The Council will encourage and support the growth of community-led housing solutions in rural and urban areas. The Council will prepare and then utilise Community Action Plans as a catalyst for a range of community-led housing initiatives, such as Community Land Trusts. The Council will have a Community Action Plan in place for each of the seven neighbourhood areas of Peterborough by April 2012.</i>	Head of Neighbourhoods  Neighbourhood Managers x3	-	Community Action Plans adopted for each of the seven neighbourhood areas by April 2012
Policy HS38 - Planning, community infrastructure and neighbourhood management	<i>The Council, working with developers, will explore and implement measures which aim to ensure that community sustainability is a key consideration in both the master-planning of urban extensions and the subsequent building of new communities.</i>	Group Manager - Development Management  Head of Neighbourhoods  Neighbourhood Managers x3	-	-
Policy HS39 - Affordable housing allocations policies that support mixed and sustainable communities	<i>In response to the recently announced housing and welfare reforms, the Council will work with its partners to conduct a review of the Peterborough Homes Housing Allocations policy by April 2012. The Council will ensure that the refreshed policy will reflect the broad objectives of the forthcoming Strategic Tenancy Policy, along with the strategic aims of this Housing Strategy. Once adopted, the refreshed policy will form an annex to the Housing Strategy.</i>	Housing Needs Manager	Partner Housing Associations  Choice Based Lettings Board	Revised allocations policy published by April 2012



## Appendix 2: Glossary of terms

### Affordable Housing

Planning Policy Statement Three (PPS3) defines affordable housing as follows - 'Affordable housing includes social rented, *affordable rented* and intermediate housing, provided to eligible households whose needs are not met by the market.' PPS3 still states that affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. It should also include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. It is this definition of affordable housing that the Council works towards in its role of housing enabler.

### Affordable Housing Programme

The Affordable Housing Programme 2011-15 is the major public funding source for affordable housing in the UK. Registered providers can apply to the scheme for funding to support housing developments that meet certain central government criteria, and the strategic aims of local government. The programme is administered by the Homes and Communities Agency. For further information, see <http://www.homesandcommunities.co.uk/affordable-homes>

### Affordable Rent Tenure

The Affordable Rent Tenure is a new tenure that has been introduced by government to support the new affordable housing delivery model utilised by the HCA. Under the Affordable Rent tenure, tenants will be charged up to 80% of the rental cost of a similar property in the private sector, representing an average increase in the current rent levels in the social rented sector. To complement the introduction of the 'affordable rent', the Government has taken steps to revise national planning guidance so that the new tenure is included within the Planning Policy Statement 3 (PPS3) definition of affordable housing. As with social rented accommodation, affordable rent tenants will be able to claim housing benefit to assist with rental costs. For further details on the Affordable Rent Tenure, visit

<http://www.homesandcommunities.co.uk/ourwork/affordable-rent>

### Cambridgeshire ACRE

Cambridgeshire ACRE is an organisation which engages with the rural communities of Cambridgeshire and Peterborough by supporting community participation, providing funding advice, facilitating community-led planning and setting up new projects. They also run a specialist service that assists rural communities to develop affordable housing. For further information, see <http://www.cambsacre.org.uk/>

### Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable. It applies in England, Wales and Northern Ireland. For further details visit

<http://www.communities.gov.uk/planningandbuilding/sustainability/codesustainablehomes/>

### Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. It is the intention of the Government that CIL will replace s.106 agreements as a means of generating funds in order to provide infrastructure. For further information visit

<http://www.pas.gov.uk/pas/core/page.do?pagelid=122677>

### Community Land Trust (CLT)

A Community Land Trust is a body set up by members of a community for the purposes of procuring and developing land for the benefit of that community, such as the provision of affordable housing. For further information, see

<http://www.communitylandtrust.org.uk/>

### Core Strategy

A Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area. For details on the Peterborough Core Strategy, visit

[http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/adopted\\_development\\_plan/core\\_strategy.aspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/adopted_development_plan/core_strategy.aspx)

### Decent Homes Standard

By 2010, central government is aiming for all social rented housing stock up to 'decent homes' standard. The criteria for the standard is quite detailed, but defined in simplest terms a 'decent home' is one which is 'warm, weatherproof and have reasonably modern facilities'. In addition to the social sector, the government has charged local authorities with the task of ensuring that 70 percent of all vulnerable households are living in homes that meet the standard by 2010. For further information, see <http://www.communities.gov.uk/publications/housing/decenthome>



## **Department for Communities and Local Government (DCLG)**

Amongst other issues, the Department for Communities and Local Government sets policy on local government, housing, urban regeneration and planning. For further information, see <http://www.communities.gov.uk/corporate/>

## **Development Planning Document**

This is a type of Local Development Document (LDD). They set out the spatial planning strategy, policies and/or allocations of land for types of development across the whole or specific parts of a local authority area.

## **Disabled Facilities Grant**

Disabled Facilities Grants (DFGs) are a grant towards the cost of providing adaptations and facilities to enable disabled persons to continue residing in their home. For further details visit <http://www.communities.gov.uk/documents/housing/pdf/138592.pdf>

## **Empty Dwelling Management Order**

An Empty Dwelling Management Order (EDMO) is a legal device that allows local authorities to bring unoccupied property back into use as housing. Properties must be vacant for a period of two years before local authorities can obtain an EDMO. For further details visit <http://www.communities.gov.uk/publications/housing/emptydwellingmanagement>

## **Exception Site**

An 'exception site' is one which is not allocated by the local planning authority as a potential site for development, and may have certain features that ordinarily would reduce its chances of being developed i.e. 'green field' sites. However, it is possible for planning consent to be awarded to develop affordable housing upon an 'exception site' if a local need for this type of accommodation has been identified. Policy CS8 of the Peterborough Core Strategy permits exception site development where a need is identified and all other planning considerations are met. For further information, see <http://www.ruralhousing.org.uk/PDFs/Fact%20Sheets/What%20is%20an%20Exception%20Site%20July%202008.pdf>

## **Fuel Poverty**

A household is defined as being in 'fuel poverty' when it is required to spend ten percent of total income in order to maintain a satisfactory heating regime.

## **Greater Peterborough Partnership**

The Greater Peterborough Partnership (GPP) is Peterborough's Local Strategic Partnership, the body that unites representatives from the public, private, faith, community and voluntary sector together to work collectively together towards the vision and priorities of the Sustainable Community Strategy. For further information, see <http://www.gpp-peterborough.org.uk/>

## **Green Deal**

The Green Deal is a government-backed initiative designed to allow households to carry out improvements to their property with no upfront cost. Under the Green Deal, the government is seeking to enable private firms to offer consumers energy efficiency improvements to their homes at no upfront cost, and then allow householders to pay for the works through the savings made on their energy bill as a consequence of carrying out the work. The government envisages local authorities having a role in supporting the implementation of the Green Deal. For further information on the government's plans, visit <http://www.decc.gov.uk/assets/decc/legislation/energybill/1010-green-deal-summary-proposals.pdf>

## **Homes and Communities Agency (HCA)**

The Homes and Communities Agency, or HCA as it is more commonly known, is the government's investment agency for housing. The HCA oversees the government's capital funding regime for new affordable housing, alongside a range of investment programmes focused upon existing housing stock, including empty and non-decent homes.

## **House in Multiple Occupation (HMO)**

In its simplest form, a property is an HMO if it is let as a main or only home to at least three tenants, who form more than one household and who share a kitchen, bathroom or toilet. For a full definition of a HMO, visit [http://www.direct.gov.uk/en/HomeAndCommunity/PrivateRenting/Repairsandstandards/DG\\_189200](http://www.direct.gov.uk/en/HomeAndCommunity/PrivateRenting/Repairsandstandards/DG_189200)

## **Housing Health and Safety Rating System (HHSRS)**

The Housing Health and Safety Rating System is the risk assessment procedure for residential properties. Under the system, a category one hazard is defined as one which carries serious risk of injury or death. For further information, see <http://www.communities.gov.uk/housing/rentingandletting/housinghealth/>

## **Infrastructure**

A collective term which relates to all forms of essential services like electricity, water, and road and rail provision.

## **Intermediate Tenure**

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg *HomeBuy*) and other low cost homes for sales, and intermediate rent.

### **Lifetime Homes**

The Lifetime Homes Standard is a set of sixteen design criteria that provide a model for building accessible and adaptable homes. Housing built to the standard is designed in a way that makes it easier for households to cope with a range of eventualities, from raising small children through to dealing with reduced mobility in later life. For further details visit <http://www.lifetimehomes.org.uk/>

### **Local Development Document (LDD)**

A Local Development Document is any document, prepared in accordance with the statutory requirements, which sets out a local authority's policies, including supplementary policies and guidance, relating to the development and use of land in their area. All LDDs are part of the Local Development Framework (LDF). There are different types of LDD.

### **Local Development Framework (LDF)**

The collective term for the whole package of planning documents which are produced by a local planning authority to provide the planning framework for its area.

### **Local Housing Allowance (LHA)**

Local Housing Allowance is a form of housing benefit that is paid to tenants who are renting in the private sector. The rate of LHA paid to claimants is based on the 30<sup>th</sup> percentile of all rental prices within the area where their property is located.

### **Local Investment Plan**

Produced in conjunction with the HCA, the Peterborough Local Investment Plan (LIP) identifies the main themes and prioritises the key interventions and projects directly related to housing led regeneration. The document sets out the investment required for Peterborough to inform funding discussions with the HCA. The investments set out in the plan are those required to deliver the agreed economic, housing and environmental ambitions of Peterborough. The plan identifies a series of key themes for investment (such as rural housing) and prioritises the key interventions and projects that the authority believes will help to encourage housing-led regeneration. The plan also sets out the necessary infrastructure required to support these projects.

### **Localism and Decentralisation Bill**

The Localism and Decentralisation Bill was introduced by government in December 2010. The Bill includes plans to introduce new freedoms and flexibilities for local government, new rights and powers for communities and individuals, reforms to the planning system with a view to make it 'more democratic and more effective', and reforms to 'ensure that decisions about housing are taken locally'. The bill also sets out a range of housing related reforms that local authorities and their RP providers will need to prepare for and adapt to. For further details on the bill, which is anticipated to be ratified in December 2011, visit

<http://www.communities.gov.uk/publications/localgovernment/localismplainenglishguide>

### **Medium Term Financial Plan**

The Medium Term Financial Plan sets out the council's budgets for the five year period between 2011/12 and 2015/16. The document can be found at

<http://www.peterborough.gov.uk/pdf/Councilanddemocracy-ourfinances-statementofaccounts-mediumtermfinancialplan2010-2011-2014-2015.pdf>

### **New Homes Bonus**

The New Homes Bonus is a financial incentive scheme designed to incentivise communities and local authorities to encourage housing growth and bring empty homes back into use. For homes built in the first two years of the scheme the bonus will be the equivalent of six years of council tax per dwelling. Additional bonus is paid for every unit of affordable housing built under the scheme. For further details visit

<http://www.parliament.uk/briefingpapers/commons/lib/research/briefings/snsp-05724.pdf>

### **Peterborough Site Allocations DPD**

The Peterborough Site Allocations Development Plan Document identifies land for different types of development to deliver the planned growth of Peterborough, including the areas of the authority designated for significant housing growth over the 15 years leading up to 2026. The document also sets out a number of policies that relate to safeguarding areas. At the time of writing, the Site Allocations Document was yet to be adopted by Council. For further details visit

[http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/draft\\_development\\_plans/local\\_development\\_framework/site\\_allocations\\_dpd.aspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/draft_development_plans/local_development_framework/site_allocations_dpd.aspx)

### **Peterborough Sustainable Community Strategy**

The Sustainable Community Strategy is the principle overarching strategic document for Peterborough. The strategy sets out four key priorities that are designed to guide the work of all public, private voluntary and community partners in Peterborough. It is a statutory requirement for each local authority area to produce and adopt a Sustainable Community Strategy. For further details on the Peterborough Sustainable Community Strategy visit <http://www.gpp-peterborough.org.uk/>

## **Planning Policy Statement**

One of a series of statements issued by the government to set out national policies for different aspects of planning. Each statement (detailing particular aspects of planning) has its own PPS number. The most important PPS documents that relate to housing are PPS1 (Sustainability) and PPS3 (Housing).

## **Regional Spatial Strategy (RSS)**

A Document published by the Secretary of State for Communities and Local Government, providing statutory planning policies for a region. In the East of England region the RSS is known as the East of England Plan.

## **Registered Provider (RP)**

A Registered Provider (or 'RP' as they are referred to throughout this strategy) is a new term for social housing providers that replaces the term Registered Social Landlord (RSL). Under reforms introduced under the Housing and Regeneration Act 2008, all providers of social housing are now listed on a register of 'registered providers'. A distinction between this system and the old system of RSLs is that a provider of social housing can now be either a non-profit organisation or a profit-making organisation.

## **S.106 Agreement**

S.106 agreements are those struck between developers and the local authority in order to support planning applications. The agreements included in a s.106 agreement can be broad, but they are usually utilised to ensure that a local community affected by development actually benefits from it. This is usually through the provision of affordable housing on the development where the s.106 agreement is in place, or as a financial contribution from a developer towards schools and other local services.

## **Social Rent Tenure**

The DCLG defines social rented housing are rented housing owned and managed by local authorities and registered providers, for which 'guideline target rents are determined through the national rent regime'. This means that the rents charged to tenants in socially rented housing is heavily regulated to ensure that it remains at a level deemed to be affordable. They are set at certain levels over a wide geographic area, which helps to ensure that the cost of social rented accommodation does not fluctuate greatly between areas. In Peterborough, average social rents are roughly 60% of the average rent on a comparable property in the private sector.

## **Strategic Housing Market Assessment**

Strategic Housing Market Assessments (SHMAs) are cross-boundary studies of the operation of Housing Market Areas. Planning Policy Statement 3 requires local authorities to undertake Strategic Housing Market Assessments as part of the evidence base required to inform Local Development Framework Core Strategies and the development of planning and housing policy. A Strategic Housing Market Assessment is not policy itself and is not intended to give definitive estimates of housing need and demand. Peterborough completed an update of its SHMA in August 2010. The study was completed in conjunction with South Kesteven District Council, South Holland District Council and Rutland County Council. To view the document visit [http://www.peterborough.gov.uk/pdf/PSRSHMAud%20-%20Final%20Report%20\(2\).pdf](http://www.peterborough.gov.uk/pdf/PSRSHMAud%20-%20Final%20Report%20(2).pdf)

## **Strategic Tenancy Strategy**

As part of its affordable housing reforms, government is presently legislating through the Localism Bill to introduce a new statutory requirement for local authorities to produce a Strategic Tenancy Policy. This document will set out the broad objectives that should be taken into consideration by social landlords when formulating their own policies on the grant and reissue of tenancies. Local authorities will be required to draw up their Strategic Tenure Policy in consultation with social landlords and other key stakeholders in order to ensure that these policies strike a balance between meeting housing needs whilst ensuring future supply.

## **Supplementary Planning Document**

One of the types of LDD; they expand upon policies or provide further detail to policies contained within a DPD.

## **Supporting People Programme**

Supporting People provides housing related support to help vulnerable people to live as independently as possible in the community. This could be in their own homes or in hostels, sheltered housing or other specialised supported housing. The Council receives Supporting People funding from government. The Council then works with its partners to commission services that meet local needs in terms of housing support. Further details of the Supporting People scheme can be found at [http://www.direct.gov.uk/en/DisabledPeople/HomeAndHousingOptions/SupportedHousingSchemes/DG\\_4000297](http://www.direct.gov.uk/en/DisabledPeople/HomeAndHousingOptions/SupportedHousingSchemes/DG_4000297)

## Appendix 3: Housing Strategy 2008-11 Implementation Report

Ref #	Action	Original Target	Outcome
AP1	Increase the % of new homes built to Lifetime Homes Standards	20% in 2010/11	2010/11 - 32.3% of affordable homes built to LTH standard. 15.6% of all dwellings built to LTH standard in 2009/10.
AP2	Develop a Fuel Poverty Strategy	Complete strategy in 2008/09 and implement	
AP3	Increase the number of new homes built	1400 new homes per year by 2010	999 in 2007/08, 1048 in 2008/09, 1125 in 2009/10
AP4	Implement the Empty Homes Strategy		
AP5	Meet the Decent Homes standard for private sector housing	70% of private sector homes to meet the standard by 2010	Private Sector Stock Condition Survey 2009 highlighted the proportion of household living in decent homes was 61% - so 2010 target has not been met
AP6	Monitor the number of documents adopted as part of the Local Development Framework	Six document to be incorporated by 2010	Four documents completed as of 2011.
AP7	Affordable Homes Built	200 per year by 2010	446 in 2008/9, 708 in 2009/10, 331 in 2010/11
AP8	Reduce the number of homeless households in temporary accommodation	57 by March 2010	There were 61 households accommodated in emergency accommodation at the end of March 2010. This number was achieved by negotiation with our temporary accommodation provider and reducing the number of units. A remodelling of the service has meant that Housing Options Officers now have more time at their desks to investigate applications resulting in quicker decisions and shorter stays in temporary accommodation
AP9	Implement a digital television service for Choice Based Lettings	Implement system by 2011	No longer a priority
AP10	Implement an automated telephone bidding system for Choice Based Lettings.	Implement system by 2009	Not implemented. As part of the Choice Based Lettings review concerns were raised around automated phone lines for applicants with disabilities
AP11	Promote the Healthy Homes Advisor Scheme	Implement across city by March 2010	Supporting People funding for this post was withdrawn in March 2009
AP12	Gain a quality mark for housing advice	-	Not pursued
AP13	Provide floating support for young people in independent accommodation	-	There was a submission for funding for the post. This was not awarded. This is currently under review following the recent Southwark judgement and the responsibility of children's services around 16/17 year olds
AP14	Implement the Homelessness Strategy	Implement by end of 2008. Continue to review and develop.	Peterborough Homelessness Strategy was adopted in July 2008
AP15	Develop and deliver the Homelessness Prevention Education Programme	-	Since November, 2007 the Project has been running workshops for young people in secondary schools, colleges and youth groups in the City. To date 1705 pupils have taken part. We have excellent links with Prince's Trust and young people who are not in mainstream school and we continue to try and gain access to all of the City's secondary schools.
AP16	Develop and implement a selective licensing scheme for HMOs	-	Established in 2008. The present selective licensing scheme covers the Millfield and New England areas of central Peterborough.
AP17	Provide a Tenancy Relations Service	-	Tenancy relations service established in September 2008. This service has since been remodelled and incorporated into the Housing Needs team, with one generic officer post with a specialism in landlord/tenant disputes.

AP18	Carry out a House Condition Survey	-	Completed in 2009. Study findings have been used to inform further work relating to fuel poverty and property conditions.
AP19	Reduce Carbon Emissions	-	The authority has not been required to report on HECA performance from 2008/2009 onwards. The Peterborough Home Insulation Scheme project measures carbon emission savings as a result of grant funded interventions.
AP20	Ensure that data on housing development is included in the Neighbourhood Investment approach	-	Not achieved. Forthcoming Community Area Action Plans will allow communities to identify a range of local priorities, including those related to housing
AP21	The provision of 35% affordable homes on all s.106 sites of 15 or more units	-	Affordable housing target has been revised from 35% to 30% based on the of a 2009 viability assessment. In 2008/09 affordable housing development accounted for 39.3% of all housing development. In 2009/10 it accounted for 61.5% of all development.
AP22	Carry out a survey into the needs of migrant households	Complete study in 2008/09	Migrant Workers Study completed in June 2009.
AP23	Undertake consultation and engagement with Gypsies and Travellers, including housing needs	Completed by July 2008	Needs assessment not pursued at that time on the basis that the Cambridge Sub-Regional Traveller Need Assessment completed in 2006 was considered to still be a valid source of robust data on gypsy and traveller housing needs in Peterborough.
AP24	Develop housing related support services to meet the RSS growth targets for Gypsy and Traveller accommodation	Completed by December 2011	SP?
AP25	Completion of a Rural Housing Strategy	Complete strategy in 2008/09	Strategy adopted in June 2010
AP26	Measure the % of people who feel they influence decisions in their locality	50% by 2011	Recorded at 34.9% in the 2009 Peterborough Place Survey. The government abolished Place Surveys in August 2010.
AP27	Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating	Decrease by 7% of baseline by 2011	Indicator gives a snapshot position year on year rather than a baseline. Information on each year to be added.

## Appendix 4: Local eligibility policy for the Local Authority Mortgage Scheme

Cabinet at its meeting of 13<sup>th</sup> June 2011 considered how the Council can support first time buyers and the local housing market, to help deliver the Council's priority of delivering substantial and truly sustainable growth.

Cabinet approved the plans as follows:

1. Participation in the Local Authority Mortgage Scheme (LAMS), initially in partnership with the Lloyds Banking Group, for £1m;
2. Plans to extend the scheme across other lenders as they enter the scheme, or with Lloyds, up to a total value of £10m;

In order to participate in the scheme on this basis, the Council has to adopt a local policy for scheme eligibility. This policy should then be incorporated into the local housing strategy, supporting the City Council's vision for housing in Peterborough:

'To be at the heart of growth and regeneration in Peterborough, creating sustainable homes for the future, raising housing standards and delivering high quality housing services'

The policy is outlined below:

- The scheme will be available for purchase of properties in all locations within the local authority boundary
- Applicants should currently reside within the local authority boundary
- There will be a ceiling on the value of properties that the scheme will support. This will initially be £130,000 (based on the £117,000 entry level price for a 3 bedroom house identified in the Strategic Housing Market Assessment update in August 2010, plus some headroom to allow for local variation)
- The property should be occupied by the mortgage applicant as their main home. The Scheme will not support buy to let arrangements
- The scheme will support all property types, including new builds, where the lenders policy enables this
- The Council will receive monthly monitoring reports, and will keep the scheme under review, including incorporating any updates following updates to the Housing Strategy
- Applicants will liaise directly with the lenders on all matters relating to the mortgage application, and subsequent mortgage issues
- The Council will not levy additional fees on applicants
- Applicants will need to seek independent financial advice to assess whether the scheme is suitable, and meets their financial needs

All aspects of the policy will be kept under review

This policy was approved by Full Council at its meeting of 13<sup>th</sup> July 2011.

# Appendix Five: Peterborough Strategic Tenancy Policy – Draft

## Section One: Introduction

Legislation to be enacted through the Localism and Decentralisation Bill will place a duty on all local authorities to produce a Strategic Tenancy Policy. The purpose of this policy is to set out the broad objectives to be taken into consideration by affordable housing providers when formulating the policies that will govern how they will implement a range of new flexibilities that the government has granted to them through a series of reforms to social housing policy and legislation.

Government housing reforms have given affordable housing providers greater freedoms that will allow them to;

- Provide new tenants with a fixed-term tenancy if it is felt to be more appropriate than the offer of a lifetime tenancy. The minimum length of fixed term tenancy that affordable housing providers will be able to offer to new tenants is two years. Providers will still have the option to grant lifetime tenancies.
- Determine the length of the fixed term offered to each tenant on an individual basis
- Develop their own policy setting out the criteria to be used to determine whether or not to reissue a new tenancy at the end of a fixed term
- Build new homes and re-let existing homes under the new 'affordable rent' tenure, which enables housing providers to charge higher rent levels for accommodation than is presently charged for social rented accommodation

The Government has made it clear that it wants local authorities to have a degree of strategic influence over how affordable housing providers implement these reforms. Housing providers will be expected to give 'due regard' to the objectives and principles set out in local authority Strategic Tenancy Policies when formulating the policies that will govern how they will implement and utilise these new flexibilities.

The Peterborough Strategic Tenancy Policy has been developed within the context of the Council's overarching strategic objectives for housing, as set out in the Peterborough Housing Strategy 2011-15. The overarching objectives with specific relevance to the Strategic Tenancy Policy are;

- Objective One: Supporting the delivery of substantial yet sustainable growth
- Objective Three: Meeting existing and future housing needs
- Objective Four: Creating mixed and sustainable communities

## Section Two: Local Context

This section explores some statistics behind the key housing issues in Peterborough. It highlights key trends relating to the housing market, housing need, housing conditions and homelessness. The section also highlights some key statistics regarding the housing needs of vulnerable groups, including those with disabilities and older persons.

### Rental Prices

The table below sets out the average Peterborough rental prices for a range of property sizes, compared with figures for the region and England as a whole.

	One Bed			Two Bed			Three Bed		
	P'boro'	EofE	England	P'boro'	EofE	England	P'boro'	EofE	England
<b>Housing Association</b>	£69.30	£71.90	£69	£83.70	£82.90	£76.10	£85.30	£94.90	£86.50
<b>Private (30<sup>th</sup> percentile)</b>	£91	£109	£115	£114	£137	£132	£132	£155	£148
<b>Private 80% Median</b>	£78	£100	£120	£97	£120	£129	£110	£142	£146
<b>Private Median</b>	£98	£125	£150	£121	£150	£161	£137	£178	£183
<b>Private – Upper Quartile</b>	£108	£144	£225	£132	£183	£253	£150	£219	£279

Source: Hometrack, August 2011

Data from Hometrack indicates that median rental prices in Peterborough are lower than those in the wider region and the country as a whole. This data also suggests that the average housing association rent presently equates to around **67.3%** of the median private sector market rent (Hometrack, July 2011).

The private sector 80% median rents displayed in the above table provide an indication of the likely average rents that will be charged under the new affordable rent regime. These figures suggest that the introduction of the new affordable rent regime will lead to an average increase in rental prices of **£15.40 p/w**, with an average increase of **£24.70** on the cost of renting a three bed house through a social landlord.

### Property Prices

As with rental prices, property prices in Peterborough are notably lower than in the rest of the region and England as a whole. Information from Hometrack suggests that the average house price in Peterborough is **£151,539**, compared with a regional average of **£227,875**. Hometrack data also suggests that average lower quartile house price is **£102,000** compared with a regional average of **£140,000**. The average prices by property size and type, compared with regional and national averages, are set out in the table below;

	<b>England</b>	<b>East of England</b>	<b>Peterborough</b>
<b>One Bed Flat</b>	£165,283	£112,206	£73,988
<b>Two Bed Flat</b>	£216,724	£153,492	£96,000
<b>Two Bed House</b>	£152,903	£173,201	£112,208
<b>Three Bed House</b>	£199,375	£218,676	£136,452
<b>Four Bed House</b>	£340,439	£350,757	£214,818

Source: Hometrack, August 2011

### Housing Affordability

Despite lower house prices and rental costs, the 2010 Peterborough Sub-Regional Strategic Housing Market Assessment found that **27.4%** of households in Peterborough cannot afford to rent or buy market housing without subsidy, compared with **22.6%** of households across the sub-region. In particular, the following groups face significant issues relating to housing market affordability;

- **81.2%** of lone parents
- **37.5%** of single persons
- **37%** of single pensioners

In particular, the SHMA attributed these affordability issues to lower average levels of savings and equity amongst Peterborough households. This is despite Peterborough's more favourable house price to income ratio of **5:1**, compared with a regional ratio of **6.2:1**. This difference in affordability ratio between Peterborough and the region is likely to be the consequence of the significantly higher regional house prices that are set out earlier in this section.

### Housing Need and Demand

The 2010 Peterborough Sub-Regional Strategic Housing Market Assessment (SHMA) identified that, at the current rate of household formation and housing supply, an average of 1,008 households will fall into housing need each year in Peterborough. Data from the Peterborough Homes Housing Register echoes the findings of the Strategic Housing Market Assessment update. In May 2011 there were **7,775** applicants on the housing register. Of these applicants;

- **4,558 (58.6%)** require a one bed property
- **1,806 (23.2%)** require a two bed property
- **902 (11.6%)** require a three bed property
- **325 (4.1%)** require a four bed property
- **134 (1.7%)** require a five bed property

The SHMA also identified that, within the context of the planned rate of housing growth set out in the Peterborough Core Strategy (1,420 homes per annum until 2026), around **38%** of all properties built would need to be affordable homes in order to meet growing levels of housing need.

### Housing Tenure

The table overleaf shows the estimated current levels of tenure in Peterborough, with comparable data regarding the tenure levels when the last SHMA was completed in 2007. As is the trend nationally, the most common tenure in Peterborough is owner occupation with mortgage, which makes up around **40.6%** of all households. It is, however, the only tenure that has reduced in size in Peterborough since 2007, with an increase in the number of social and private renters, and owners without a mortgage.

<b>Tenure</b>	<b>2007</b>		<b>2010</b>	
	<b>Households</b>	<b>% of households</b>	<b>Households</b>	<b>% of h/holds</b>
<b>Owner-occupied (no</b>	17,194	25.1%	19,393	25.9%



<b>mortgage)</b>				
<b>Owner-occupied (mortgage)</b>	30,825	43.1%	30,372	40.6%
<b>Social Rented</b>	14,055	19.7%	14,846	19.8%
<b>Private Rented</b>	8,686	12.2%	10,288	13.7%
<b>Total</b>	71,480	100.0%	74,900	100.0%

Source: Peterborough Strategic Housing Market Assessment Update 2010

### Economic Data/Income and household earnings

Data from NOMIS (formally known as the National Online Manpower Information System) highlights a number of notable trends that relate to the economy of Peterborough.

In terms of employment, a slightly higher percentage of Peterborough's working age population are economically active (**76.3%**) compared with Great Britain as a whole (**76.2%**). However, Peterborough also has a considerably higher proportion of its working age population in receipt of Job Seekers Allowance (**4.7%**) compared with the East of England (**2.9%**) and Great Britain as a whole (**3.7%**).

This trend is mirrored in other DWP statistics that relate to other welfare benefits; a higher percentage of working age people in Peterborough claim incapacity benefit, carers allowance, disability and lone parent-related welfare benefit compared with the rest of the region and Great Britain.

For those in employment, the average gross weekly pay for individuals that reside in Peterborough (**£434.80 p/w**) is significantly lower than the regional (**£523.30 p/w**) and national averages (**£501.80 p/w**).

Managers, senior officials, professional occupations and associate technical positions account for around **36%** of all paid positions in Peterborough, making this occupation sector the largest in Peterborough. However, this percentage is significantly lower than the rest of the Eastern region, where **45.7%** of all paid posts fall into these categories.

The occupational sector that includes process plant, machinery operatives and elementary occupations is considerably larger in Peterborough (**26.7%** of all paid posts) than in the rest of the region (**16.7%**) and Great Britain (**17.8%**).

As of April 2011 there were a total of **15,420** housing benefit claimants residing in Peterborough, **5,100 (33.1%)** of which were private sector tenants (DWP, 2011). This is a slightly higher percentage than the East of England total, where **32.2%** of claimants are renting in the private sector and in Great Britain as a whole where **31.7%** of claimants rent privately. Conversely the percentage of total housing benefit claimants renting in the social sector is lower in Peterborough compared to the region and the country as a whole.

This economic data suggests that, despite Peterborough's employment base being marginally weighted towards higher-end occupations, there is still a large element of the local economy that is grounded in low paid and unskilled employment. There is also considerable evidence to suggest a higher level of dependency upon welfare benefits in Peterborough than in the wider region and the country as a whole.

The data relating to earnings and dependency upon housing benefit amongst private sector tenants also supports the findings of the SHMA Update that identified a particular issue with affordability within the Peterborough housing market.

## **Section Three: The Policy**

### Ensuring affordability

The Council wants to ensure that affordable rents levels in Peterborough remain affordable.

The affordable rent model will enable affordable housing providers to set affordable rents at up to a maximum of 80% of the market rent for a comparable property within the same locality. Peterborough's market rent levels vary between localities. These variations will be reflected in the affordable rents calculated for each locality.

The Council aims to prevent excessive disparities between different localities in terms of affordable rent prices to ensure affordability for both low income working households, and also for households that are dependant on welfare benefits. For this reason, the Council would like affordable housing providers to ensure that **rents charged for affordable rented properties do not exceed the relevant Local Housing Allowance (LHA) rate** that is applicable for that property size at the time of rent setting. This is in order to avoid excessively high affordable rents in high value areas.

The Government plans to introduce a universal credit system and benefit cap in April 2013 will limit the amount of benefit available to families to £500 per week. When setting rents, affordable housing providers should also be mindful of the potential impact of the proposed benefit cap.

Research by the Council suggests that the introduction of the cap will create affordability issues for large families living in larger affordable rent homes. This research also suggests that the issue of affordability for those subject to the £500 p/w benefit cap is exacerbated in higher value areas, such as Hampton. Therefore, in order to ensure mixed and sustainable communities and preserve affordability, **the Council expects affordable housing providers to avoid setting rent levels that risk households being unable to afford their rent.**

### **Applying tenancy flexibilities**

Under the government's housing reforms, housing providers will have the flexibility to determine the length of tenancy that they offer to new tenants.

The Council welcomes the introduction of these flexibilities as they provide an opportunity to address issues such as under-occupation, improve stock turnover, and encourage the best use of Peterborough's limited affordable housing stock. However the Council is also keen to ensure that these **flexibilities are applied in a manner that does not undermine social investment into communities**, and ensures that **the most vulnerable tenants are provided with the level of stability that they require.**

In order to achieve these outcomes, the Council advocates that;

- **Fixed term tenancies should normally be offered for a minimum period of five years**, including any probationary period. The Council is of the opinion that the minimum fixed term of two years should only be used in exceptional circumstances, as this is unlikely to encourage a household to invest in their home and community. Two year tenancies should only be issued where there is a short term risk that the tenant may no longer require the property within a relatively short time frame of commencing occupancy.
- **In certain circumstances the grant of a tenancy that exceeds a five year period may be appropriate for some tenants in order to provide an additional degree of stability and security.** The circumstances of households who have dependent school-aged children attending a local school, those living in adapted properties, and those with a support need that is long-term but not necessarily lifelong should be considered when deciding on the length of the fixed term offered by an affordable housing provider.
- **Tenants with a lifelong need for support that would disadvantage them in securing alternative accommodation should be offered lifetime tenancies.** This applies to tenants in both general purpose accommodation and those in specialist and/or supported accommodation. The Council is also of the view that those residing in older persons accommodation, such as sheltered or 'extra care' housing should continue to be granted lifetime tenancies.

Government reforms require affordable housing providers to formulate policies that will govern the process under which tenancies will either be renewed or terminated at the end of a fixed term. The Council is of the view that, in the majority of circumstances, **housing providers should seek to renew a tenancy at the end of a fixed term.**

However, the Council welcomes the introduction of fixed-term tenancies as they provide the Council and its partners with an opportunity to maximise the best use of the housing stock. **Affordable housing providers should consider the following factors** when formulating the policies that will govern the review of tenancies at the end of a fixed term;

- **The current circumstances of the household and the need for a property of the type and size that they presently occupy.** The Council is keen to see that housing providers utilise the new flexibilities to address issues such as under-occupation, and to make better use of adapted accommodation which is no longer required by a household and for which there is a local need. This decision should be taken in the context of the local housing need for and supply of the property type in question. Furthermore, those whose tenancies are not renewed on this basis should be offered an alternative property suited to their needs, unless there are other qualifying factors to be taken into consideration (such as those set out in the following two bullet points).
- **The financial capacity of the tenant to secure alternative market accommodation or affordable tenures, both in terms of earned income and entitlement to benefits.** However, the Council is keen to ensure that any assessment of financial capacity is managed in a manner that ensures that it does not act as a disincentive to work.
- **The conduct of the tenant throughout the fixed term.** This includes any anti-social behaviour issues, rent arrears or property management issues

Where the housing provider intends not to renew a tenancy at the end of a fixed term, **affordable housing provider's policies should set out how the tenant can register a complaint or appeal against tenancy decisions.** This may be facilitated through existing complaints procedures. Tenants should also be informed of the necessary review procedures for appeals.

### **Facilitating appropriate move-on**

The Council is committed to ensuring that the decision to terminate a fixed term tenancy does not lead to increases in levels of homelessness in Peterborough.

Therefore, in situations where a decision has been taken by a housing provider not to renew a tenancy at the end of a fixed term, the provider should seek to **engage with the tenant at the earliest possible convenience to make them aware of the provider's intentions.**

Housing providers should **provide households affected by the termination of a tenancy with any relevant advice and assistance** that will assist them in successfully relocating to alternative accommodation. This advice and assistance could include;

- Advice on **low-cost home ownership options** and other alternative affordable housing tenures
- **specialist housing and or welfare-related advice and/or signposting to appropriate advice services**
- Advice on **renting in the private rented sector** and assistance in identifying and securing a suitable property (this may involve assistance with a deposit where necessary)

### **Protecting tenant mobility**

The Council wants to ensure that the introduction of the new housing reforms does not restrict the mobility of existing tenants living in the social rented sector, particularly where an existing household is presently under or over-occupying their property.

In order to enable mobility and encourage stock turnover, **the Council expects that social rented tenants should be allowed to retain their existing security of tenure** if they choose to transfer to an alternative property.

In order to facilitate this, affordable housing providers should **take a responsible view when determining the size, type and location of their stock that they plan to convert to the affordable rent tenure.** This approach should also be applied when planning the conversion of both existing stock and the retrospective conversion of schemes funded under the National Affordable Housing Programme 2008-11 to be converted from social rent to affordable rent on completion.

The Council also wants to avoid scenarios where particular localities experience a disproportionately high level of conversions, thus limiting the opportunities available for existing social rented tenants to transfer to areas of their choice without losing the option of transferring to an alternative social rent tenancy with a traditional rent level (target rent). **Housing providers should also be mindful of the impact of conversions upon the tenure profile and overall sustainability of the communities within which they operate.**

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<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 6</b>
<b>13 OCTOBER 2011</b>	<b>Public Report</b>

## Report of Executive Director – Strategic Resources

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### ENTERPRISE PETERBOROUGH

#### 1. PURPOSE

- 1.1 This report is submitted to Sustainable Growth Scrutiny Committee to consider in line with 8.3 of Part 4, Section 9 (Scrutiny Procedure Rules) of the Council's constitution.
- 1.2 Under paragraph 8.1 of Part 4, Section 9 (Scrutiny Procedure Rules) of the constitution any Councillor may require that an item be placed on the agenda of a Scrutiny Committee.
- 1.3 The Chair of Sustainable Growth Scrutiny Committee has requested this matter be placed before the Committee for consideration.

#### 2. RECOMMENDATION:

- 2.1 Committee notes the progress made in the first six months, and the actions planned for the next six months, of the Enterprise Peterborough partnership.

#### 3. LINKS TO SUSTAINABLE COMMUNITY STRATEGY:

- 3.1 The Enterprise Peterborough partnership contributes to all the priorities in the Sustainable Community Strategy:-
  - Creating opportunities – tackling inequalities;
  - Creating strong and supportive communities;
  - Creating the UK's environmental capital; and
  - Delivering substantial and truly sustainable growth.

#### 4. BACKGROUND

- 4.1. Under the Lot 3 Operational Services procurement, the Council set out to find a suitable external partner to take on a diverse and wide range of services which were formerly provided by Peterborough City Services, which included:-
  - refuse collection;
  - street cleansing;
  - grounds maintenance;
  - facilities management;
  - property design;
  - catering;
  - transport;

- travellers' site management; and
- courier services.

4.2 Peterborough City Services, as a trading organisation, had become vulnerable due to a number of reasons and the Council had to look at alternative ways of providing these services to ensure they continued to offer value for money, investment could be made in them and that the services continued to improve.

4.3 Earlier this year, Enterprise Managed Services Limited was appointed as the Council's partner and the services provided by, and the staff engaged in, Peterborough City Services transferred to Enterprise following a rigorous procurement process.

4.4 The 'Enterprise Peterborough' partnership was, therefore, launched in March 2011.

## **5. ENTERPRISE PETERBOROUGH – THE FIRST SIX MONTHS**

5.1 It is just over six months from the launch of the Enterprise Peterborough partnership. Generally, the partnership has worked well; there has been progress in a number of service areas and successes along the way.

5.2 As with any major partnership of this nature, involving such a wide and diverse range of services, there will usually be a few challenges, particularly in the early days. Where any such challenges may have emerged in this partnership, the Council has worked hard, in conjunction with Enterprise, to understand the issues, resolve them, learn from them and move forward.

5.3 The following set out some of the matters which have taken place in the first six months:

### **5.3.1 Service delivery and improvements:**

- (a) There are some 102 key performance indicators for Enterprise to meet under the partnership and no defaults have been recorded for failure to perform;
- (b) Recycling levels average 44.25% per month against a 46% target for 2011/12;
- (c) An average of 64.59 tonnes of fly-tipped waste has been collected each month;
- (d) Enterprise has worked closely with the Council's enforcement team to gather evidence to assist in enforcement action against unlawful fly tipping;
- (e) Action has had to be taken to remove 36 unauthorised travellers encampments within the Council's boundaries;
- (f) Enterprise has responded to a number of media enquiries on travellers in anticipation of the eviction of the travellers in Essex;
- (g) Central Park and Itter Park have been awarded Green Flags for the ninth and fifth times respectively, recognising the high standards being maintained at those Parks;
- (h) A media event was held with Friends of the Parks and Enterprise;
- (i) New 'Street Care' initiative was introduced which involve:-
  - multi-skilled integrated teams in five areas of the city to mirror the neighbourhood areas to provide a more localised and responsive service;
  - teams are able to tackle more maintenance and cleansing operations in one pass through; and
  - increased use of mechanised equipment.
- (j) Deep cleanses of the Cathedral Square which involve:-
  - longer cleaning presence (6am to 6pm) in the city centre;
  - re-introducing the mechanical street washer;
  - increased use of mechanical sweepers; and
  - additional cleanses on top of the regular daily bin emptying, litter picking and street sweeping.
- (k) Enterprise highlighted the need to change people's behaviour on dropping gum through the media and a multi-agency approach is now planned;
- (l) Immediate action by Enterprise and its supply chain to make trees safe and keep roads clear when there were two heavy storms in September which cause damage with Enterprise pro-

actively reminding people of the importance of being aware of tree damage during and following high winds.

### **5.3.2 Investment in services:**

- (a) Enterprise has replaced the entire ICT network and replaced computers;
- (b) Four new buses have been introduced for the Local Link service;
- (c) Enterprise has made community investment put a Peterborough street bus back on the road to help tackle anti-social behaviour in key areas of the city;
- (d) Enterprise has made further community investment to sponsor the Schools Film Awards.

### **5.3.3 Contact with Councillors and external partners:**

- (a) Enterprise is introducing regular calls to Councillors to learn about, and discuss, ward and service related issues;
- (b) There are to be multi-agency and neighbourhood walks with Councillors, the first of which took place this month (Peterborough North Area);
- (c) Meetings are planned with the Cabinet Adviser to the Leader to discuss support for the City Centre Plan;
- (d) Enterprise has met with Friends of Central Park.

### **5.3.4 Complaints against Enterprise:**

Monitoring complaints against the partner is part of the day to day management of the partnership and the following table indicates the number of service complaints received by Enterprise Peterborough in its first six months since the partnership began in March 2011 to August 2011. These are compared to a similar period (March 2010 – August 2010) when the services were carried out by Peterborough City Services, to give a picture that reflects the peaks and troughs in the nature of the services between one service provider and another. It should be remembered that front-line services such as those provided here are more likely to attract complaints because of the visibility of the services.

	2011	2010
March	0	48
April	2	52
May	6	15
June	26	33
July	31	31
August	60	30

## **5.4 ENTERPRISE PETERBOROUGH – THE NEXT SIX MONTHS:**

- 5.4.1 A new group is being developed by Enterprise Peterborough which will bring a number of key stakeholders together in a joined up and collaborative approach to tackling some of the key issues of antisocial behaviour found within the City Centre area. These include litter, graffiti, gum deposits and other issues affecting the street scene in the City Centre and beyond.
- 5.4.2 Enterprise Peterborough also commenced a consultation exercise on forthcoming works to a number of trees in the City bearing in mind that Autumn is the traditional time for major works to trees, following the end of the nesting season. These include several large examples of willow trees along both the embankment in the City Centre and Werrington Meadow.
- 5.4.3 In addition to the joint Neighbourhood Area tours they attend, Enterprise Peterborough is planning more focused visits to these Neighbourhood Wards, in conjunction with Ward Councillors, to identify key issues and to develop improvements on accountability and neighbourhood centred working which were highlighted during the Lot 3 procurement process.

- 5.4.4 Enterprise Peterborough has appointed an external adviser to provide support and guidance to its contract team on the availability of grants and third party funding, to support delivery of Neighbourhood objectives and achieving biodiversity targets. The initial workshops within Enterprise Peterborough itself are to be followed with workshops with the Neighbourhood Teams to identify the local groups which would be eligible to make applications for funds for Neighbourhood projects and to provide support for preparing and submitting these kinds of applications.
- 5.4.5 Planning has also commenced on introducing a food waste service and replacing the current vehicle fleet used for waste and recycling collections with more environmentally efficient vehicles. A range of options is currently being discussed with the Council's Waste 2020 Client Team.
- 5.4.6 Enterprise Peterborough's Community Engagement Plan is in its final draft to be submitted to the Council for review by the Waste 2020 Client Team. It is anticipated that the Plan will be launched later this month. . The Plan is focused around The Enterprise Foundation Core Programme including:-

(a) Pathways to employment:

A range of targeted employment and training programmes aimed at unemployed and disadvantaged people with little or no job prospects;

(b) Enterprise and business support:

A range of programmes to support and help build capacity of social enterprises, voluntary organisations, charities and SMEs (small and medium companies);

(e) Community Engagement:

A range of Interventions to support local needs and help empower people deliver change for their communities – Think Local;

(d) Education programmes:

A range of education programmes to support schools and business education partnerships. Twelve project areas have been identified to align with the Council's objectives and these projects are scheduled to be rolled out over the next 12 months.

## **6. IMPLICATIONS:**

- 6.1 The partnership enables the Council to continue to provide value for money services through its partner.

## **7. CONSULTATION:**

- 7.1 Observations made by Councillors and other stakeholders have been taken into account in this report.

## **8. EXPECTED OUTCOMES**

- 8.1. The expected outcomes are set out in the report.

## **9. BACKGROUND DOCUMENTS:**

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

Operational Services Agreement with Enterprise Managed Services Limited (parts of which are exempt).



10. **APPENDICES:**

There are no Appendices to this report.

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<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 7</b>
<b>13 OCTOBER 2011</b>	<b>Public Report</b>

## Report of Executive Director – Strategic Resources

**Report Author – John Harrison, Executive Director – Strategic Resources**  
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### MANOR DRIVE MANAGED SERVICE

#### 1. PURPOSE

- 1.1 This report is submitted to Sustainable Growth Scrutiny Committee to consider in line with 8.3 of Part 4, Section 9 (Scrutiny Procedure Rules) of the Council's constitution.
- 1.2 Under paragraph 8.1 of Part 4, Section 9 (Scrutiny Procedure Rules) of the constitution any Member may require that an item be placed on the agenda of a Scrutiny Committee.
- 1.3 The Chair of Sustainable Growth Scrutiny Committee has requested that this matter be placed before the Committee for consideration.

#### 2. RECOMMENDATION:

- 2.1 Committee notes and indorses the actions taken, and to be taken, in connection with the procurement of a suitable external partner for Manor Drive Managed Service.

#### 3. LINKS TO SUSTAINABLE COMMUNITY STRATEGY:

- 3.1 The Manor Drive partnership will address all of the priorities in the Sustainable Community Strategy:-
  - Creating opportunities – tackling inequalities;
  - Creating strong and supportive communities;
  - Creating the UK's environmental capital; and
  - Delivering substantial and truly sustainable growth.

#### 4. BACKGROUND

- 4.1. The Council considers it has maintained good performance and has driven out significant savings through the business transformation programme on the services provided in Strategic Resources, and in Autumn 2010, it was the right time to take the next step. The next step has involved seeking a suitable external partner.
- 4.2 A key objective in seeking an external partner for Manor Drive Managed Service is to achieve further savings through adding scale to the operation and to serve as a catalyst for change to bring new work, investment and improved delivery to Manor Drive, along with new job opportunities and business to Peterborough.

## 5. THE PROCUREMENT:

### 5.1 Services and Affordability:

5.1.1 The following are the services to be included in the partnership at day 1:

- Shared transactional services;
- Business support;
- Financial systems support;
- Operational procurement;
- Business transformation and strategic improvement;
- Customer Services; and
- Strategic Property.

5.1.2 The partnership will evolve over time and there is potential for the Council to add other services during the partnership's life.

5.1.3 The bidders have been provided with the Council's affordability envelope and have been instructed they would need to improve and grow the services and deliver them within the affordability envelope as well as make savings for the Council. Significant savings of nearly £2m have already been delivered internally on Manor Drive services through service efficiencies, streamlining staff and processes and income generation. The October 2010 Comprehensive Spending Review, the impact of this on the Council's Medium Term Financial Plan equating to a £25m net funding loss to the Council by 2014/15 and pressures in other service areas such as adult social care, means that the Council needs to look at alternative ways of providing services.

### 5.2 Procurement process to now:

5.2.1 The Council is using the Competitive Dialogue Procedure under the EU procurement rules to procure a suitable partner for the Manor Drive services. The Competitive Dialogue Procedure is recognised as being appropriate for this type of procurement, where there is a complex range of services which require innovative solutions by the bidders, because the process enables the Council to work with the bidders to assist them in developing their solutions to meet the Council's requirements and aspirations. The Competitive Dialogue Procedure is a rigorous process and involves a number of stages as outlined below.

5.2.2 In October 2010, the Council advertised in the Official Journal of the European Union for interest from the market for a suitable partner.

5.2.3 **Stage 1 – Prequalification:** This involved bidders expressing their interest by submitting a prequalification questionnaire. 7 bidders submitted prequalification questionnaires in December 2010 and 4 bidders were selected to be taken forward to the next stage.

5.2.4 **Stage 2 – Outline Solution Stage:** The 4 bidders were invited to submit their outline solutions (outline proposals for the services) to take place after an intensive dialogue on the Council's requirements and the bidders' proposals to meet those requirements. Two of the bidders withdrew from the procurement for their own commercial reasons and this left Balfour Beatty Workplace Limited and Serco Limited in the competition. Outline bids were submitted by these two bidders in February 2011. Following evaluation of the two bids, both bidders were selected to go forward to the next stage.

5.2.5 **Stage 3 – Detailed Solution Stage:** The two bidders were invited to submit their detailed solutions (detailed proposals for the services) and further intensive dialogue followed between the bidders and the Council to assist bidders to develop their detailed proposals. During this stage, there were also presentations by the bidders to Councillors, senior management and Strategic Resources staff, visits to the bidder's chosen locations (paid for by the bidders) by Councillors, senior management representatives and the Trade Unions to see first hand what the bidders' operations were like elsewhere. In June 2011 the bidders submitted their detailed

solutions. Following evaluation of the two bids, both bidders were selected to go forward to the next stage.

- 5.2.6 **Stage 4 – Final Tender Stage:** Ahead of calling for final tenders, the Council conducted a final round of dialogue with the bidders to deal with any outstanding commercial points and to assist the bidders in developing and refining their final tenders. This dialogue was closed on 26 August 2011 and the official final tender call was issued to bidders on 30 August 2011. Both bidders submitted final tenders on 7 September 2011. The executive decision on which one of the bidders should be appointed as the Council's preferred bidder (and the partner) is on the Forward Plan to be made in October 2011 and by the time this Scrutiny Committee meets it is envisaged that the Cabinet Member Decision Notice, which will identify the preferred bidder (the Council's partner), will have been published in readiness for the executive decision to be made later in the month. The Deputy Leader and Cabinet Member for Culture, Recreation and Strategic Commissioning and Cabinet Member for Resources will also have notified all Councillors of their intention to make this decision during October. Other key stakeholders (such as Trade Unions and staff) will also have been informed.
- 5.2.7 **Stage 5 – Preferred Bidder Stage and Mobilisation – Going Forward:** Once the preferred bidder is identified (and the executive decision has been made and the call-in period has expired) there are a number of actions which need to be taken to mobilise the partnership ready for day 1 of service commencement. The key timelines for the preferred bidder stage are set out in Appendix 1 to this report.
- 5.2.8 During the Preferred Bidder and Mobilisation stage, there are a number of actions to be taken including the following:-

**Alcatel Standstill:** As soon as the preferred bidder is identified, the Council will be advertising this in line with the EU procurement rules. It is necessary to allow a 10 day standstill period to enable any challenges to be made against the Council in respect of the Council's decision on its potential partner. If a challenge were to be made, then the Council would need to dispense with that challenge.

**TUPE:** The formal consultation on the TUPE transfer will commence on 27 October 2011. Bidders have accepted there will be a transfer of the Council's employees who are engaged on the in scope Manor Drive services in line with the Transfer of Undertakings (Protection of Employment) Regulations 2006. Discussions have taken place with bidders (given the timescales involved with the procurement) and the Trade Unions for the formal TUPE consultation to commence once the executive decision on the preferred bidder can be implemented.

Bidders have agreed as part of the formal TUPE consultation they will hold meetings with all staff to explain how their proposals affect transferring employees and to carry out individual one to ones with all transferring staff. Bidders have also agreed to meet direct with the recognised Trade Unions during the formal TUPE consultation as a means of establishing harmonious relationships with the Trade Unions.

The Executive Director – Strategic Resources has been keeping Strategic Resources staff briefed as part of the informal TUPE process and further informal briefings will take place ahead of commencement of the formal TUPE consultation process.

**Pensions:** Bidders have accepted the preferred bidder will need to become an Admitted Body to protect the Council's transferring employees on a Closed Scheme basis as regards the Local Government Pension Scheme. This means transferring employees who are active members of the LGPS at the point of transfer, or who subsequently join the scheme, will have their LGPS rights protected by a Closed Admission Agreement supported by a Bond. These arrangements will not be open to any other employees (such as new recruits) and other pensions arrangements will be offered to non-transferring employees.

The Admission Agreement and Bond will need to be in Cambridgeshire County Council's standard forms and completed before the TUPE transfer of employees can take place. Immediately on identification and appointment, the preferred bidder will need to make application to Cambridgeshire County Council to become an Admitted Body for the purpose of the Council's transferring employees.

**Mobilisation Plan:** The Council and the preferred bidder will be agreeing the mobilisation plan for ensuring the partnership is ready for day 1 of the service. Bidders have submitted their detailed mobilisation plans with regard to proposed arrangements for seamlessly transferring services and employees, communications and other matters and these will need to be aligned with the Council's own proposals. There will be detailed discussions with the preferred bidder to finalise a joint and suitable comprehensive mobilisation plan (including appropriate key stakeholders (eg. Councillors, residents, local businesses, Trade Unions, transferring employees and wider Council officers') to ensure robust buy-in, consultation and engagement.

Discussions have already taken place by your officers with regard to consultation with, and engagement by, the recognised Trade Unions in the mobilisation process which will be essential, given the number of the Council's employees that will be affected by these transferring services.

**Strategic Partnership Board:** During mobilisation it will be necessary to establish the Strategic Partnership Board, which will be the overarching body that will meet at least quarterly, to give high level strategic direction for the purpose of the partnership. The governance arrangements for the Strategic Partnership Board are documented in the Operational Services Agreement. Broadly, the important matters affecting the partnership and the relationship with the Council's partner will be reserved for the Strategic Partnering Board. Such matters as 'branding', mobilisation and communications plans (which will need to be determined before partnership commencement), the partner's business development plan, additional services, growth proposals, the partner's annual accounts and escalated disputes, will all be reserved for the Strategic Partnering Board.

The Council and its partner will be nominating three senior representatives to become Partnership Directors. The first Chair of the Strategic Partnering Board will be one of the Council's representatives.

**Partnership Documentation:** It will be necessary during the mobilisation period to finalise all the documentation for the partnership. The following are consistent with a partnership of this nature:-

- **Period of the partnership and contractual relationship:** These will be contained in the Operational Services Agreement (ie. the contract and the principal document that governs the relationship, rights and obligations of the parties). The duration of the partnership is envisaged as being for an initial 10 year period with the ability to extend the partnership for two separate periods of 5 years each (so 20 years maximum). Most of the services will be paid for on a one twelfth per month basis over a partnership year (eg. Customer Services and Transactional Services) and other services will be paid for on an as done basis (eg. temporary Business Support functions) with quarterly reconciliations. The governance arrangements for the Strategic Partnership Board are also contained in this document.
- **Security:** Parent Company Guarantee and/or Bond are part of the security package offered by the bidders. The Parent Company Guarantee will be provided by the preferred bidder's parent (superior company) to guarantee the obligations of the partner. Any Bond would be backed by an independent financial institution which may be called on by the Council eg. if the partner is in breach of its obligations under the Operational Services Agreement.
- **Property:** These depend on the property proposals bidders have provided in their final tenders. There will initially be two leases – a full commercial repairing and insuring lease for Manor Drive and Bayard Place from where the partner will

look to grow its business and a series of licence arrangements where Business Support functions are carried out.

- **Assets:** Discussions have also taken place with bidders over ICT and non-ICT assets (eg. furniture and equipment) which the in scope services currently use. Greater value through the service fee is offered to the Council by making these available at a nominal value with the partner being responsible for replacing for such assets at its own cost during the life of the partnership. There are mechanisms within the Operational Services Agreement should the Council need to use these assets in the event of stepping in due to partner breach or termination of the contract.
- **Pensions:** Admission Agreement (Closed Scheme) and Bond will be entered into to protect transferring employees LGPS rights as referred to in above.
- **Existing Council Contracts:** Where the Council is transferring existing contracts to the partner, there will be Deeds of Novation to pass the contract over to the partner.
- **Certificate under S.3:** This is a certificate give under the Local Government (Contracts) Act 1997 to confirm the Council has the power to enter into the Operational Services Agreement.

## **6. PARTNERSHIP GO LIVE:**

- 6.1 As mentioned during the presentation on Manor Drive at the All Party Policy meeting on 29 September 2011, the preferred bidder will be presenting to All Party Policy on 27 October 2011 so that all Councillors can meet the preferred bidder and hear first hand about its delivery proposals for taking the Manor Drive services forward under the partnership.
- 6.2 The partnership is scheduled to go live on 28 November 2011.
- 6.3 The partnership will be overseen by the Strategic Partnership Board as indicated above. On a day to day level, there will be robust and dedicated client management arrangements in place for day 1 to ensure the partner is meeting the Council's requirements for service delivery, improvements, growth and savings and any issues that may arise are resolved speedily.
- 6.4 The robust client arrangements will also manage the internal interface with Councillors, internal directorates and other Council stakeholders to ensure corporate buy-in, compliance and proper management and delivery by the partner of services to those stakeholders.
- 6.5 There are also the following mechanisms in the Operational Services Agreement to incentivise the partner into performing such as:-
  - performance standards;
  - reductions in payment for failing to perform;
  - step in rights for the Council for partner's non-performance;
  - terminating the contract.

## **7. IMPLICATIONS:**

- 7.1. The partnership will enable the Council to provide, through its partner, improved and grown services along with savings.

## **8. CONSULTATION:**

- 8.1 The Deputy Leader of the Council and Cabinet Member for Resources have circulated regular briefings to all Members of the Council and a update presentation was made to All Party Policy on 29 September 2011. All Councillors will have the opportunity of meeting the preferred bidder at All Party Policy on 27 October 2011 when the preferred bidder will do a presentation.

- 8.2 The Executive Director – Strategic Resources has been informally keeping staff in Strategic Resources briefed throughout ahead of the formal TUPE consultation process. In addition, it was arranged that bidders come and present to Strategic Resources staff to give them the chance to meet the bidders and hear about the proposals for taking the services forward.
- 8.3 Councillors, representatives from senior management and the project team have attended presentations by the bidders and have visited bidders' chosen locations to observe for themselves the services operated by bidders' elsewhere. The bidders have also had access to, and dialogue with, Councillors and Council wide senior officers.
- 8.4 The Project Team Lead has been working closely with the Trade Unions and Human Resources on the workforce evaluation relevant to the partnership.

## **9. EXPECTED OUTCOMES**

- 9.1. The expected outcomes are set out in the report.

## **10. BACKGROUND DOCUMENTS:**

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

The Council's Medium Term Financial Plan

Notice published in Official Journal of the European Union

Prequalification questionnaires issued and submitted by bidders (exempt as commercially sensitive and confidential)

Invitation to participate in competitive dialogue issued during the procurement and bidders' outline, detailed and final tender responses (exempt as commercially sensitive and confidential).

## **11. APPENDICES:**

There is one Appendix to this report on the key timelines for taking the procurement forward.



## **SUSTAINABLE GROWTH SCRUTINY COMMITTEE**

13 October 2011

### **APPENDIX 1: MANOR DRIVE MANAGED SERVICE**

#### **PREFERRED BIDDER AND MOBILISATION – GOING FORWARD**

1.1 This is Appendix 1 referred to in the above report.

1.2 This Appendix sets out the high level timescales for taking the project forward:-

<b>Publish intention to make executive Decision (start pre-decision period)</b>	<b>7 October 2011</b>
<b>Sustainable Growth Scrutiny Committee (update to Scrutiny Councillors)</b>	<b>13 October 2011</b>
<b>Councillors take executive decision</b>	<b>20 October 2011</b>
<b>3 clear working days call-in ending</b>	<b>25 October 2011</b>
<b>Decision can be implemented (if not called in)</b>	<b>26 October 2011</b>
<b>Formally announce Preferred Bidder</b>	<b>26 October 2011</b>
<b>Communications:</b> <ul style="list-style-type: none"><li>- Councillors</li><li>- Corporate Management Team</li><li>- Trade Unions</li><li>- Strategic Resources staff</li><li>- Wider Council staff</li><li>- Press release</li></ul>	<b>26 October 2011</b>
<b>Start formal TUPE consultation and issue TUPE measures letter to Trade Unions)</b>	<b>27 October 2011</b>
<b>Start Alcatel period</b>	<b>27 October 2011</b>
<b>All Party Policy meeting (Preferred bidder to present)</b>	<b>27 October 2011</b>
<b>Alcatel period ends</b>	<b>10 November 2011</b>
<b>Preferred bidder meeting with Trade</b>	<b>TBC</b>

## **Unions**

<b>Preferred bidder meeting (all transferring Staff)</b>	<b>TBC</b>
<b>Individual staff one to ones with PB (subject to agreement with Trade Unions during formal TUPE consultation period)</b>	<b>TBC</b>
<b>End of formal TUPE consultation with Trade Unions</b>	<b>25 November 2011</b>
<b>TUPE transfer and Partnership start</b>	<b>28 November 2011</b>

**1.3 There will also be other activities to finalise the documentation and mobilisation arrangements going on within these periods and those arrangements will be discussed and agreed with the preferred bidder once identified but working within overall programme set out above.**

**1.4 During the mobilisation period the inaugural Strategic Partnership Board comprising senior representatives from the Council and the preferred bidder will be held to give strategic direction to the Council's and preferred bidders' mobilisation teams.**

**1.5 Other dates to be confirmed:**

- first Strategic Partnership Board;**
- Launch and sealing ceremony;**
- Further media activities.**

<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 8</b>
<b>13 OCTOBER 2011</b>	<b>Public Report</b>

## **Report of the Executive Director of Operations**

**Contact Officer(s)** – Simon Machen - Head of Planning, Transport and Engineering Services  
Harj Kumar – Senior Strategic Planner

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### **PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: PETERBOROUGH PLANNING POLICIES DEVELOPMENT PLAN DOCUMENT (PROPOSED SUBMISSION VERSION)**

#### **1. PURPOSE**

- 1.1 The purpose of this report is to enable the Committee to comment on the Planning Policies DPD (Proposed Submission Version) (hereafter referred to as the 'Planning Policies DPD') before it is presented to Cabinet on 7<sup>th</sup> November. Cabinet will then be asked to recommend the document for approval by Full Council for the purposes of public consultation and submission to the Secretary of State. The draft of the Planning Policies DPD is attached at Appendix A.

#### **2. RECOMMENDATIONS**

- 2.1 The Committee is requested to offer any comments on the draft Peterborough Planning Policies DPD (Proposed Submission Version) before it is presented to Cabinet and then Council, for subsequent approval by Council for the purposes of public consultation and submission to the Secretary of State.

#### **3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY**

- 3.1 The Planning Policies DPD feeds off the Peterborough Core Strategy which in turn was based on the Sustainable Communities Strategy (e.g. the latter two both share the same vision statement). The Planning Policies DPD sets out the detailed 'development management' (or 'development control') planning policies, which will be used day-to-day by planning officers and by the Planning & Environmental Protection Committee when considering the detailed aspects of planning applications.

#### **4. BACKGROUND**

- 4.1 The Planning and Compulsory Purchase Act 2004 introduced a 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 Planning Policies DPD, which itself sits beneath (and takes its lead from) the 'Peterborough Core Strategy'.
- 4.2 The Core Strategy, which Members will recall was adopted in February 2011, 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.

4.3 The Planning Policies DPD is intended to provide detailed policy statements to help in determining planning applications. The policies in the Planning Policies DPD will help in delivering the overarching principles established in the Peterborough Core Strategy. At the end of each policy we have referred to the appropriate Core Strategy policy (or policies) and objectives which it supports.

4.4 Recognising the important role of the City Centre, a document that focuses specifically on this area is being prepared, known as the Peterborough City Centre DPD. Although policies in the Planning Policies DPD will apply throughout Peterborough (unless clearly stated otherwise in the policy), there will be additional specific policies for the city centre in the City Centre DPD.

**Consultation Draft**

4.5 The Consultation version of the Planning Policies DPD was approved by Cabinet in December 2010. It included full draft wording for each proposed policy. The six-week consultation on this version of the document took place in February/March 2011.

**Summary of the Proposed Submission Version**

4.6 All the comments made at Consultation Draft stage have been analysed and taken into consideration in formulating policies in this Proposed Submission version document. 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 final version. In summary, the outcome of all of this work is a Planning Policies DPD which stems from the Core Strategy agreed by the Council.

4.7 All of the policies in the Planning Policies DPD are summarised in a table below. This table provides a flavour of each policy and Members can then investigate any policy in detail in the document.

<b>Draft Policy</b>	<b>Policy information</b>
PP1 – Design Quality	This is a generic policy covering all types of new development. The objectives of the policy are to improve design standards and the sustainability of new development.
PP2 – Impacts of New Development	This policy aims to ensure that all development takes into consideration the impact that it will have on the occupiers and/or users of properties nearby
PP3– Amenity Provision in New Residential Development	The aim of this policy is to ensure adequate amenity provision is provided for future residents in all new development.
PP4 – Prestigious Homes	The policy seeks to prevent the loss of top-of-the market housing in order to enable business leaders to live locally.
PP5 – Conversion and Replacement Dwellings in the Countryside	This policy recognises the potential for conversion of redundant rural buildings to dwellings and sometimes the need to replace existing dwelling in the countryside. The policy specifies criteria that have to be met before planning permission can be granted.
PP6 – The Rural Economy	This policy sets out criteria that have to be met for tourism, leisure, cultural and employment development in villages and the countryside.

PP7 – District and Local Centres and their Primary Shopping Areas	This policy outlines what would be permitted in the Primary Shopping Areas and within the boundary of the District and Local Centres. It also defines the edges of the Primary Shopping Areas and the District centre boundary.
PP8 – Primary retail frontages in District Centres	The policy allows for the provision of a controlled number of non-A1 uses within primary frontages but prevents any proliferation that would adversely affect the amenity of neighbouring properties or the character of District Centres.
PP9 – Shop frontages, security shutters and canopies	This is a generic policy to improve the appearance of all shops.
PP10 – The Transport Implications of Development	This policy addresses all transport issues such as the effect of development on road safety, traffic congestion, access and circulation, parking, and the design of new infrastructure. These are all material considerations in determining a planning application.
PP11 – Parking Standards	Maximum car/van parking standards (except for C3 - dwelling houses and C4 – houses in multiple occupation where minimum parking standards apply) have been devised to reflect the approach to local parking standards in Planning Policy Statement (PPS) 4. Minimum parking provision for cycle, powered two wheelers and spaces for disabled users are included in the parking standards. We have also included a need to provide a charging point for an electric vehicle where appropriate.
PP12 – Open Space standards	The primary purpose of the open space standards is to secure adequate provision of open space for all new residential development. The standards set out a hierarchy of open space which builds up to a total requirement of open space per 1,000 population and which will be applied to all relevant development proposals.
PP13 – Nene Valley	The Nene Valley is viewed as an important asset for Peterborough; its use should be encouraged in some locations near the city centre but protected in more rural locations.
PP14 – The Landscaping and Biodiversity implications of Development	The policy deals with provision for landscaping and biodiversity in connection with new development and elements and provision to include when submitting a scheme.
PP15 – Heritage Assets	A generic policy designed to protect any heritage assets including their settings.
PP16 – Buildings of Local Importance	This policy is included to protect a number of buildings of 'local importance', which are

	considered to make a positive contribution to the character of the area in which they are situated or have local significance.
PP17 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees	The policy protects these areas from development that would adversely harm these areas.
PP18 – Habitats and Species of Principal Importance	We are required by law to protect Habitats and Species of Principal Importance in Peterborough. Any development proposal that would cause demonstrable harm to a legally protected species or habitat will be refused permission.
PP19 - Flood and Water Management	All proposals will be required to address issues of drainage and flood risk management in accordance with the policy unit approach to be explained in a subsequent Supplementary Planning Document.

4.8 The Planning Policies DPD is less sensitive than other statutory planning documents for Peterborough, such as the Core Strategy and Site Allocations DPD, for the simple reason that it does not include new land allocations for development. Rather, it is something which, in general terms, is usually of greater interest and scrutiny by the ‘professional’ industry of planners, architects and developers. Members of the public do get involved but these tend to be those who are already familiar with the planning system and/or have made representations on other planning documents.

4.9 Despite this likely low profile whilst in preparation, the policies themselves, once adopted, become extremely important when determining planning applications. They give the Council the powers and justification to either refuse or grant planning applications, especially on detailed design matters (which can be very sensitive in local communities). It is important that the Council gets these policies right otherwise it could be storing up problems for the future, making life very difficult when determining planning applications.

4.10 In 2008, as part of the preparation for the Planning Policies DPD, we provided residents, landowners, developers, agents and parish councils with an opportunity to suggest changes to any village envelope. A number of changes were put forward for consideration. These were considered and the criteria along with the result of the assessments are included in the ‘Village Envelopes in Peterborough - A Report into Suggested Changes’ document. This is a background document that has been used in preparing the Planning Policies DPD and will be made available for inspection on Peterborough City Council’s website.

## 5. KEY ISSUES

5.1 The Planning Policies DPD is generally less sensitive than other statutory planning policy documents for Peterborough, such as the Core Strategy and Site Allocations DPD, for the simple reason that it does not include new land allocations for development. Rather, it is something which, in general terms, is usually of greater interest and scrutiny by the ‘professional’ industry of planners, architects and developers. The public generally do not get too concerned about this document.

5.2 However, despite this likely relatively low profile whilst in preparation, the policies themselves, once adopted, become extremely important when determining planning applications. They give the Council the powers and justification to either refuse or approve something, especially on detailed design matters (which can be very sensitive in local communities). As such, if we get this document wrong, we could be storing up problems for the future, making life very difficult when determining planning applications

5.3 The areas where we have received most comments from consultees are listed below.

- Parking standards (policy PP11 and Appendix A) - which includes the need to provide, where practical, facilities for charging plug-in and other ultra-low emission vehicles. We have amended the policy and the parking standards in light of the comments made.
- Open Space Standards (policy PP12 and Appendix B) - this was objected to as the standards were not based on most up-to-date information. We had anticipated this problem and therefore commissioned Atkins to update the 2006 Open Space study to bring it up-to-date taking account of what had occurred in the interim period. New Open Space standards will be based on this study which is due to be completed shortly.

5.4 A number of objectors did not agree with the absence of minor changes to the village envelopes that they had suggested. We have considered their objections and any new suggestions that were put forward, and are recommending a few minor changes

## 6. IMPLICATIONS

6.1 The Planning Policies DPD will have implications for all sectors of the community throughout the Local Authority area.

6.2 **Legal Implications** - The Council must follow due Regulations in preparing the Planning Policies DPD. Eventually, once the final document is adopted in 2012, the Council has a legal duty to determine planning applications in accordance with those policies.

6.3 **Financial Implications** - There are some immediate direct financial implications flowing from the approval of the Planning Policies DPD (Proposed Submission), and these relate to consultation costs and, in due course, paying the Planning Inspectorate for their services in examining the submitted document. However, these are items that have been anticipated and planned for, and budgets are set aside for this purpose

## 7. CONSULTATION

7.1 In preparing this Proposed Submission Planning Policies DPD, we consulted on the Consultation Draft document (February--March 2011). All the comments made at this stage have been analysed and taken into consideration in formulating policies in this Proposed Submission document. A summary of the comments made and our response to these is attached at Appendix B.

7.2 The Planning and Environmental Protection Committee considered the Proposed Submission version of the document at its meeting on 11 October 2011. Any changes arising from comments made at this meeting will be incorporated into the version presented to Cabinet.

7.3 When approved by the Cabinet and the Full Council, the document will be published for 6 week public consultation, starting in February 2012.

## 8. NEXT STEPS

8.1 In November, Cabinet is going to be recommended to approve the revised version for consideration by full Council, and then, following public consultation, submission to the Government. The following will have an input into the DPD before it goes out for public consultation in early 2012.

- Cabinet (7 November)
- Council (7 December)

## **9. BACKGROUND DOCUMENTS**

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

- 9.1
- Peterborough Planning Policies DPD - Issues and Options (Oct/ Nov 2008).
  - Peterborough Planning Policies DPD – Consultation Draft (Feb/ Mar 2011)
  - Reports on Comments Received and responses to the Key Issues (April 2010).
  - Village Envelopes in Peterborough - A Report into Suggested Changes (November 2010).

## **10. APPENDICES**

- 10.1 Appendix A – A copy of Planning Policies DPD – Proposed Submission version  
Appendix B - A summary of the comments made on the Planning Policies DPD (Consultation Draft) and our responses





**PETERBOROUGH LOCAL DEVELOPMENT  
FRAMEWORK**

**PETERBOROUGH PLANNING POLICIES  
DEVELOPMENT PLAN DOCUMENT**

*Draft for:*

*Planning and Environmental Protection Committee –  
11 October 2011*

*Sustainable Growth Scrutiny Committee –  
13 October 2011*

**PETERBOROUGH CITY COUNCIL**

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St John's Street  
Peterborough  
PE1 5DD

Tel: (01733) 863872

September 2011

[www.peterborough.gov.uk](http://www.peterborough.gov.uk)



## Preface

This is the proposed submission version of the Peterborough Planning Policies Development Plan Document (DPD).

It has been published by Peterborough City Council to enable anybody to submit comments ("representations") before it is submitted to the Secretary of State for Communities and Local Government.

It represents the City Council's final version of policies after considering all other alternatives, views and relevant matters. Any representations made on the policies will be taken into account by a Planning Inspector appointed by the Secretary of State to conduct a Public Examination into the DPD. This will be your final opportunity to influence any changes to policies.

Should you wish to make representations on the soundness of the document, you **MUST** submit your representations within the consultation period - **13 January to 23 February 2012 by 5.00pm**. Only those who have submitted their representations within this 6 week period have the statutory right to have their representations considered.

Any representations made at this stage must relate to the legal compliance and soundness of the document and how it meets (or not) the tests of soundness. The Inspector will first test to ensure that the Planning Policies DPD meets legal requirements before moving on to test for soundness. The tests for soundness relates to how the document and policies have been prepared. In order for the Planning Policies DPD to be found sound, it should be justified, effective and consistent with national policy.

The public consultation period takes place from 13 January to 23 February 2012. You can respond to the consultation in any of the following ways:

**We prefer electronic responses to the consultation via the website as this greatly helps us in analysing responses and preparing for the next stage.** Our online consultation website address is <http://consult.peterborough.gov.uk/portal/planning/peterborough/pp/ppcd/ppcd?pointId=1577791>

**OR** Complete a comments form, which can be downloaded at: [http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/draft\\_development\\_plans/local\\_development\\_framework/planning\\_policies\\_dpd.aspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/draft_development_plans/local_development_framework/planning_policies_dpd.aspx)

You can email your comments form or other correspondence to us at:

[planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk).

You can post your comments form or other correspondence to:

Strategic Planning & Enabling  
Operations Directorate  
Peterborough City Council  
Stuart House East  
St John's Street  
Peterborough  
PE1 5DD

The closing date for representations (comments) is **23 February 2012 at 5.00pm**.

**Remember: only those who have submitted their representations before the closing date have the statutory right to have their representations considered.**

## Preface

## Planning Policies Development Plan Document (Proposed Submission)

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## Introduction and Context

### 1.1 Introduction

- 1.1.1** The Peterborough Planning Policies Development Plan Document is one of the documents that make up Peterborough's Local Development Framework (LDF).
- 1.1.2** The LDF is not a single plan, but an overall term for a package, or portfolio, of separate planning policy documents. The most important documents in the LDF are known as Development Plan Documents (DPDs). The separate documents in the LDF may be prepared at different times and each one must pass through a number of stages before it can be adopted by the City Council as part of its LDF.
- 1.1.3** The determination of planning applications will be based on the collection of plans and policies in the LDF, together with national planning policy, such as the National Planning Policy Framework.
- 1.1.4** The Peterborough Core Strategy DPD was adopted on 23 February 2011. The Peterborough Site Allocations DPD is due to be adopted in early 2012. The Peterborough Planning Policies DPD and the Peterborough City Centre DPD will be adopted in 2012 or 2013. Collectively, all of these DPDs will eventually replace or delete all of the saved Peterborough Local Plan (2005) policies.

### 1.2 Peterborough Planning Policies DPD – Preparation Stages

- 1.2.1** There have been a number different stages involved in the production of this Planning Policies DPD and these are summarised below.

MAIN STAGES		DATE	
	<b>Evidence gathering</b>	Meetings, workshops with internal and external stakeholders to identify main issues	July 2007 - Oct 2008
	<b>Issues and Options</b>	Public consultation on Issues and Options	Oct 2008 - Nov 2008
	<b>Consultation Draft</b>	Public consultation on the Council's draft policies	Feb 2011 - March 2011
<b>Current Stage</b> →	<b>Proposed Submission</b>	Final opportunity for formal representations on the proposed planning policies	Jan 2012- Feb 2012
	<b>Submission and Examination</b>	Planning Policies Document submitted to government along with all public comments received during the proposed submission consultation period	April 2012
		Independent Examination by a Planning Inspector	July 2012
	<b>Adoption</b>	Council adopts Final Plan	Dec 2012
	<b>Monitoring and Review</b>	Each year, identified targets are monitored	

## Introduction and Context

- 1.2.2** In the early stages of preparation we consulted on an 'Issues and Options' document (October - November 2008). This identified possible issues to be addressed and alternative policy approaches for each one. All the comments made at that stage were analysed and taken into consideration in formulating policies for a Consultation Draft document. A report containing a summary of the comments made and options selected can be seen at: <http://consult.peterborough.gov.uk/portal/planning/peterborough/pp/ppcd/ppcd?tab>
- 1.2.3** We included draft policies in the Consultation Draft version of the DPD (February 2011). This gave everyone an opportunity to comment on them before they were refined, in the light of those comments and new evidence, for the next, and more formal, Proposed Submission stage.
- 1.2.4** This 'Proposed Submission Version' is your final chance to make formal representations (comments) before the document is submitted to the Secretary of State. After it is submitted, he will appoint a planning Inspector to carry out an examination into the soundness of the document taking account of all representations made.

### 1.3 Sustainability Appraisal

- 1.3.1** The Council is required to undertake a Sustainability Appraisal of this DPD. This process enables the social, economic and environmental implications of the Council's policies to be fully considered. This is a continuous process from the first stage through to adoption of the DPD. The process began with the publication of a Sustainability Appraisal Scoping Report by consultants in June 2006.
- 1.3.2** Sustainability Appraisal for each policy in the document has been carried out and a Sustainability Appraisal report is published along with this document. Each policy was assessed against a number of sustainability criteria to assess its impact. Where it was necessary, policies were modified to reduce their negative impact, before inclusion in the document.
- 1.3.3** The outcome of the sustainability appraisal process is a DPD which supports the overall presumption in favour of sustainable development contained in the National Planning Policy Framework.

### 1.4 Habitats Regulations Assessment

- 1.4.1** A Habitats Regulations Assessment (HRA) is required for any land-use plan which is considered likely to have a significant effect on any European (Natura 2000) site of nature conservation importance. The purpose is to assess the impact of the plan against the conservation policies of the protected site.
- 1.4.2** There are three designated sites of European importance in Peterborough and others nearby. The process of assessment of this DPD in relation to those sites has been carried out in parallel with the Sustainability Appraisal.
- 1.4.3** A Habitats Regulations Assessment Screening Report has been produced for this DPD and it concluded that its policies are not likely to give rise to any significant effect on any European site either alone or in combination.

### 1.5 Planning Policies DPD and its relationship to other documents

#### Peterborough Sustainable Community Strategy



## Introduction and Context

**1.5.1** The Peterborough Sustainable Community Strategy (2008 - 2021) sets out a vision and overall strategy for the future of our city and the surrounding villages and rural areas. The vision for Peterborough is:

**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.**

**1.5.2** There are four priorities for areas of work which are needed in order to achieve the vision and each of these is supported by four high level outcomes. By establishing clear policies for the determination of planning applications, this Planning Policies DPD has an important part to play in delivering many of these outcomes, in particular:

- Making Peterborough cleaner and greener
- Conserving natural resources
- Increasing use of sustainable transport
- Creating a safe, vibrant city centre and sustainable neighbourhood centres
- Building the sustainable infrastructure of the future
- Creating better places to live
- Making Peterborough safer
- Regenerating neighbourhoods

### Peterborough Core Strategy DPD (Adopted 2011)

**1.5.3** The Core Strategy is the overarching document for the Peterborough LDF. It is a strategic document which sets out the "core" principles for the future of Peterborough, establishing a strategic vision, objectives and policies that guide development and broad locations of where new development can go. However, it does not identify individual parcels of land for future development or set out detailed planning policies. This level of detail is provided through the Peterborough Site Allocations DPD, the Peterborough City Centre DPD and this Peterborough Planning Policies DPD, all of which must be in general conformity with the Core Strategy.

**1.5.4** The primary purpose of this DPD is to provide detailed policy statements to help in determining planning applications, and so it will contribute to delivering the overarching principles established in the Core Strategy. At the end of each policy we have made reference to the appropriate Core Strategy policy (or policies) and objectives which it supports.

**1.5.5** The table below shows which Core Strategy policies are supported by the detailed policies in this DPD.

Core Strategy Policy	Supported by Policies in this Planning Policies DPD
CS1: The Settlement Hierarchy and the Countryside	PP5 – Conversion and Replacement Dwellings in the Countryside  PP6 –The Rural Economy

## Introduction and Context

Core Strategy Policy	Supported by Policies in this Planning Policies DPD
CS2: Spatial Strategy for the Location of Residential Development	PP1 – Design Quality
CS3: Spatial Strategy for the Location of Employment Development	PP1 – Design Quality
CS8: Meeting Housing Needs	PP1 – Design Quality PP4 – Prestigious Homes PP5 – Conversion and Replacement Dwellings in the Countryside
CS13: Developer Contributions to Infrastructure Provision	PP12 – Open Space Standards
CS14: Transport	PP10 – The Transport Implications of Development PP11 – Parking Standards
CS15: Retail	PP7 - Development for Retail and Leisure Uses PP8 – Primary Retail Frontages in District Centres PP9 – Shop Frontages, Security Shutters and Canopies
CS16: Urban Design and the Public Realm	PP1 – Design Quality PP2 - Impacts of New Development PP3 - Amenity Provision in New Residential Development PP9 – Shop Frontages, Security Shutters and Canopies
CS17: The Historic Environment	PP15 – Heritage Assets PP16 – Buildings of Local Importance
CS19: Open Space and Green Infrastructure	PP12 – Open Space Standards PP13 – Nene Valley PP14 – The Landscaping and Biodiversity Implications of Development
CS20: Landscape Character	PP13 – Nene Valley
CS21: Biodiversity and Geological Conservation	PP13 – Nene Valley

Core Strategy Policy	Supported by Policies in this Planning Policies DPD
	PP14 – The Landscaping and Biodiversity Implications of Development  PP17 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees  PP18 – Habitats and Species of Principal Importance
CS22: Flood Risk	PP19 – Flood and Water Management

### Peterborough City Centre DPD

**1.5.6** Recognising the important role of the City Centre, the City Council is preparing a document that focuses specifically on this area, known as the Peterborough City Centre DPD. It will allocate sites that will enable the regeneration and enhancement of the centre of the city. It has to be generally in line with the Core Strategy's vision, objectives and policies. Although policies in the Planning Policies DPD will apply throughout the local authority area of Peterborough (unless clearly stated otherwise in the policy), there will be additional specific policies for the city centre in the City Centre DPD.

### Peterborough Site Allocations DPD

**1.5.7** The Site Allocations DPD, as the name suggests, allocates land for various uses such as housing, employment and retail throughout the local authority area, other than the city centre. It is not the role of that DPD to give permission to particular proposals – this will be completed through the planning application process. However, it establishes the principle that a suitable form of development can be located on a particular site. The intention is to provide developers, the local authority and residents with some certainty about what sites will be developed in the future and for what purpose. The allocation of a site does not necessarily mean that it will be developed straight away. One of the roles of this Planning Policies DPD is to ensure that high quality development takes place on the sites identified in the Site Allocations DPD.

### Supplementary Planning Documents (SPDs)

**1.5.8** SPDs are part of the LDF that might cover a range of issues, thematic or site specific, and provide further detail about policies and proposals in a related DPD. This Planning Policies DPD indicates where we will produce an SPD to provide further guidance to accompany a policy.

### Proposals Map

**1.5.9** The Proposals Map for Peterborough is a separate Local Development Document which shows, on an Ordnance Survey base, the boundaries of specific allocations and designations set by planning policies. This includes the identification of areas to which policies in this DPD apply. It will be updated each time that the Council adopts a DPD which has policies for specific geographic areas.

## Introduction and Context

## 2.1 PP1 – Design Quality

### Policy PP1

#### Design Quality

**Planning permission will only be granted for development where the layout, design and appearance of the proposal:**

- (a) would make a positive contribution to the quality of the natural and built environment (in terms of its location, size, scale, massing, density, proportions, materials and design features); and**
- (b) would not have a detrimental effect on the character of any immediately adjoining properties or the surrounding area; and**
- (c) would be sufficiently robust to withstand and adapt to the predicted impacts of climate change; and**
- (d) would be designed and constructed with longevity as a key objective, especially if materials with a high embodied energy are to be used. In cases where a building needs to be designed for a shorter life span, additional environmental features should be included in line with Core Strategy policy CS10 to compensate for the relatively short life of the proposed building.**

- 2.1.1** Peterborough has a growth agenda and considerable development will take place in the next 15 years and beyond. As built development lasts for many years, it is important that all new developments are not just designed to high standards but are built to meet the needs of end-users. New development also needs to be sufficiently flexible and adaptable to cater for any future needs.
- 2.1.2** All new development should relate well to its surroundings, resulting in a scheme that is coherent and interesting in character. For most proposals, this should be clearly outlined in the Design and Access Statement as to how the design was developed and what the scheme is trying to achieve. This policy establishes the basic principles as to the design elements that should be considered when proposals are developed. Considerable design advice is available from external bodies such as the Design Council which includes CABI's building for life criteria <http://www.designcouncil.org.uk/>. Where appropriate, the assessment of the development proposal against 'Building for Life' criteria is supported and could assist the Council in deciding whether the requirements of policy PP1 have been met.
- 2.1.3** In association with the above policy, and policy CS10 'Environment Capital' in the adopted Peterborough Core Strategy, developments are encouraged to use sustainable building materials and methods, including the use of locally sourced materials where possible. Designs should maximise the use of renewable energy and passive solar gain, and take advantage of opportunities for natural ventilation, cooling and shading. All new proposals will need to be designed to withstand and adapt to the predicted impacts of climate change such as high temperatures, increased risks of flash-flooding and changing ground conditions, to ensure that the building is practical and comfortable for all users during its lifespan. This could include the use of measures such as the installation of green roofs and grey water recycling, and materials which will reduce heat gain in summer and maximise natural ventilation.

## Planning Policies

**2.1.4** Developments make a considerable impact on the environment through the use of natural resources and the energy used to extract, create and transport building materials. Some of these impacts are captured by the phrase ‘embodied energy’ of a building. It is important to avoid the use of materials with unnecessarily high embodied energy, especially in buildings with an anticipated short life. Two useful reference guides are the nationally recognised BRE Green Guide to Specification <http://www.bre.co.uk/greenguide/podpage.jsp?id=2126> and GreenSpec: <http://www.greenspec.co.uk/>.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy: CS16 - Urban Design and the Public Realm

Core Strategy objectives: OB3 - Urban and Rural Character and Distinctiveness; OB9 - Housing Quality and Density; OB25 - New Development; OB26 - Urban Fabric and Public Realm

## 2.2 PP2 - Impacts of New Development

### Policy PP2

#### Impacts of New Development

**Planning permission will not be granted for development which would result in unacceptable:**

- (a) loss of privacy for the occupiers of any nearby property; or**
- (b) loss of public green spaces and/or private amenity space; or**
- (c) noise and/or disturbance for the occupiers or users of any nearby property or land; or**
- (d) loss of light to and/or overshadowing of any nearby property; or**
- (e) overbearing impact on any nearby property; or**
- (f) odour and/or pollution (including light pollution); or**
- (g) opportunities for crime and disorder.**

**2.2.1** This policy aims to ensure that all development takes into consideration the impact that it will have on the occupiers and/or users of properties nearby. It also aims to secure basic levels of amenity for all new developments. It will be particularly important in the case of residential development, including the construction of alterations and extensions to existing dwellings.

**2.2.2** A development’s impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. These elements will be considered at the design stage of a scheme to prevent any negative impacts of new development on occupiers and neighbours.

- 2.2.3** The layout of the proposed development, the aspect of individual dwellings, and the relationship of a dwelling with adjacent properties will all be factors to be taken into account in meeting the requirements of the policy.
- 2.2.4** We always encourage development to be designed in such a way to minimise opportunities for crime and disorder. Developers should seek advice from the police and other organisations, at the design stage, to help design out crime. Any crime prevention measures would have to be in place before any property is occupied.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy: CS16 - Urban Design and the Public Realm

Core Strategy objectives: OB9 - Housing Quality and Density  
OB25 - New Development  
OB26 - Urban Fabric and Public Realm

## 2.3 PP3 - Amenity Provision in New Residential Development

### Policy PP3

#### Amenity Provision in New Residential Development

**Proposals for new residential development should be designed and located to ensure that the needs of future residents are provided for and should include:**

- (a) adequate internal space for the living and storage needs of prospective occupiers, capable of being adapted as those needs change over their lifetime; and**
- (b) adequate daylight and natural sunlight, privacy and noise attenuation for prospective occupiers, commensurate with the nature of the intended use; and**
- (c) well designed and located private amenity space commensurate with the development; and**
- (d) adequate provision for segregated waste, well designed and located bin storage and collection areas to serve the development.**

- 2.3.1** The policy aims to secure "livability" for all new residential development. This includes residential extensions as well as new dwellings. In the context of this policy, this involves the provision of adequate internal space to a consistent minimum standard irrespective of tenure. The Council's policy for Lifetime Homes appears in policy CS8 of the Peterborough Core Strategy.
- 2.3.2** "Livability" also involves adequate garden space in the case of individual dwellings, for sitting out, children's play, drying clothes and plant/vegetable cultivation, commensurate with the size of the dwelling and the nature of the built form of the locality. The livability area should not be compromised by high levels of shading or overlooking. In the case of flats, private amenity space might be achieved by the provision of ground floor patios and upper floor balconies.

## Planning Policies

**2.3.3** Finally, the "Livability" concept covers a good level of amenity provision for prospective occupiers, in terms of daylight, sunlight and privacy. Further advice on satisfying parts (a), (b) and (c) of the policy will be given in a separate Supplementary Planning Document.

**2.3.4** Within residential developments, developers will be required to provide adequate space for internal and external segregation and storage of waste. The RECAP Waste Management Design Guide Supplementary Planning Document details the waste segregation, storage and collection requirements that designers and developers will need to satisfy. The Guide applies to new commercial developments too. The Guide offers a significant opportunity for innovation in waste management design and effective alternative waste management solutions are welcomed.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy: CS16 - Urban Design and the Public Realm

Core Strategy objectives: OB9 - Housing Quality and Density  
OB25 - New Development  
OB26 - Urban Fabric and Public Realm

## 2.4 PP4 – Prestigious Homes

### Policy PP4

#### Prestigious Homes

**Planning permission will not be granted for development which would involve the loss of a dwelling (whether by demolition, redevelopment, conversion or change of use) which meets the need for prestigious, top-of-the market housing, unless either:**

**(a) the proposed development would itself create one or more prestigious dwellings; or**

**(b) there is clear evidence that the dwelling that would be lost has been marketed at a realistic price for an appropriate period of time without genuine interest in its purchase and occupation as a dwelling.**

**Part (a) does not apply if the development that is proposed would be contrary to policy SA19 (Special Character Areas) of the Peterborough Site Allocations DPD.**

**2.4.1** If Peterborough's economic development strategy of growth based on the attraction of new and expanding companies in the environmental and knowledge-based industries is to succeed, there will be a need for large, top-of-the range houses that will enable business leaders to live locally. Provision has been made for the development of new properties in this sector of the market in the Peterborough Core Strategy and the Peterborough Site Allocations DPDs. However, large existing houses in generous plots, including older properties and those in conservation areas, will also help to meet this particular need. The policy therefore seeks to prevent their loss.



## Relationship to Core Strategy Policies and Objectives

This policy supports:

Core Strategy policy: CS8 - Meeting Housing Needs

Core Strategy objective: OB7 - Balanced Mixed Housing

## 2.5 PP5 – Conversion and Replacement Dwellings in the Countryside

### Policy PP5

#### Conversion and Replacement Dwellings in the Countryside

##### Conversion of an agricultural building

In the countryside, planning permission for the conversion of an existing agricultural building to residential use will only be granted if:

- (a) there is no reasonable prospect of the building being used for employment purposes; and
- (b) the agricultural use of the building has ceased; and
- (c) the building is not in such a state of dereliction or disrepair that significant reconstruction would be required; and
- (d) the building is of traditional character and appearance, and conversion can be undertaken without extensive alteration and rebuilding.

##### Replacement of an existing dwelling in the countryside

Planning permission for the replacement of an existing dwelling in the countryside with a new dwelling will only be granted if:

- (e) the residential use of the original dwelling has not been abandoned; and
- (f) the original dwelling is not a temporary or mobile structure such as a caravan; and
- (g) the original dwelling is not worthy of retention because of its design or negative contribution to the landscape.

Provided that criteria (e) to (g) can all be met, any replacement dwelling should be:

- (h) of an appropriate scale to the plot and its setting in the landscape; and
- (i) of a design appropriate to its rural setting; and
- (j) located on the site of the original dwelling, unless an alternative suitable site exists within the existing residential curtilage, in which case the existing dwelling will be required to be completely removed immediately after the new dwelling is first occupied.

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- 2.5.1** Areas outside the urban boundary and the village envelopes are considered as countryside for the purpose of policies in the LDF. National policy restricts residential development in the countryside in order to protect its character and to prevent the unnecessary development of rural greenfield sites. Policy and guidance for development within the village envelopes is discussed in the Core Strategy (policies CS1 and CS2) and Site Allocations DPD (policy SA4).
- 2.5.2** This policy recognises the potential for conversion of redundant rural buildings in the open countryside to dwellings. Given that new housing in the countryside is subject to strict control, applications for residential conversions will be examined with particular care and will only be acceptable where all the criteria of policy PP5 can be met and the development complies with all other relevant policies of the LDF.
- 2.5.3** The replacement of an original dwelling, in certain circumstances, with a new dwelling on a one-for-one basis may be acceptable and policy PP5 sets out the criteria to be applied. Where a building is of historic or traditional nature or is otherwise worthy of retention, redevelopment will be resisted and proposals for restoration and renovation will be encouraged.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policies: CS1 - The Settlement Hierarchy and the Countryside;  
CS8 - Meeting Housing Needs

Core Strategy objectives: OB3 - Urban and Rural Character and Distinctiveness  
OB7 - Balanced Mixed Housing  
OB12 - Local Trade and Traditional Business

## 2.6 PP6 – The Rural Economy

### Policy PP6

#### The Rural Economy

**In villages and the countryside, planning permission for development for tourism, leisure and cultural uses will be granted, provided that the development:**

- (a) would be consistent in scale with its rural location, without unacceptable environmental impacts; and**
- (b) would help to support existing local community services and facilities; and**
- (c) would be compatible with, or would enhance, the character of the village or the landscape in which it would be situated; and**
- (d) would not cause undue harm to the open nature of the countryside or any site designated for its natural or cultural heritage qualities; and**
- (e) would be easily accessible, preferably by public transport; and**
- (f) if it would involve the construction of a new building in the open countryside, is supported by a robust business plan that demonstrates (i) the demand for the development and (ii) that the facilities to be provided would constitute a viable business proposition on a long-term basis.**

**In the countryside, development involving the expansion of an existing employment use on its current site or the conversion of an existing agricultural building (particularly if it is adjacent to or closely related to a village) will be acceptable for employment uses within Use Classes B1 to B8 or tourism-related uses, provided that the building is not in such a state of dereliction or disrepair that significant reconstruction would be required.**

- 2.6.1** In both urban and rural areas, tourism and related leisure and cultural facilities can provide jobs, bring visitors to the area and enhance the quality of life for local residents. However, tourism in rural areas would need to be limited to avoid undue harm to the open nature of the countryside. Where accessibility is poor, proposals would need to be limited to small-scale development such as conversion of existing rural building for tourism/leisure use.
- 2.6.2** In all cases where a tourism, leisure or cultural facility is proposed in the open countryside and requires the construction of a new building, the Council will require a robust business plan, appropriate to the proposed scheme. The business plan must demonstrate the demand and viability of the scheme on an on-going basis. This requirement will help prevent development being permitted in the open countryside, which quickly fails as a business and leads to pressure on the Council to permit the conversion of the failed development to another use (e.g. conversion to residential) which the Council would not have permitted on that site in the first instant.
- 2.6.3** The main focus of development in rural areas will be within village envelopes. Guidance is provided in the Core Strategy (policy CS1) and Site Allocations DPD (policy SA4). However, the re-use of buildings outside villages for employment purposes can play an important role in meeting the need for employment in rural areas. It can provide jobs, give renewed use to

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vacant buildings and reduce the demand for new buildings in the countryside. The re-use of buildings for tourist accommodation and attractions is generally supported because of the contribution to rural diversification and the wider economic benefits for Peterborough.

**2.6.4** Successful rural enterprises located in the open countryside, where new development is closely controlled, may need to expand on their current site. This can protect existing jobs and create additional employment in rural areas. However, such development needs to be highly sensitive to its surroundings. Policy PP6 allows such expansion but ensures that it will be carried out in a way which does not cause significant harm to the countryside or amenity.

**2.6.5** In order to maximise opportunities for rural working it is also necessary to retain land which provides existing employment. This will be achieved by preventing use for other purposes unless continued employment use is not viable or would be unsuitable for other planning reasons.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policies:	CS1 - The Settlement Hierarchy and the Countryside CS18 - Culture, Leisure and Tourism
Core Strategy objectives:	OB3 - Urban and Rural Character and Distinctiveness OB4 - Local Services OB12 - Local Trade and Traditional Businesses

## 2.7 PP7 - Development for Retail and Leisure Uses

### Policy PP7

#### Development for Retail and Leisure Uses

The boundaries of the District Centres of Bretton, Hampton, Millfield, Orton and Werrington, and the extent of their Primary Shopping Areas, are shown on the Proposals Map.

The boundaries of Local Centres are shown on the Proposals Map. For each Local Centre, the boundary of the Primary Shopping Area is identical to that of the Centre.

The Council will apply a sequential approach to the consideration of applications for retail and leisure development, with the levels of the sequence being:

- **First Level - within the Primary Shopping Area for retail development; within the District or Local Centre for leisure development (subject to policy PP8)**
- **Second Level - edge of centre**
- **Third Level - out of centre**

An integral part of the sequential approach, in the case of development proposed in a First Level or Second Level location, is whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the role and function of the centre within the hierarchy of centres and the catchment that it serves.

Planning applications for retail or leisure development outside any Primary Shopping Area will be refused planning permission unless:

- (a) the requirements of policy CS15 of the Peterborough Core Strategy have been satisfied; and
- (b) the applicant has demonstrated compliance with the requirements of the sequential approach.

All applications for retail or leisure development which would result in an increase of over 2,500 sq metres gross floorspace, and which would not be located in a centre, will be required to be accompanied by an impact assessment. Planning permission will be refused if the proposed development is likely to lead to a significant adverse impact on any matter specified in national planning policy (or any accompanying guidance).

**2.7.1** The boundaries of all District Centres, Local Centres and Primary Shopping Areas are defined on the Proposal Map in accordance with the Core Strategy policy CS15.

**2.7.2** The meaning of 'edge-of-centre' for the purpose of retail development is a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the boundary of a Primary Shopping Area. For leisure development, the term means a location within 300 metres easy walking distance of the boundary of a District or Local Centre. In determining 'easy walking distance', the Council will take into account barriers to pedestrian movement, such as the need to cross major roads or car parks, the attractiveness and perceived safety of the route and the strength of attraction and size of the centre.

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**2.7.3** Other uses such as libraries, medical centres and community facilities should be located in or on the edge of centres where possible, but will not be restricted to those locations if they would be unsuitable or inappropriate in relation to the community that they would serve.

**2.7.4** The City Centre DPD will establish the boundary of the Primary Shopping Area for the city centre and any specific policies applying to it.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS15 - Retail
Core Strategy objectives:	OB4 - Local Services OB14 - District Centres

## 2.8 PP8 – Primary Retail Frontages in District Centres

### Policy PP8

#### Primary Retail Frontages in District Centres

**Within the ground floor of the primary retail frontages of Bretton, Hampton, Millfield, Orton and Werrington District Centres as shown on the Proposals Map, planning permission for any non-A1 use will only be granted if:**

- (a) the development would maintain or enhance the vitality and viability of the centre and appearance of the frontage; and**
- (b) the proportion of the retail frontage in class A1 use would not fall below 50%, or be further reduced where it is already below 50%; and**
- (c) the development would not result in more than three non-A1 uses adjacent to one another.**

**2.8.1** The main retail areas within District Centres are designated as Primary Shopping Areas and primary retail frontages as shown on the Proposals Map. Government policy requires that the City Council define the extent of the primary shopping area where A1 use would be the predominant use. In line with Core Strategy policy CS15, the primary shopping areas in the District Centres are defined in order to direct retail developments to these locations in accordance with the retail hierarchy. The primary shopping area can also be used to determine edge of centre locations (i.e. up to 300 metres of the primary shopping area) in the District Centres. Within the District Centre boundary outside the primary shopping area, other 'District Centre uses' will be directed.

**2.8.2** The designation of primary retail frontages apply only to the ground floor level. Although predominantly in retail use, primary frontages within District Centres can contain a variety of other uses. It is essential that some retail uses within primary frontages are retained to maintain the attractiveness and convenience of District Centres as shopping destinations and to preserve their character and vitality. In particular, without a reasonable proportion of class A1 retail units, the pedestrian flow in the daytime could fall below a viable level.

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- 2.8.3** Some non-A1 uses, such as banks and building societies (A2), restaurants (A3), pubs (A4) and hot food take-aways (A5) may be beneficial to retail areas, either by increasing activity or by providing complementary services. However, the character and economic well-being of a centre can be adversely affected by too many, or poorly located, non-A1 uses.
- 2.8.4** Policy PP8 allows for the provision of a controlled number of non-A1 uses within primary frontages but prevents any proliferation that would adversely affect the character of District Centres. It prevents any use which would be inappropriate by virtue of its impact on the vitality and viability of its surroundings.
- 2.8.5** PP8 relates to the ground floor of shop units only. The use of upper floors above shops for non-retail uses is encouraged, particularly for residential, provided it is in accordance with relevant LDF policies.
- 2.8.6** For criteria (b) the percentage of non-retail uses along a frontage will be calculated along the length of a continuous parade of shop units (without any significant break or corner) as shown on the Proposals Map. When granting permission for a non-retail use, the City Council will normally attach a condition requiring a window display and/or views into the interior of the premises to be provided and maintained, where this is practicable.
- 2.8.7** The Council may be prepared to depart from the provisions of the policy, and allow a non-A1 use which would normally be unacceptable, if there is clear evidence that the property has been marketed as an A1 retail shop at a realistic price or rental for an appropriate period of time without genuine interest in its purchase and/or occupation, and there would otherwise be the prospect of a long-term vacancy.
- 2.8.8** The primary shopping frontages in some District Centres (Orton and Werrington in particular) are likely to change due to regeneration of these with further development. When the regeneration of a District Centre is completed, the primary shopping frontages will then be revised to reflect the new layout. Any changes to the primary shopping frontage will be finalised after it has been through the statutory process.
- 2.8.9** Please note that any detailed retail policy for frontages in the City Centre will be set out in the City Centre Area DPD.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS15 - Retail
Core Strategy objectives:	OB4 - Local Services OB14 - District Centres



## Planning Policies

### 2.9 PP9 – Shop Frontages, Security Shutters and Canopies

#### Policy PP9

#### Shop Frontages, Security Shutters and Canopies

Planning permission for any new, replacement or altered shop front, including signage, will only be granted if:

- (a) its design would be sympathetic in size, architectural style/proportion, materials and architectural detailing to the building to which it would be fitted; and
- (b) it would not detract from the character or appearance of the street as a whole; and
- (c) any advertising material is incorporated as an integral part of the design.

Planning permission for the installation of an external security shutter will only be granted where:

- (d) it is demonstrated that there is a persistent problem of crime or vandalism affecting the property which cannot be satisfactorily and reasonably addressed by an alternative measure; and
- (e) the property is not a listed building or situated in a conservation area; and
- (f) the shutter is designed to a high standard, taking account of the design features of the frontage into which it would be installed; and
- (g) the design is open mesh/perforated in style.

A proposal for the installation of a canopy will only be acceptable on the ground floor of a shop, cafe, restaurant or public house, and only if it can be installed without detracting from the character of the building or surrounding area.

**2.9.1** Shop fronts can make a substantial and positive contribution to the visual interest of an area if sympathetically designed, but a degree of control is required if the character of buildings or the overall appearance of a street is not to be destroyed by poor design. Open shop fronts can create visually unacceptable voids and proposals for their development will generally be resisted. Particular care is necessary in the design of shop fronts in conservation areas, and on listed buildings, or where the shop front would straddle buildings of different designs.

**2.9.2** The experience and fear of crime in some areas has led to a general desire for improved shop front security and owners are increasingly considering the installation of security shutters. However, many such shutters (especially if solid) can be visually unattractive and create a 'dead', hostile appearance, which can reduce natural surveillance and thereby encourage other crime. This can also affect the commercial viability of an area. There are other means of improving the security of shop fronts, such as the use of laminated glass, improved lighting, internal security grilles or natural surveillance, that have a less detrimental impact. The City Council will strive to achieve a balance between the security requirements of individual shops and the impact on the wider area.



- 2.9.3** Canopies are not traditional on most buildings in this country and are frequently not compatible with their style or character. Because of their shape, design, materials and colours, they can be visually very dominant and discordant. It is important, therefore, that they should be used sensitively.
- 2.9.4** Subject to resources, the Council may prepare an SPD to offer further guidance on how policy PP9 can be met.

## Relationship to Core Strategy Policies and Objectives

### This policy supports:

Core Strategy policies:	CS15 - Retail CS16 - Urban Design and the Public Realm
Core Strategy objectives:	OB3 - Urban and Rural Character and Distinctiveness OB25 - New Development OB26 - Urban Fabric and Public realm

## 2.10 PP10 – The Transport Implications of Development

### Policy PP10

#### The Transport Implications of Development

**Planning permission for development that has transport implications will only be granted if:**

- (a) appropriate provision has been made for safe, convenient and sustainable access to, from and within the site by all user groups, taking account of the priorities set out in the Peterborough Local Transport Plan; and**
- (b) the development would not result in an unacceptable impact on any element of the transportation network including highway safety.**

- 2.10.1** The Core Strategy (policy CS14) sets out the overall policy approach to transport issues and would need to be taken into account when considering a development proposal. This DPD addresses transport issues such as the effect of development on road safety, traffic congestion, access and circulation, parking, and the design of new infrastructure, which are all material considerations in determining a planning application. Advice should be sought from the Local Highways Authority to establish the current guidance used.
- 2.10.2** When assessing development proposals the City Council will give consideration to the needs of transport user groups in the order of priority as set out in the Transport User Hierarchy (see Glossary).
- 2.10.3** Accessibility for user groups and the transport impact of a development proposal can be addressed through the design of a scheme, the imposition of planning conditions, or the developer agreeing to enter into a planning obligation - or all three, depending on the circumstances. Where appropriate, the City Council will negotiate with developers to secure

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on and/or off-site transport infrastructure improvements that are necessary to enable the development to proceed, as part of its overall approach to developer contributions, as set out in policy CS13 of the Core Strategy.

- 2.10.4** The City Council will require a Transport Statement or Transport Assessment to be submitted for all development that meets the criteria as set out in current guidance at that time. Contact should be made with the Local Highway Authority to establish the criteria levels. The purpose of a Transport Statement and Transport Assessment is to identify the traffic impact of a proposal and, where necessary, propose measures to improve accessibility for the relevant user groups, reduce parking and mitigate transport impacts. The nature of the proposed measures will depend on the outcome of the Transport Statement or Transport Assessment. In addition, a Travel Plan should form an integral part of any Transport Assessment, promoting sustainable transport choices and thus reducing the impact of a proposal.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS14 - Transport
Core Strategy objectives:	OB15 - Bus Services and Congestion OB16 - Walking and Cycling

### 2.11 PP11 – Parking Standards

#### Policy PP11

##### Parking Standards

**Planning permission will only be granted for development if the proposal makes appropriate and deliverable parking provision for all modes of transport in accordance with the standards in Appendix A ‘Parking Standards’.**

**Developers are encouraged to share parking spaces with other developments where the location and pattern of use of the spaces makes this possible. If there is a realistic prospect of sharing spaces, the Council will be prepared to relax the requirement for provision accordingly.**

**All residential development should be designed, where practical, to incorporate facilities for electric plug-in and other ultra-low emission vehicles.**

- 2.11.1** The parking strategy of the Peterborough Local Transport Plan (LTP) aims to encourage modal shift away from single occupancy private cars for commuter travel and to reduce the growth of private non-residential parking throughout the City. Maximum car/van parking standards (except for C3 - dwelling houses and C4 – houses in multiple occupation where, minimum parking standards apply) have therefore been devised to reflect the approach to local parking standards in the National Planning Policy Framework. Minimum parking provision for cycle, powered two wheelers and spaces for disabled users are also included in the parking standards.

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- 2.11.2** The parking standards can therefore be used as a demand management tool and to encourage the use of public transport in accordance with Peterborough's status as a Sustainable Travel Demonstration Town. For all new developments within the Core area (as defined in the LTP), parking provision should be restricted to operational use only which is use referring to servicing, delivery and maintenance.
- 2.11.3** For new residential development within the City Centre area (as defined in the LTP), residential parking may be reduced below the standard set out in Appendix A where measures will restrict/discourage car ownership by the use of parking controls and/or the use of Residential Travel Planning. For all new non-residential development within the City Centre, parking levels should be reduced from maximum standards by the means of Travel Planning and enhancement of public transport/walking/cycling facilities.
- 2.11.4** For all new residential development within the City Peripheral and Outer areas (as defined in the LTP), residential parking will accord with the minimum standards set out in Appendix A. For all new non-residential development within the City Peripheral and Outer areas, parking levels should be reduced from maximum standards by the means of Travel Planning and enhancement of public transport/walking/cycling facilities.
- 2.11.5** Applications for development that will result in a level of car parking provision in excess of any maximum set by the standards in Appendix A will be refused, unless an overriding need for additional spaces can be demonstrated. The City Council recognises that the specific working practises of businesses can occasionally justify a level of parking above maximum standards, but only where all alternatives have been fully explored by a Transport Assessment.
- 2.11.6** Transport Assessments (which are required for all development with significant transport implications – see Core Strategy policy CS14 for details) should always seek to minimise parking provision, below the maximum standards in Appendix A. Provision below the maximum standards is likely to be feasible in locations highly accessible by public transport and where there are opportunities for shared or on-street parking. In addition, when assessing an application for any type of land use, the Council may occasionally require a minimum level of parking to be provided if there is no other way of avoiding a road safety hazard.
- 2.11.7** In applying the parking standards in Appendix A, and determining the precise amount of parking appropriate for a development, account will be taken of the scale and nature of the proposals; the accessibility of the site, particularly by public transport; and the proximity of services and facilities. In determining the amount of parking appropriate for a particular housing scheme, account will be taken of the need to produce a well-designed and safe residential environment.
- 2.11.8** The Council will normally require parking facilities to be hard surfaced with permeable or porous materials (except where there is a risk of groundwater contamination) and/or appropriately drained (which may include the use of SuDS), with individual parking spaces marked out. Car parks should be well lit and their location/design should minimise the opportunity for crime, for example, through the use of natural surveillance.
- 2.11.9** As an Environment City, Peterborough is part of the 'Plugged-in Places' programme, which supports the early development of an electric car charging point infrastructure. Many charging points via this programme would need to be accessible to the public, based with businesses. However, if electric vehicles are to become mainstream, it is essential that the infrastructure is available at a domestic level. This infrastructure is far cheaper and easier to implement at the construction stage of a new home, rather than being retro-fitted to an existing dwelling. As such, the policy requires the provision of a plug-in point on all new-build dwellings, where practical.

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### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS14 - Transport
Core Strategy objectives:	OB15 - Bus Services and Congestion OB16 - Walking and Cycling OB18 - Mixed use development

### 2.12 PP12 – Open Space Standards

#### Policy PP12

##### Open Space Standards

All residential development within Use Classes C3 and C4 will be required to provide open space in accordance with the minimum standards set out in Appendix B. The precise type of on-site provision that is required will depend on the nature and location of the proposal and the quantity/type of open space needed in the area. This should be the subject of discussion/negotiation at the pre-application stage. If there are deficiencies in certain types of open space provision in the surrounding area, the City Council will seek variations in the component elements to be provided by the developer in order to overcome them.

Proposals will be acceptable in the following circumstances, if the developer has first entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of the proposed residential development off-site:

- (a) if the proposed residential development would be of insufficient size in itself to make the appropriate provision (in accordance with Appendix B) feasible within the site; or
- (b) if, taking into account the accessibility/capacity of existing open space facilities and the circumstances of the surrounding area, the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site.

Where appropriate, the Council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the open space provision, before granting planning permission.

**2.12.1** The primary purpose of the open space standards is to secure adequate provision of open space for all new residential development. The City Council will apply the standards to all proposals including housing sites within the City Centre boundary as shown on the Proposals Map (although here, a financial contribution to provision is more likely to be the best solution, rather than on-site provision). Proposals that will result in loss of existing open space will be assessed against policy CS19 in the Core Strategy.

**2.12.2** The open space standards set out in Appendix B provide the basis for assessing the notional open space requirements of any proposed residential development. They set out a hierarchy of open space which is based on the Atkins Peterborough Open Space Study Update (2011) and which will be applied to all relevant development proposals.

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- 2.12.3** The open space requirements for a specific development proposal will be based on the application of the standards, taking into account the current average household size for Peterborough, the type and size of dwellings proposed in the development and any particular needs identified in neighbourhood or community plans for the area in which the development would take place. The Council will generally encourage the creation of a consolidated open space structure for major new housing developments with open space provided on-site and accessible to all residents. The Council may seek variations in the composition of the open space in order to secure the best outcome for the development and the surrounding area.
- 2.12.4** In assessing whether any open space that is provided in accordance with policy PP12 will be acceptable, the City Council will take into account the need to ensure that the proposed site will keep potential nuisance to a minimum and that there is sufficient supervision and surveillance from homes for doorstep and junior play areas.
- 2.12.5** Provided that the size, location and site characteristics of open spaces are acceptable, they have been fully laid out in accordance with the City Council's requirements and are in a satisfactory condition, the Council will normally be prepared to adopt and maintain them. For adoption purposes, developers will be required to enter into an agreement with the Council which will include payment by the developer of a commuted sum to cover the costs of future maintenance of the open space.
- 2.12.6** In addition to the open space standards, the Council will work towards the provision of accessible woodland. The national Woodland Access Standard aspires to an accessible woodland of at least 2 hectares within 500 metres of every home, and a woodland of at least 20 hectares within 4km. Provision of new woodland will not be a requirement of new residential development, but the Council will work with partners, including developers, to improve the levels of provision that currently exist in Peterborough. This can be achieved by new woodland planting and by access agreements to existing private woodland.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policies:	CS13 - Developer Contributions to Infrastructure Provision CS19 - Open Space and Green Infrastructure
Core Strategy objectives:	OB2 - Environment Capital OB4 - Local Services OB22 - Open Space and Sport

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### 2.13 PP13 – Nene Valley

#### Policy PP13

##### Nene Valley

**Within the area of the Nene Valley as shown on the Proposals Map, the Council will support development that would safeguard and enhance recreation or bring landscape, nature conservation, heritage, cultural or amenity benefits, so long as that development would be appropriate in terms of use, scale and character with its urban or countryside location and the townscape or landscape character of the area in which it would be situated. Such development will include, in particular:**

- (a) proposals that would enhance navigation along the river for a wide range of recreational, cultural or transport purposes, or create new links with other waterways within and/or surrounding the local authority area; and**
- (b) proposals that would create a more natural water's edge and contribute to enhancing biodiversity; and**
- (c) proposals that would enable greater public access to the waterspace and the achievement of continuous publicly accessible paths and cycle routes alongside the river.**

**There will be a general emphasis on development involving low-impact, informal activities in the rural area of the valley, and development involving more formal activities in the urban area. In all cases, new development beside the river will be required to be designed with a frontage or open space to the river which enhances its character.**

**Development which would increase flood risk, or compromise the performance of flood defences or existing navigation facilities will not be permitted.**

- 2.13.1** The Nene Valley runs west-east across the District. It is identified as an area of high amenity, landscape, ecological and heritage value.
- 2.13.2** The City Council works in partnership with a number of organisations to manage the river environment, both within the boundary defined on the Proposals Map and the wider River Nene catchment area. Facilities such as the Ferry Meadows Country Park have been provided within the Nene Valley. However, the Council considers that there is still scope for further action to enhance the Nene Valley's role for recreation whilst having due regard to other aspects of the river's environment. It is envisaged that there will be a gradual transition from informal, dispersed activities in the rural area to more organised, formal activities in the urban area. The City Centre DPD will consider proposals for the use of the River Nene within its boundary.
- 2.13.3** To the west of the urban area of Peterborough the Nene Valley has high value landscape features, and, from a nature conservation perspective, parts are also designated as a Site of Special Scientific Interest and County Wildlife Site. East of the City lie the Nene Washes SSSI and other wetland sites. The Nene Washes are of international importance for nature conservation. They are a Special Protection Area under the terms of Article 4 of the EC Council Directive 79/409/EEC on the Conservation of Wild Birds; and a 'Ramsar' site under the terms

of the 1971 Ramsar Convention on Wetlands of International Importance (as amended). Part of the Nene Washes (Mortons Leam) is designated as a Special Area of Conservation for spined loach.

**2.13.4** Where these designations apply, the duty to further the conservation and enhancement of the features for which the site is of special interest will carry considerable weight in decision-making. In other parts of the Nene Valley recreation development will be encouraged, subject to there not being any unacceptable impact on these considerations.

## Relationship to Core Strategy Policies and Objectives

### This policy supports:

Core Strategy policies:

CS19 - Open Space and Green Infrastructure  
CS20 - Landscape Character  
CS21 - Biodiversity and Geological Conservation

Core Strategy objectives:

OB2 - Environment Capital  
OB3 - Urban and Rural Character and Distinctiveness  
OB20 - Sites of Environmental Importance  
OB22 - Open Space and Sport  
OB24 - River Nene



## Planning Policies

### 2.14 PP14 – The Landscaping and Biodiversity Implications of Development

#### Policy PP14

#### The Landscaping and Biodiversity Implications of Development

For any proposed development with potential landscaping and/or biodiversity implications, the Council will require the submission of a site survey report or reports with the planning application, identifying the landscape and biodiversity features of value on and adjoining the site. The layout and design of the development should be informed by and respond to the results of the survey(s).

Planning permission for the development will only be granted if the proposal makes provision for:

- (a) the retention and protection of trees and other natural features that make a significant contribution to the landscape or biodiversity value of the local environment, provided that this can be done without unduly compromising the achievement of a good design solution for the site; and
- (b) new landscaping for the site as an integral part of the development, with new tree, shrub and hedgerow planting suitable for the location, including wildlife habitat creation; and
- (c) the protection and management of existing and new landscape, ecological and geological features during and after construction, including the replacement of any trees or plants introduced as part of the development scheme which die, are removed or become seriously damaged or diseased; and
- (d) the protection and, where necessary and feasible, the enhancement of water quality and habitat of any aquatic environment in or adjoining the site. For riverside development, this includes the need to consider options for riverbank naturalisation.

The Council will require all major developments which involve building facades incorporating in excess of 60% reflective glass to include measures which reduce the probability of bird strike.

For significant landscaping proposals, the Council will require submission of management and maintenance specifications to accompany the landscaping scheme.

**2.14.1** The City Council is committed to the promotion and enhancement of biodiversity. This can be achieved in part by the conservation and enhancement of key habitats as identified in the UK, Cambridgeshire and Peterborough Biodiversity Action Plans. New development will be expected, where possible, to provide for the planned retention of existing habitats and wildlife features. Where appropriate, the creation or restoration of habitats will be encouraged as a part of new development in accordance with biodiversity principles.

**2.14.2** Outside the formally designated statutory and non-statutory sites of nature conservation interest, the need to protect and promote biodiversity will be a material consideration in the determination of planning applications. This will be particularly important where a particular habitat or species is subject to a Biodiversity Action Plan. In seeking appropriate mitigation and compensatory measures, the City Council will seek to ensure that development proposals do not lead to a net loss of biodiversity.



- 2.14.3** Under this policy the City Council will seek to protect features of the landscape which have been identified in the site summary as being of major importance for wild flora and fauna because of the way they act as 'corridors' or 'stepping stones' for migration, dispersal and genetic exchange of species. Examples are hedgerows, rivers, ditches and banks, stone walls, tree belts and shelter belts, woodlands, parklands, green lanes and drove roads, reservoirs and ponds.
- 2.14.4** For most development proposals involving construction or engineering works, applicants will be expected to provide a comprehensive site survey as part of the planning application, identifying the trees and other natural and landscape features. The information submitted should clearly distinguish trees or other features to be removed from those to be retained.
- 2.14.5** In considering the likely impact of a development proposal on trees and other natural features, the City Council will take into account those on adjoining land as well as those on the application site itself. Whilst development proposals will usually be expected to retain and protect trees and other natural features that make a positive contribution to the quality of the local environment, careful consideration will need to be given to ensure that the retention and protection of such features does not unduly compromise design quality.
- 2.14.6** Further advice on the way in which we will assess the relationship between the development proposals, existing site features and the landscaping of the site are contained in the City Council's Trees and Woodland Strategy.
- 2.14.7** Most development near a river or watercourse will have the potential to impact on the water quality and, in turn, on the biodiversity of the water body. The Water Framework Directive (WFD), which was enacted into UK law in 2003, requires Member States to achieve 'good ecological status' in all surface freshwater bodies by 2015. Another requirement of the Directive is that there shall be no deterioration in the current water body class. The Council is keen to embed the actions needed to meet the Directive into local policy to ensure that development does not compromise achievement of WFD requirements. Water quality is not the only contributor to ecological status; the landscaping of the river is also crucial. Naturalisation of river banks, where hard surfaces currently exist, can make a significant contribution to biodiversity, creating and improving habitats for native species.
- 2.14.8** There is a recognised need to consider the effects of large areas of reflective glass on local and transient bird populations. Certain prominent buildings in the city centre have been shown to have an impact in terms of bird fatalities and it is a significant enough issue to prompt action to try and prevent it from happening in the future. All applications involving the installation of large areas of reflective glass should include as part of their Design Statement a description of how this issue has been considered as part of the design of the building and the measures which have been incorporated into the design to reduce incidences of bird strike.

## Relationship to Core Strategy Policies and Objectives

### This policy supports:

Core Strategy policy:	CS16 - Urban Design and the Public Realm CS21 – Biodiversity and Geological Conservation
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## Planning Policies

Core Strategy objectives:	OB2 - Environment Capital
	OB19 - Climate Change
	OB20 - Sites of Environmental Importance
	OB22 - Open Space and Sport
	OB25 - New Development
	OB26 - Urban Fabric and Public Realm

### 2.15 PP15 – Heritage Assets

#### Policy PP15

##### Heritage Assets

Any development proposal that would affect a Heritage Asset will be required to:

- (a) preserve and enhance the significance of the heritage asset and/or its setting, where applicable, and townscape value; and
- (b) demonstrate an understanding of the significance of that asset or its setting; and
- (c) explain the significance of the heritage asset to establish its history, character, architectural style, past development and any archaeology; and
- (d) identify the impact of works on the special character of the asset; and
- (e) provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.

Any development proposal that would detrimentally impact upon a historic asset will be refused permission, unless there are overriding public benefits.

Heritage Assets include those formally designated under national legislation; those included in the Peterborough Historic Environment Record; Buildings of Local Importance identified under policy PP16; and, in villages, green spaces, open spaces and gaps in frontages, treed and hedged frontages, and substantial walls and railings, all as shown on the Proposals Map.

The work required under (a) to (e) should reference the Historic Environment Record (HER) and other information such as historic maps; the Peterborough Landscape Character Assessment (2007); Conservation Area Appraisals and Management Plans; Peterborough's List of Locally Important Buildings; the Design and Development in Selected Villages SPD; and the Peterborough Special Character Areas.

**2.15.1** The historic environment of Peterborough is extremely rich and varied and is a key part of the identity of the District, with 29 conservation areas, over 1,000 listed buildings, 67 scheduled monuments, historic parks and gardens and a distinctive landscape character. These and other heritage assets are an important record of the area's social and economic history as well as being an amenity for local residents. The conservation and enhancement of the historic environment is a key objective of the Peterborough LDF (in particular, the Core Strategy and this Planning Policies DPD). The Council will balance the need for development with its duty to protect its heritage assets.

- 2.15.2** Peterborough's conservation areas make a very important contribution to promoting and protecting the attractiveness of the District. The Council has a programme of review and preparation of conservation area appraisals and design guidance. Conservation Areas should not inhibit development. Development proposals must demonstrate a high quality design to preserve and enhance the area's special character. Development outside a conservation area will have to show that it does not detrimentally impact on the setting or important views into or out of the conservation area.
- 2.15.3** Listed buildings are a heritage of national importance and are designated by English Heritage in recognition of their special architectural or historic interest. For historic buildings to retain their value as living historic records and their contribution to the identity and character of the area, the guiding principle is to preserve the fabric, special features and setting of the building. Proposals for the partial or total demolition of a listed building, or alteration or extension that would adversely affect the building's special architectural or historic character will not be supported.
- 2.15.4** Archaeological remains are an important part of Peterborough's historic environment. They constitute an important resource for understanding our past, and often survive as significant landscape features. Archaeological remains are a finite and non-renewable resource and, in many cases, they are highly fragile and vulnerable to damage and destruction. There is a presumption in favour of physical preservation of remains *in situ* wherever possible. In the case of application sites which include, or could potentially include, heritage assets with archaeological interest, the Council will require the developer to carry out a preliminary desk-based assessment and/or a field evaluation. The results of these will inform the plan and decision-making processes at pre-determination stage. In advance of the loss of a potential heritage asset at a post-determination stage, further archaeological mitigations may be attained through the implementation of a programme of suitable archaeological investigations.
- 2.15.5** In the case of development encroaching upon a scheduled monument or its setting, planning permission will only be permitted if development improves or, at least, does not harm the significance of the monument.
- 2.15.6** The District takes in a remarkably diverse landscape from deep fen and fen edge to clay and limestone 'uplands'. The Peterborough Landscape Character Assessment (2007) identifies this unique landscape character and its features. It sets out 6 landscape character areas which have shaped the built environment. Development proposals should respect the fundamental character of these areas in order to contribute to the conservation and enhancement of the historic environment, in accordance with Core Strategy policy CS20.
- 2.15.7** Peterborough contains seven historic parks and gardens, which are of national and / or local importance. Milton Park, Burghley Park and Thorpe Park are formally registered by English Heritage. Other areas of significant parkland are the grounds and surroundings of Walcot Hall, and the parklands west of Ufford, west of Bainton and south-west of Thorney. Development proposals must protect and enhance the particular qualities of these historic landscape areas.
- 2.15.8** There are a number of areas within the District which do not satisfy conservation area designation but have a distinctive mature character and local identity worthy of protection. Three Special Character Areas (Wothorpe, Ashton and the environs of Thorpe Road, Thorpe Avenue and Westwood Park Road) each have a strong landscape character and low density development patterns that together provide high environmental quality. Development proposals in these areas must respect the distinctive local character (see the Peterborough Site Allocations DPD and Proposals Map for more details and policy on these areas). Further Special Character Areas may be identified.

## Planning Policies

**2.15.9** In the villages, there are many open areas, substantial walls, hedges, and treed frontages that are an essential and valued feature of village character. As Heritage Assets, these features are identified on the Proposals Map. Green space often provides an important visual or amenity function. An open space or a gap in a built-up frontage allows key views into and out of a village. Substantial treed or hedged frontages, traditional walls or railings are invariably positive features in the streetscene. Development proposals that would harm such features will be resisted under this policy.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS17 - The Historic Environment CS20 - Landscape Character
Core Strategy objectives:	OB3 - Urban and Rural Character and Distinctiveness OB26 - Urban Fabric and Public Realm

## 2.16 PP16 – Buildings of Local Importance

### Policy PP16

#### Buildings of Local Importance

**Where planning permission or conservation area consent is required, it will not be granted if it would involve the demolition of, or substantial alteration to the external appearance of, any building designated as of local importance (as listed in Appendix C), unless:**

- (a) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and**
- (b) retention of the building, even with alterations, would be demonstrably impracticable; and**
- (c) the public benefits of the scheme outweigh the loss of, or substantial alteration to, the building.**

**2.16.1** Peterborough has many buildings and structures which, although not meeting the national criteria for listing, contribute significantly to the historical, architectural and social character of our city and villages, and have value to local communities.

**2.16.2** In 2009 the Council agreed criteria for the identification and selection of locally listed buildings, in accordance with the objectives of Planning Policy Statement 5 (March 2009). These were based on national guidance for the selection of listed buildings, but adapted to reflect buildings and structures of local, rather than national significance.

**2.16.3** A 'local list' has been prepared using the adopted selection criteria, and all of the buildings and structures on the list appear in Appendix C. The list itself contains a description with full details of each building or structure and the reasons for its inclusion. The purpose of preparing a revised local list is to celebrate local distinctiveness, help to safeguard these buildings and ensure that repairs, alterations and extensions are sympathetic to their character. The Council will periodically review the 'local list' and prepare design guidance.

**2.16.4** Locally listed buildings do not have additional statutory protection. However, the Council has the ability to remove 'permitted development rights' via Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to preserve the character and appearance of any such building.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS17 - The Historic Environment
Core Strategy objectives:	OB3 - Urban and Rural Character and Distinctiveness OB26 - Urban Fabric and Public Realm

## 2.17 PP17 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees

### Policy PP17

#### Ancient, Semi-Natural Woodland and Ancient and Veteran Trees

**Planning permission will not be granted for development which would adversely affect an area of ancient, semi-natural woodland or an ancient or veteran tree, unless the need for and public benefits of the development in that location clearly outweigh the loss.**

**2.17.1** Ancient, semi-natural woods are those areas of woodland which have had a continuous cover of native trees and plants since at least 1600AD, and have not been cleared and/or extensively replanted since then. These ancient woodlands are vitally important for biodiversity and as part of the historic landscape of the district. As a habitat, ancient semi-natural woodland is home to many of the UK's most threatened species. Peterborough is one of the least wooded areas of the UK. The main pockets of ancient, semi-natural woodland within the District lie to the west of Peterborough. Such woodland is rare in the Fens due to its historic wetland origins.

**2.17.2** An ancient tree is one that is old relative to the longevity of other trees of the same species, that is in the ancient stage of its life or that has biological, aesthetic or cultural interest because of its age. A veteran tree is usually in the mature stage of its life and has important wildlife and habitat features.

**2.17.3** The Council's Trees and Woodland Strategy sets out its strategy for the management of trees and woodland in Peterborough and gives some guidance on management practices.

### Relationship to Core Strategy Policies and Objectives

#### This policy supports:

Core Strategy policy:	CS21 - Biodiversity and Geological Conservation
Core Strategy objectives:	OB2 - Environment Capital OB19 - Climate Change OB20 - Sites of Environmental Importance

## Planning Policies

### 2.18 PP18 – Habitats and Species of Principal Importance

#### Policy PP18

#### Habitats and Species of Principal Importance

Any development that is likely to have an impact on a habitat or species of principal importance for the conservation of nature (listed under S41 of the Natural Environment and Rural Communities Act 2006) should include measures to maintain and, where possible, enhance the status of the habitat or species.

Planning permission will not be granted for development that would cause demonstrable harm to such a habitat or species unless the need for, and benefits of, the development clearly outweigh the harm. In these circumstances permission will only be granted where the degree of harm has been or will be minimised as far as reasonably possible commensurate with the development, through the use of avoidance, mitigation and/or compensation measures (either as part of the development or through conditions or a planning obligation).

- 2.18.1** The Natural Environment and Rural Communities Act came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.
- 2.18.2** The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.
- 2.18.3** Fifty-six habitats of principal importance are currently included on the S41 list. These are all the habitats in England that have been identified as requiring action in the UK Biodiversity Action Plan (UK BAP). They include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland, and freshwater and marine habitats such as ponds and sub-tidal sands and gravels.
- 2.18.4** There are currently 943 species of principal importance included on the S41 list. These are the species found in England which have been identified as requiring action under the UK BAP. In addition, the Hen Harrier has also been included on the list because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England. In accordance with S41(4) the Secretary of State will, in consultation with Natural England, keep this list under review and will publish a revised list if necessary.
- 2.18.5** Developers are advised to contact the City Council at an early stage to determine if their proposal would affect any habitat or species of principal importance.
- 2.18.6** In implementing policy PP18, the assessment of harm relates to the proposed development as a whole, taking into account any mitigation and compensation measures that are proposed.
- 2.18.7** Many wildlife species benefit from statutory protection under a range of legislative provisions. These species do not require a policy in this DPD to protect them. Where a species receives statutory protection but is also included in the S41 list, the protection afforded by legislation and national policy will take precedence over policy PP18.



## Relationship to Core Strategy Policies and Objectives

### This policy supports:

Core Strategy policy:	CS21 - Biodiversity and Geological Conservation
Core Strategy objectives:	OB2 - Environment Capital OB19 - Climate Change OB20 - Sites of Environmental Importance

## 2.19 PP19 – Flood and Water Management

### Policy PP19

#### Flood and Water Management

##### Development will not be permitted unless:

(a) it makes provision for suitable flood risk management measures (covering both surface water and main river flooding) that are necessary and commensurate with the scale, nature and location of the development that is proposed: and

(b) it can be demonstrated that it does not compromise the achievement of 'good ecological status' in any watercourse under the Water Framework Directive.

The Peterborough Flood and Water Management Supplementary Planning Document (SPD) will provide detailed guidance on how to address site-based surface water flooding matters. It will cover:

- sustainable drainage measures appropriate to the type and size of development
- the way in which those measures will vary across the Peterborough Local Authority area, depending on the location of the proposed development site
- information on the Council's requirements for the process of gaining SuDS approval for development sites
- the Council's requirements for the SuDS adoption process.

The SPD will also bring together other elements of integrated water management, setting out further guidance on how development can contribute positively to watercourses and their flood risk, water quality and potential for biodiversity.

### 2.19.1 Flood risk in Peterborough exists from a variety of sources. The principal sources are:

- Main Rivers
- Ordinary watercourses
- Groundwater
- Surface runoff
- The water and sewerage network.

## Planning Policies

- 2.19.2** The Nene Washes provides flood protection to Peterborough from flood events with a probability of up to 0.5% (1 in 200 chance) in any one year.
- 2.19.3** Peterborough has 18 rivers of a variety of sizes, which have been classified as 'main river' and are managed by the Environment Agency. Main River classification is based upon the levels of flood risk from a river, and not the size of the channel. Core Strategy policy CS22 addresses flood risk from main river flooding and should be referred to alongside policy PP19. This policy and the associated Flood Risk and Water Management SPD expand upon the detail of CS22, providing further guidance on how water management should be considered during site design.
- 2.19.4** Peterborough has many ordinary watercourses managed by landowners (riparian owners), the City Council and the Internal Drainage Boards. Ordinary watercourses are all rivers not designated as Main River.
- 2.19.5** Groundwater is defined as all water which is below the surface of the ground and in direct contact with the ground or subsoil.
- 2.19.6** Surface runoff is caused by high intensity rainfall (large volumes falling in a small period of time) when water is ponding or flowing over the ground surface before it enters the drainage network or watercourse, or where it cannot enter the network or watercourse because these are full. The flooding caused is known as pluvial flooding.
- 2.19.7** Flooding from the water and sewerage network can be split into two types:
- That which occurs when the capacity of underground systems is exceeded due to heavy rainfall, resulting in flooding inside and outside of buildings.
  - Operational issues such as burst water mains, or sewer flooding in dry weather, or that caused by blocked gullies. This type of flooding is not dealt with in planning policy as it is the sole responsibility of the water and sewerage provider.
- 2.19.8** The frequency of flooding is likely to increase in the future as a result of climate change. Particular care must be taken to ensure that new development is neither at risk of flooding, nor increases the risk of flooding elsewhere.
- 2.19.9** The Flood and Water Management Act 2010 established unitary or county councils as 'Lead Local Flood Authorities', responsible for the management of flood risk from surface runoff, groundwater and ordinary watercourses. While the proposed Flood and Water Management SPD does not ignore other sources of flood risk, it is principally in this context that it is being produced. This will enable the Council to act on its responsibilities and improve management of local flood risk in its area.
- 2.19.10** The Council is required to establish a Sustainable Drainage Systems (SuDS) Approving Body, which will review, approve and adopt drainage strategies and systems. The main aim of SuDS is to, as much as possible, make drainage follow natural processes. The SPD will set out an initial framework for the way that the review and approval process will function in Peterborough alongside the current planning process.
- 2.19.11** Guidance about the way in which the SuDS Approval Body will undertake its role and about expected standards for SuDS will be set out by Defra. The SPD will complement this guidance and will be reviewed and updated should the need arise due to changes in the national guidance or in local conditions.



**2.19.12** In Peterborough there are many drainage catchments, defined by the systems to which they drain, the prevailing bedrock, subsoil and topsoil and the capacity of the systems. The characteristics of each catchment were used to define initial Flood Risk and Surface Water Management Units in the Peterborough Strategic Flood Risk Assessment Level 2. These management units have since been refined and will be used in the SPD to improve management of flood risk from surface runoff. The intention is that in future all partners involved in designing or advising on flood risk /surface water management /drainage schemes will be able to consult the SPD for guidance on what types of drainage systems may or may not be appropriate in each management unit. The management units will pinpoint any further detail or local variations that are appropriate due to sub-catchment characteristics.

**2.19.13** Management of water quality is an essential part of integrated water management and it is important that measures to prevent reductions in the ecological potential of watercourses are embedded into local policy. Ideally, improvements in the quality and biodiversity are sought, as discussed in policy PP14. The Council and all of its water management partners are keen to work towards such improvements and hence it is recommended that developers of riverside sites, or those containing large aquatic environments, engage with the Council early on to discuss potential projects.

### **Relationship to Core Strategy Policies and Objectives**

#### **This policy supports:**

Core Strategy policy:	CS22 - Flood Risk
Core Strategy objectives:	OB19 - Climate Change OB29 - Flood Risk

## Planning Policies

## Implementation and Monitoring

### Implementation

- 3.0.1** All of the policies in this DPD will be implemented through the Council's Development Management activities. This includes pre-application advice and discussions, the making of decisions on planning applications and the operation of its compliance functions to ensure planning control is properly enforced.
- 3.0.2** All of those parties who are consulted by the Council on individual planning applications will also be able to use the policies in formulating their own comments.
- 3.0.3** It is important to note that all planning applications received by the Council are determined in the light of policies contained in the various documents that make up the Peterborough Local Development Framework, and other factors that are considered to be material, including statements of national planning policy. Merely satisfying the requirements of one specific policy in this DPD, even if it expresses a presumption in favour of a development which complies with that policy, is not in itself sufficient to secure planning permission. Development proposals will be assessed against all relevant policies in the DPD. Furthermore, nothing in this DPD, however expressed, fetters the discretion of the Council to make a decision which may appear to be contrary to the DPD, having taken into account other material considerations.

### Monitoring

- 3.0.4** Preparation of a plan is not a 'one-off' activity; it is part of a process that involves keeping a check on how successful the plan is in delivering what it sets out to do, and making adjustments to that plan if the checking process reveals that changes are needed. An important aspect of the planning system is the ability to produce various local development documents at different times. This allows the Council to respond quickly to changing circumstances and priorities in Peterborough.
- 3.0.5** The purposes of monitoring are:
- to assess the extent to which policies in the Planning Policies DPD are being implemented
  - to identify policies that may need to be amended or replaced
  - to establish whether policies have had unintended consequence
  - to establish whether targets are being achieved
- 3.0.6** It is important to ensure that the scale of intended monitoring work is commensurate with the resources available to undertake it. It is neither necessary nor possible to monitor every aspect of every policy. The Council has identified a number of monitoring indicators which have been selected in the light of the indicators for the Peterborough Core Strategy; and to ensure that there is no duplication of effort in respect of indicators that are more appropriately monitored elsewhere (for example, for the Council's Local Transport Plan).
- 3.0.7** Monitoring outcomes will normally be reported on an annual basis for a year which begins on 1 April and ends on 31 March, unless data is not available for such a time period. The key delivery vehicle for reporting the outcome of monitoring the Planning Policies DPD will be the Peterborough Annual Report, which will be published by the end of each year.
- 3.0.8** The table below shows our monitoring framework.

**Table 1**

Policy	Indicator	Target
PP1 – Design Quality	Customer and user feedback	High levels of satisfaction

## Implementation and Monitoring

Policy	Indicator	Target
PP2 - Impacts of New Development	Customer and user feedback	High levels of satisfaction
PP3 - Amenity Provision in New Residential Development	Customer and user feedback	High levels of satisfaction
PP4 – Prestigious Homes	Number of planning applications granted and refused for development that would result in the loss of prestigious homes	None granted, unless exceptions in the policy are met
PP5 – Conversion and Replacement Dwellings in the Countryside	Number of agricultural buildings in the countryside converted to residential use	N/A
	Number of replacement dwellings developed in the countryside	
PP6 – The Rural Economy	Feedback from Local Enterprise Partnership	N/A
PP7 - Development for Retail and Leisure Uses	Amount of completed A1 floorspace (gross and net) by location	Increase by 2026
PP8 – Primary Retail Frontages in District Centres	Amount of completed A1 floorspace (gross and net) by location	Increase by 2026
	Amount of completed A2 – A5 floorspace (gross and net) by location	N/A
PP9 – Shop Frontages, Security Shutters and Canopies	Customer and user feedback	High levels of satisfaction
PP10 – The Transport Implications of Development	Indicators for this policy are determined via an up-to-date Local Transport Plan (LTP)	As set out in an up-to-date LTP
PP11 – Parking Standards	Customer and user feedback	High levels of satisfaction
PP12 – Open Space Standards	Area of new accessible open space provided as a result of new residential developments	Increase in line with new residential development
	Number and area of land designated as Local Nature Reserves	Increase
PP13 – Nene Valley	Customer and user feedback	High levels of satisfaction

## Implementation and Monitoring

Policy	Indicator	Target
PP14 – The Landscaping and Biodiversity Implications of Development	Number and area of county wildlife sites	Maintain and increase
	Improved local biodiversity - active management of local sites	Improve
PP15– Heritage Assets	Number of entries for Peterborough on English Heritage's Heritage at Risk (HAR) Register	Reduce
	Number of entries on Peterborough's Heritage at Risk Register	Reduce
	Number and area of designated conservation areas and Article 4 Directions	Maintain or increase
	Change in the number of Listed Buildings and scheduled monuments	Maintain or increase
PP16 – Buildings of Local Importance	Number of Buildings of Local Importance which are demolished	None other than where policy PP16 allows
PP17 – Ancient, Semi-Natural Woodland and Veteran Trees	Area of ancient, semi-natural woodland and number of veteran trees which are lost	None other than where policy PP17 allows
PP18 – Habitats and Species of Principal Importance	Improved local biodiversity - active management of local sites	Improve
PP19 - Flood and Water Management	Number of developments incorporating SuDS	All appropriate development should incorporate SUDS
	Percentage of new dwellings in flood risk zones, 2, 3a & 3b	None in 3b

## Implementation and Monitoring

## Appendix A - Parking Standards (Policy PP11)

### Parking Standards (Policy PP11)

The parking standards are set out by Use Class. They provide an overall approach for the Local Authority Area. The City Centre DPD will provide the policy framework for the city centre. A lower provision may be appropriate in the city centre and in locations where there is good access to alternative forms of transport and existing public car parking facilities.

In all cases, adequate provision should be made for the parking and turning of service vehicles that serve the site, off the highway.

The disabled parking standards in the tables below range from 2%-6% of all spaces, depending on the type of development proposed. Disabled parking provision in large mixed development schemes should be distributed so that disabled people can access all of the site and not just the entrance to a single building.

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<b>A Uses</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Minimum</b>
<b>A1 – excluding food stores</b>	1 space per 20 sqm gross floorspace	1 stand per 150 sqm gross floorspace for staff and 1 stand per 400 sqm gross floorspace for customers	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
<b>A1 – Food stores</b>	1 space per 14 sqm gross floorspace			
<b>Informative notes</b>				
Parking standards for large, stand alone developments, such as large department stores and shopping centres will be considered on a case by case basis and should be agreed with the Council.				
<b>A2 - Financial and Professional Services</b>	1 space per 20 sqm gross floorspace	1 stand per 150 sqm gross floorspace for staff plus 1 stand per 400 sqm gross floorspace for customers	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Man	Cycle	Powered Two Wheeler	Disabled
<b>A3</b> – Restaurants and Cafes (excluding Transport Cafes)	1 space per 15 sqm gross floorspace	1 stand per 100 sqm for staff plus 1 stand per 100 sqm for customers	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
<b>A3</b> (Transport Cafes/Truck Stops)	1 space per 15 sqm gross floorspace 1 lorry space per 2 sqm gross floorspace	1 stand per 100 sqm gross floorspace for staff plus 1 stand per 200 sqm gross floorspace for customers		
<b>A4</b> – Drinking Establishments	1 space per 15 sqm gross floorspace	1 stand per 100 sqm gross floorspace for staff plus 1 stand per 100 sqm gross floorspace for customers	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
<b>Informative notes</b>				
A higher provision of cycle parking may be required in locations situated in close proximity to key cycle routes and where a high volume of cyclists is expected to occur. This will be negotiated on a case-by-case basis.				
<b>A5</b> – Hot Food Takeaways	1 space per 20 sqm gross floorspace	1 stand per 100 sqm gross floorspace for staff plus 1 stand per 100 sqm gross floorspace for customers	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity



## Appendix A - Parking Standards (Policy PP11)

Use	Car/Man	Cycle	Powered Two Wheeler	Disabled
<b>B Uses</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Minimum</b>
<b>B1 – Business</b>	1 space per 30 sqm gross floorspace	1 stand per 90 sqm gross floorspace for staff plus 1 stand per 200 sqm gross floorspace for visitors	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity
<b>Informative notes</b>				
Consideration should also be given to the requirement for any overnight parking and facilities.				
<b>B2 – General Industrial</b>	1 space per 50 sqm gross floorspace	1 stand per 150 sqm gross floorspace for staff plus 1 stand per 500 sqm gross floorspace for visitors	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity
<b>Informative notes</b>				
If a site office is included in the development then a B1 parking standard should be applied for that area.				
<b>B8 – Storage and Distribution</b>	3 parking spaces per unit plus 1 space per 300 sqm gross floorspace	1 stand per 500 sqm gross floorspace for staff plus 1 stand per 1000 sqm gross floorspace for visitors	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Man	Cycle	Powered Two Wheeler	Disabled
B8 with retail element	3 parking spaces per unit plus 1 space per 300 sqm gross floorspace +1 space per 20 sqm gross floorspace for customer parking			
<p><b>Informative notes</b></p> <p>Consideration should also be given to the requirement for any overnight parking and facilities. It is acknowledged that there is an increasing trend for B8 developments with a retail element where there is the option for customers to visit a counter at the premises and make purchases. For developments such as this, additional customer parking should be allocated, equivalent to the A1 standard for the floorspace that has public access.</p> <p>If a site office is included in the development then a B1 parking standard should be applied for that area.</p>				

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<b>C Uses</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Minimum</b>
<b>C1 - Hotels</b>	1 space per bedroom plus 1 space per 10 sqm of dining area for hotels with restaurants open to the public	1 stand per 4 staff plus 1 stand per 10 bedrooms	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
<b>Informative notes</b>				
The modern day hotel is seldom used solely as a hotel and often offers multifunctional amenities such as conference facilities, restaurants and gyms. These multifunctional uses must be considered per individual use class and adequate parking allocated to encompass all uses when considering the potential for cross-visitation.				
<b>C2 - Residential care home</b>	1 space per full time equivalent staff + 1 visitor space per 3 beds	1 stand per 5 staff + resident parking on a case-by-case basis	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	Dependent on actual development, on individual merit, although expected to be significantly higher than business or recreational development requirements
Hospitals – Note: At hospitals there are a number of people who are temporarily disabled and do not have Blue Badges.	To be considered on a case by case basis	1 stand per 4 staff Visitors - to be considered on a case by case basis		
Treatment Centres (e.g. ISTC* with over night facilities)	To be considered on a case by case basis	1 stand per 4 staff Visitors - to be considered on a case by case basis		

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
Residential Education Establishments – Primary/Secondary	1 space per full time equivalent staff	1 stand per 8 staff + 1 stand per 6 Students		1 bay or 5% of total capacity, whichever is greater
Residential Education Establishments – Further/Higher	1 space per full time equivalent staff + 1 space per 5 students	1 stand per 8 staff + 1 stand per 6 students		
<p><b>Informative notes</b></p> <p>Parking Standards for retirement developments that are warden assisted yet provide independent living should fall under Class C3.</p> <p>Hospital parking It should be acknowledged that particular needs of hospitals arising from their 24 hour service (which impacts on accessibility for patients and visitors and on staff working patterns) should be taken into account and parking provision provided accordingly. The impact of parking on the surrounding area should be considered and if necessary provision should be made for appropriate traffic management measures (e.g. resident parking scheme) to prevent illegitimate parking on neighbouring streets by people travelling to the hospital site. Travel plans for staff, patients and visitors play an important role in traffic reduction and especially encourage modal shift for staff. * Independent Sector Treatment Centre</p>				
C2A - Secure Residential Institution	1 space per full time equivalent staff,	1 stand per 8 full time equivalent staff,	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater
	Visitor – on a case-by-case basis	Visitor – on a case-by-case basis		<b>Over 200 bays</b> = 6 bays plus 2% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<p><b>Informative notes</b></p> <p>Class C2A includes a variety of uses which will demand a varying need for parking. Standards should be used as a guide but there must be flexibility and applications should be looked at on a case-by-case basis. Visitor parking requirements will vary between institutions and should be dealt with on an individual application basis.</p>				
	<b>Minimum*</b>	<b>Minimum*</b>	<b>Minimum*</b>	<b>Minimum*</b>
<b>C3 – Dwelling houses</b>	1 space per dwelling (plus spaces for visitors at the rate of 1 space for every 4 dwellings (unallocated))	1 secure covered space per bedroom. None if garage or secure area is provided within curtilage of dwelling	N/A	N/A if parking is in curtilage of dwelling, otherwise <b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater
1 bedroom	2 spaces per dwelling (plus spaces for visitors at the rate of 1 space for every 6 - 8 dwellings (unallocated))			<b>Over 200 bays</b> = 4 bays plus 4% of total capacity
2+ bedroom	2 spaces per dwelling (plus spaces for visitors at the rate of 1 space for every 4 dwellings (unallocated))			
4+ bedroom	1 space per dwelling	1 stand per 8 units (residents)	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per bedroom	1 secure covered space per bedroom. None if garage or secure area is provided within curtilage of dwelling	N/A	
<b>C4 – Houses in multiple occupation</b>				

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<p><b>Informative notes</b></p> <p>*For C3 or C4 development, the standards are listed as 'minimum' and will be applied in most instances, especially for major development (10 or more dwellings). However, in some instances the standards will be inappropriate, for example where this would harm the established character of the area. In such instances applicants should discuss with the Council what an appropriate provision of parking should be.</p> <p>Where a garage is proposed to count as one of the required parking spaces, the garage would need to be of at least 20 sq m of internal floorspace. Alternatively, garage size can be reduced to 18 sq m of internal floorspace and still qualify as a parking space provided a shed or other covered area of 1m by 3m space is available for parking a cycle(s).</p> <p>Annexes which create extra bedrooms will require additional parking unless existing provision is demonstrated to be adequate.</p> <p>Visitor/unallocated vehicle parking can, subject to appropriate design, be located on or near the road frontage.</p> <p>Unallocated cycle parking for residents should be secure and covered, located in easily accessible locations throughout the development.</p>				

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<b>D Uses</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Minimum</b>
D1- Medical Centres	1 space per full time equivalent staff + 2 per consulting room + drop off/pick up facilities	1 stand per 8 staff plus 1 stand per 2 consulting rooms for visitors	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	Dependent on actual development, on individual merit, although expected to be significantly higher than business or recreational development requirements
Crèche, Child care	1 space per full time equivalent staff + drop off/pick up facilities	1 stand per 8 staff plus 1 stand per 15 child places		1 bay or 5% of total capacity, whichever is greater
Day Care Centre	1 space per full time equivalent staff + drop off/pick up facilities	1 stand per 8 staff plus 1 stand per 20 clients		1 bay or 5% of total capacity, whichever is greater
Education – primary/secondary	1 space per full-time member of staff + drop off/pick up facilities	1 stand per 8 staff plus 1 stand per 6 pupils		1 bay or 5% of total capacity, whichever is greater
<b>Informative notes</b>				
A lower provision may be appropriate for educational establishments in an urban location where there is good access to alternative forms of transport to allow sustainable travel. Parking/drop off arrangements for Special Schools must be taken into consideration as generally extra staff are required and most pupils/students arrive by taxi or car. Coach parking and facilities must be considered for all D1 uses.				
D2- Cinema	1 space per 5 seats + drop off/pick up facilities + space for parking of 2 coaches or buses	1 stand per 8 staff plus visitor parking on a case-by-case basis	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Man	Cycle	Powered Two Wheeler	Disabled
D2 – other uses	1 space per 22 sqm gross floorspace + drop off/pick up facilities + space for parking of 2 coaches or buses	1 stand per 8 staff plus visitor parking on a case-by-case basis		
Team sports (outdoor sports pitches)	20 spaces per pitch plus 1 space per 10 spectator seats + drop off/pick up facilities + space for parking of 2 coaches or buses	1 stand per 8 staff plus visitor parking on a case-by-case basis		
Swimming Pools, Gyms, Sports Halls	1 space per 22 sqm of public area + drop off/pick up facilities + space for parking of 2 coaches or buses	1 stand per 8 staff plus visitor parking on a case-by-case basis		
Golf Clubs	3 spaces per hole + drop off/pick up facilities	On a case-by-case basis		
Other Sports facilities	Individual merit + drop off/pick up facilities + space for parking of 2 coaches or buses	On a case-by-case basis		
<b>Informative notes</b>				
Coach parking and facilities must be considered for all D2 uses. Multifunctional uses must be considered per individual use class and adequate parking allocated to encompass all uses, when assessing the parking requirements of a development, taking into account cross-visitation.				



## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
<b>Sui Generis uses</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Minimum</b>
Bus Stations	None unless justified	5 stands per bus bay	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Bus Stops (Key)	N/A	On a case-by-case basis	Individual merit	N/A
Caravan Parks	1 space per pitch + 1 space per full time staff equivalent	1 stand per 10 pitches	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Car Park (inc. Park and Ride sites)	Individual merit	1 stand per 10 parking spaces		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Cash & Carry/Retail warehouse clubs	1 space per 30sqm gross floorspace	1 stand per 8 staff; on a case-by-case basis for visitors		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Conference Facilities (see Informative notes)	1 space per 5 seats (sustainable locations)	1 stand per 8 staff plus visitor parking on a case-by-case basis		<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
Garden Centres (see Informative notes)	1 space per 40 sqm (retail area covered and uncovered)	1 stand per 8 staff plus customer parking on a case-by-case basis		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater, <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Hostel	1 space per full time staff equivalent	on a case-by-case basis		<b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Marina	1 space per 2 mooring berths	on a case-by-case basis		<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity
Motor Vehicle Service Centres	1 space per full time staff equivalent + 1 space per 35 sqm gross floorspace	1 stand per 4 staff; on a case-by-case basis for visitors		<b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater <b>Over 200 bays</b> = 6 bays plus 2% of total capacity
Motor Vehicle Showrooms (see Informative notes)	1 space per 45 sqm show area	1 stand per 8 staff plus customer parking; on a case-by-case basis for visitors		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Nightclubs	1 space per 50 sqm gross floorspace	1 stand per 8 staff		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Petrol Filling Stations (see Informative notes)	1 space per 20 sqm gross floorspace	1 stand per 8 staff plus customer parking on a case-by-case basis		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity
Rail Stations	Individual merit	1 stand per 8 staff plus 20 stands per peak period service (main stations) or 20 stands per peak period service (minor stations)		<b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater <b>Over 200 bays</b> = 4 bays plus 4% of total capacity

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
Recycling Centre/Civic Amenity Site (see Informative notes)	1 space per full time staff equivalent + drop off/waiting facilities for the users of the site	1 stand per 8 staff plus customer parking on a case-by-case basis		<p><b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater</p> <p><b>Over 200 bays</b> = 6 bays plus 2% of total capacity</p>
Stadia (see Informative notes)	1 space per 15 spectators	1 stand per 8 staff plus 10% of vehicle parking provision for visitors		<p><b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater</p> <p><b>Over 200 bays</b> = 4 bays plus 4% of total capacity</p>
Taxi/Minicab hire	1 space per full time equivalent staff member permanently deployed at registered base site + one space per 5 registered vehicles	On a case-by-case basis		<p><b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater</p> <p><b>Over 200 bays</b> = 6 bays plus 2% of total capacity</p>
Theatres (see Informative notes)	1 space per 5 seats	1 stand per 8 staff plus 1 stand per 40 seats		<p><b>200 bays or less</b> = 3 bays or 6% of total capacity, whichever is greater</p> <p><b>Over 200 bays</b> = 4 bays plus 4% of total capacity</p>

## Appendix A - Parking Standards (Policy PP11)

Use	Car/Van	Cycle	Powered Two Wheeler	Disabled
Vehicle rental/hire (see Informative notes)	1 space per full time equivalent staff member permanently deployed at registered base site + an allowance of visitor parking	1 stand per 8 staff plus customer parking on a case-by-case basis		<p><b>200 bays or less</b> = 2 bays or 5% of total capacity, whichever is greater</p> <p><b>Over 200 bays</b> = 6 bays plus 2% of total capacity</p>
<p><b>Informative notes</b></p> <p>Shared use facilities: When a use forms part of a shared use facility, parking standards must be looked at for all uses and the appropriate amounts supplied. For example when conference facilities are included in a hotel facility, appropriate parking standards must be applied for each use, however cross-visitation must be taken into account.</p> <p>Conference facilities: If in rural/semi rural location, standards to be considered on individual merits, subject to a Transport Assessment (TA).</p> <p>Garden Centres: Garden Centres attached to DIY stores should be considered under A1 use.</p> <p>Motor Vehicle Showrooms: Show area to include space inside and outside, used for the display of cars. Layout must be considered for car transporters to load/unload off of the highway.</p> <p>Petrol Filling Stations: Consider layout of forecourt to include allowance for loading, unloading and turning of delivery vehicles and ATM (if present) users.</p> <p>Recycling Centre/Civic Amenity Site: Parking is required as close to end destinations as possible for short periods of time (drop-off), naturally queues will form. Stack back facilities should be provided to minimise queueing onto a major route. A TA will be required to look at predicted queue lengths and other factors.</p> <p>Stadia: Consider adequate coach parking. A TA will be required.</p> <p>Theatres: Shared parking for evening events should be considered on daytime parking sites. Consider adequate coach parking.</p> <p>Vehicle rental/hire: Sufficient allocation of visitor parking is required. Provision for 'hired' car parking must be considered, although not included in the parking space allocation.</p>				

## Appendix B - Open Space Standards (Policy PP12)

Open Space Type	Quantity Standard	Accessibility Standard	Quality Standard
Neighbourhood Parks	1.49ha per 1,000 population	560m straight line distance	All spaces should meet Green Flag standard wherever possible
Country Parks	No standard – provision should be opportunity led and requested on a case by case basis	5.25km straight line distance	All spaces should meet Green Flag standard wherever possible
Children's Play	Doorstep Outdoor Play Space – no quantity standard Junior Outdoor Play Space – one facility per 2,000 population Youth Outdoor Play Space – one facility per 8,000 population Family Outdoor Play Space – one facility per 35,000 population	Doorstep Outdoor Play Space – no accessibility standard Junior Outdoor Play Space – 450m straight line distance Youth Outdoor Play Space – 800m straight line distance Family Outdoor Play Space – 1,750m straight line distance	Children's play provision should provide a range of facilities associated with the type of facility. Children's Play Strategy provides further details
Natural Greenspace	1ha of Local Nature Reserve (or equivalent) per 1,000 population	300m to natural greenspace of at least 2ha 2km to natural greenspace of at least 20ha 5km to natural greenspace of at least 100ha 10km to natural greenspace of at least 500ha	Areas of natural and semi-natural greenspace should be of adequate quality and support local biodiversity

## Appendix B - Open Space Standards (Policy PP12)

Open Space Type	Quantity Standard	Accessibility Standard	Quality Standard
Allotments	0.28ha per 1,000 population	560m straight line distance	Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under perform in terms of their value to the local community should be improved
Playing Pitches / Outdoor Sports	1ha of outdoor sports provision per 1,000 population, including grass pitches, tennis courts, bowling greens, but not golf courses. (This 1ha is split into 0.7ha for formal sports provision and 0.3ha for informal sports provision.) PLUS 279sq.m of Synthetic Turf Pitch (STP) per 1,000 population	480m straight line distance to formal outdoor sports provision 260m straight line distance to informal outdoor sports provision 15 minutes walk time in urban areas, or 15 minutes drive time in rural areas, to STP	Formal sports facilities should meet the minimum standard based on 'Good' as defined by Sport England assessment methods, but also taking into account basic requirements as appropriate as specified by Governing Body and Sport England Technical Factsheets.  Synthetic Turf Pitches should be developed to an agreed performance specification complying with relevant governing body of sport requirements
Amenity Greenspace	No standard – should be design-led	No standard – should be design-led	Amenity greenspace provision within the City should be of adequate quality and provide a range of facilities associated with the size of the facility

## Appendix C - Buildings of Local Importance (Policy PP16)

This Appendix lists all of the Buildings of Local Importance in Peterborough. Full details of each of the buildings and structures are contained in the separate publication 'Buildings of Local Importance in Peterborough' (2011).

<b>URBAN</b>	
<b>RAVENSTHORPE</b>	
1	Former Baker Perkins Apprentice School, Westfield Road, PE3 9TJ
2	Former RAF Junior Officers Quarters & Mess, Cottesmore Close, PE3 9TP
3	Former RAF Westwood Station Office, (No. 5) Saville Road, Westwood, PE3 7PZ
4	Former RAF Westwood Sergeants Mess, Saville Road, Westwood, PE3 7PR
<b>WEST</b>	
1	St Judes Church of England, Atherstone Avenue, Netherpton, PE3 9TZ
2	42 & 44 Williamson Avenue, West Town, PE3 6BA
3	125 & 127 Mayors Walk, West Town, PE3 6EZ
4	Memorial Wing, Peterborough District Hospital, Midland Road, PE3 6DA
5	1 Aldermans Drive, West Town, PE3 6AR
6	3 & 5 Aldermans Drive, West Town, PE3 6AR
7	53 & 55 Thorpe Road, PE3 6AN
8	60 & 62 Thorpe Road, PE3 6AP
9	64 Thorpe Road, PE3 6AP
10	61 Thorpe Road, PE3 6AW
11	83 Thorpe Road (Thorpe Lodge Hotel), PE3 6JQ
12	87 & 87a Thorpe Road, PE3 6JQ
13	91 Thorpe Road, PE3 6JQ
14	95 Thorpe Road, PE3 6JQ
15	97 Thorpe Road PE3 6JQ
16	111 Thorpe Road, PE3 6JQ
17	113 & 115 Thorpe Road, PE3 6JQ
18	4 Thorpe Avenue, PE3 6LA
19	5 Thorpe Avenue, PE3 6LA
20	15 Westwood Park Road, PE3 6JL

## Appendix C - Buildings of Local Importance (Policy PP16)

21	17 Westwood Park Road, PE3 6JL
22	19 Westwood Park Road, PE3 6JL
<b>DOGSTHORPE</b>	
1	Our Lady of Lourdes Catholic Church, Welland Road, PE1 3SP
<b>NORTH</b>	
1	7a Francis Gardens, Dogsthorpe, PE1 3XX
<b>PARK</b>	
1	Lincoln Road Centre, Lincoln Road, New England, PE1 2PE
2	St Pauls Road Gospel Hall, St Pauls Road, New England, PE1 3RL
3	18 St Martins Street, Millfield, PE1 3BB
4	Victoria Square, Alma Road, Millfield, PE1 3A
5	Congregational Church, St Martins Street, Millfield, PE1 3BD
6	'The Hand and Heart' Highbury Street, Millfield, PE1 3BE
7	'Rutlands' 241 Lincoln Road, Millfield, PE1 2PL
8	220 Dogsthorpe Road, Millfield, PE1 3PB
9	'Gablecote' 2 Garton End Road, Millfield, PE1 4EW
10	21 Princes Street (Palm Villa), PE1 2QP
11	Broadway Cemetery gates, piers, ironwork, Broadway & Eastfield Road entrances
12	Broadway Cemetery, memorial to Smith / Walker families (south west quarter)
13	Broadway Cemetery, monuments to the Thompson family (south east quarter)
14	Broadway Cemetery, gravestone to Robert Base (south east quarter)
15	Broadway Cemetery, memorial to SerGt. G. T. Hunter (south west quarter)
16	Broadway Cemetery, Cross of Sacrifice, Commonwealth War Graves Commission
17	Entrance gates to Central Park (south east)
18	Kings School, Park Road
19	150 Park Road, PE1 2UB
20	200 Broadway, PE1 4DT
21	Electrical sub-station, Broadway (adjacent. no. 195)
<b>CENTRAL</b>	
1	Ball Memorial Fountain, The Triangle, Lincoln Road, New England



## Appendix C - Buildings of Local Importance (Policy PP16)

2	St Pauls Parish Church, The Triangle, Lincoln Road, New England, PE1 2PA
3	St Pauls Church Hall, The Triangle, Lincoln Road, New England, PE1 2PA
4	New England Club & Institute, Occupation Road, New England, PE1 2LJ
5	Clock Tower Shelter, The Triangle, Lincoln Road, New England
6	Former St Pauls Secondary Modern School, Lincoln Road, New England
7	Ghousia Mosque, 406 Gladstone Street, Millfield, PE1 2BY
8	Faizan E Medina Mosque, 169 Gladstone Street, Millfield, PE1 2BN
9	New England House, 555 Lincoln Road, New England, PE1 2PB
10	48 Taverners Road, New England, PE1 2JW
11	'Leighton House' 13 Norfolk Street, Millfield, PE1 2NP
12	St Barnabas Centre, Taverners Road, Millfield, PE1 2JR
13	57 Cobden Avenue, Millfield, PE1 2NX
14	148 Cobden Avenue, Millfield, PE1 2NU
15	149-157 (odd) Lincoln Road, Millfield, PE1 2PW
16	101 Lincoln Road (Dryden House) PE1 2SH
17	97 & 99 Lincoln Road, PE1 2SH
18	91 & 93 Lincoln Road, PE1 2SH
19	87 & 89 Lincoln Road, PE1 2SH
20	The Lindens, Lincoln Road, PE1 2SN
21	79 Lincoln Road (St Mark's Villa) & 81 Lincoln Road (Raffles House) PE1 2SH
22	84 Lincoln Road Former vicarage to St Mark's Church, PE1 2SN
23	St Mark's Church, Lincoln Road, PE1 2SN
24	80 Lincoln Road, PE1 2SN
25	63, 65 Lincoln Road (PE1 2SF), 67, 69, 71 Lincoln Road (PE1 2SQ) (Rothsay Villas)
26	61 Lincoln Road, PE1 2SE
27	57 Lincoln Road, PE1 2RR
28	Walling, SE corner 57 Lincoln Road, PE1 2RR
29	16 Lincoln Road, PE1 2RL
30	Former Masonic Hall, Lincoln Road, PE1 2RJ
31	St Theresa's House, Manor House Street, PE1 2TL

## Appendix C - Buildings of Local Importance (Policy PP16)

32	19 Manor House Street, PE1 2TL
33	10 Burghley Road, PE1 2QB
34	44 Burghley Road, PE1 2QB
35	2-10 Towler Street, PE1 2TX
36	68 Monument Street, PE1 4AG
37	Adult Education Centre, Brook Street, PE1 1TU
38	1-15 odd Crowthorne Street, PE1 4AD
39	79 Broadway, PE1 4DA
40	77 Broadway (Conservative club), PE1 4DA
41	75 Broadway, PE1 1SY
42	72 & 74 Broadway, PE1 1SU
43	Former Central Library, Broadway (currently Imperial Bento) PE1 1RS
44	Former Technical College, Broadway (currently College Arms) PE1 1RS
45	16-22 Broadway, PE1 1RS
46	123 Park Road (The Gables), PE1 2UD
47	124 Park Road,
48	107 & 109 Park Road,
49	89 Park Road, PE1 2TR
50	85 Park Road, PE1 2TN
51	63 Park Road, PE1 2TN
52	40 Park Road, PE1 2TG
53	Park Road Baptist Church, Park Road, PE1 2TF
54	4-16 (even) Park Road, PE1 2TD
55	2 Park Road, PE1 2TD
56	24 & 26 (Fleet Villas) & 32 & 34 (Ashley Villas) Fitzwilliam Street, PE1 2RX
57	16 Fitzwilliam Street, PE1 2RX
58	Alma House, Park Road, Fitzwilliam Road junction PE1 2UQ
59	28-34 North Street, PE1 2RA
60	26 North Street, PE1 2RA
61	The Ostrich Public House, North Street, PE1 2RA

## Appendix C - Buildings of Local Importance (Policy PP16)

62	1 North Street, PE1 2RA
63	Great Northern Hotel, Station Road, PE1 1QL
64	Westgate Methodist Church, Westgate, PE1 1RG
65	44-48 (even) Westgate and 5-7 (odd) Lincoln Road, PE1 1RE
66	Westgate House Buildings, Westgate.
67	33 Westgate, PE1 1PZ
68	The Westgate Arcade, Westgate, PE1 1PY
69	10-14 Westgate (Mansion House Chambers), PE1 1RA
70	15 Westgate, PE1 1PY
71	7 Westgate, PE1 1PX
72	5 Westgate, PE1 1PX
73	3 Westgate, PE1 1PX
74	1 Westgate, PE1 1PX
75	36 Long Causeway, PE1 1YJ
76	34 & 35 Long Causeway, PE1 1YJ
77	27 Long Causeway, PE1 1YJ
78	26 Long Causeway, PE1 1YJ
79	24 & 25 Long Causeway, PE1 1YJ
80	21 Long Causeway, PE1 1YQ
81	Market Chambers, Long Causeway Chambers, Long Causeway, PE1 1YD
82	96-100 (even) Bridge Street, PE1 1DY
83	92 Bridge Street, PE1 1DY
84	102 Bridge Street, PE1 1DY
85	40 & 42 Bridge Street, PE1 1DT
86	20-24 Bridge Street, PE1 1DW
87	4-6 Bridge Street, PE1 1DW
88	Peterborough Town Hall, Bridge Street, PE1 1HG
89	41 Priestgate, PE1 1FR
90	31 Priestgate, PE1 1JP
91	25 Priestgate, PE1 1JL

## Appendix C - Buildings of Local Importance (Policy PP16)

92	21 Priestgate (The City Club) PE1 1JL
93	18 Priestgate, PE1 1JA
94	38 Cowgate (Milton House), PE1 1NA
95	32 Cowgate, PE1 1NA
96	29 & 31 Cowgate (The Draper's Arms), PE1 1LZ
97	14-30 (even) Cowgate, PE1 1NA
98	4-6 Cowgate, PE1 1NA
99	2 Cowgate, PE1 1NA
100	Former warehouse / granary to rear of 2 Cowgate, PE1 1NA
101	2 Queen Street (Queen Street Chambers), PE1 1PA
102	4 Church Street, PE1 1XB
103	6 Cathedral Square, PE1 1XH
104	10 Exchange Street (Charles Bright Jewellers), PE1 1PW
105	Building above part McDonalds, Cathedral Square, PE1 1XH
106	Building above Queensgate entrance and flanking shops, Cathedral Square, PE1 1XH
107	Gate to Minster Precinct, Wheel Yard (south and east sides)
108	Former Courthouse, Laxton Square,
109	70 Albert Place, PE1 1DD
110	62 Albert Place (The Beehive Public House), PE1 1DD
111	Former GNR railway warehouses, Bourges Boulevard (Pets at Home etc) PE1 1NG
112	Old walling to former GNR warehouses facing Albert Place
113	Memorial fountain to Henry Pearson Gates, Bishops Road Gardens
114	Soldiers memorial, Bishops Road Gardens
115	St Peters House, Gravel Walk, PE1 1YU
<b>WALTON</b>	
1	Former Sages Factory Water Tower, Windsor Avenue, Walton, PE4 6AN
2	Discovery School, (former Walton Junior & Infant) Mountsteven Avenue, PE4 6HX
3	1073 Lincoln Road, Walton, PE4 6AR
4	Voyager School, Mountsteven Avenue, Walton, PE4 6HX
<b>EAST</b>	

## Appendix C - Buildings of Local Importance (Policy PP16)

1	60 St Johns Street, PE1 5DD
2	27 Star Road, PE1 5HR
3	Granby Street, Eastgate (old walling)
<b>FLETTON</b>	
1	Phorpres House, 189 London Road, Fletton. PE2 9DS
2	Old Fletton Primary School, London Road, Fletton PE2 9DR
3	120-126 (even) London Road, Fletton, PE2 9BY
4	112-118 (even) London Road, Fletton, PE2 9BY
5	108 & 110 London Road, Fletton, PE2 9BY
6	St, Michael's House, 185 London Road, Fletton, PE2 9DS
7	84, 86, 88 London Road, Fletton, PE2 9BT
8	16-22 (even) London Road, Fletton, PE2 8AR
9	The Peacock Public House, 26 London Road, Fletton, PE2 8AR
10	Relief on side wall of Bridge House, Town Bridge, Fletton, PE1 1HB
11	Main Range, Whitworths Mill, East Station Road, Fletton, PE2 8AD
12	Cemetery Chapel, Fletton Cemetery, Fletton Avenue, Fletton, PE2 8DF
13	107-113 (odd) Fletton Avenue, Fletton, PE2 8BA
14	50 & 52 Fletton Avenue, Fletton, PE2 8AU
15	48 Fletton Avenue, Fletton, PE2 8AU
16	33 Fletton Avenue, Fletton, PE2 8AX
17	29 Fletton Avenue, Fletton, PE2 8AX
18	21& 23 Fletton Avenue, Fletton, PE2 8AX

<b>WOODSTON</b>	
1	145 Oundle Road, Woodston PE2 9BW
2	Guild House (85-129) Oundle Road, Woodston, PE2 9PW
3	Cemetery Chapel, New Road, Woodston, PE2 9HE
4	18 Oundle Road, Woodston, PE2 9PA
5	The Cherry Tree Public House, 9 Oundle Road, Woodston PE2 9PB
6	Boys Head Public House, Oundle Road Fletton, PE2 9PJ

## Appendix C - Buildings of Local Importance (Policy PP16)

<b>STANGROUND SOUTH</b>	
1	118 High Street, Stanground South, PE2 8DT
<b>RURAL</b>	
<b>ST MARTINS WITHOUT (WOTHORPE)</b>	
1	1, 2, 3, 4, Primrose Villas, Second Drift, PE9 3JQ
2	Karnack House, and 1, 2, 3, 4, 5, 6 Wothorpe Villas, Second Drift, PE9 3JH
3	Terra Cotta House, First Drift, PE9 3JL
<b>PEAKIRK</b>	
1	St Pegas Granary, St Pegas Road, PE6 7NF
2	Water trough commemorating the reign of Queen Victoria, 3a St Pegas Road, PE6 7NF
3	Village water pumps, near village cross and junction of Thorney Road / St Pegas Road
<b>HELPSTON</b>	
1	Railway signal and level crossing box, Helpston Road
2	Former Station Masters House, 97 Glinton Road, PE6 7DG
3	Old Schoolhouse, Glinton Road, PE6 7DG
4	John Clare's Gravestone, Helpston Church Yard, Church Lane, PE6 7DT
<b>THORNEY</b>	
1	Canary Cottage, Knarr Farm, Thorney Toll, PE6
2	"Paddy Kips" South Farm, Dairy Drove, Old Knarr Fen Road & Old Hall Farm, French Drove)
3	Duke of Bedford Junior School, Wisbech Road
4	Second World War 'pill box', east of nr Powder Blue Farm, Bukehorn Road
5	Former Duke of Bedford Smithy (John Downing's forge) Gas Lane, PE6 0SG
6	Post box to wall of Post Office, Abbey Place, PE6 0QA
7	Rose & Crown Public House, 2 Wisbech Road
8	The Tap Room, Rose and Crown Public House, Wisbech Road
9	Thorney Bridge, The Causeway
<b>NEWBOROUGH</b>	

## Appendix C - Buildings of Local Importance (Policy PP16)

1	Decoy Public House, Thorney Road, Newborough
<b>GLINTON</b>	
1	Village water pump, Junction of High Street & North Fen Road
2	Street lighting, The Green, Glinton
<b>ASHTON</b>	
1	Barn Lodge, Bainton Green Road, PE9 3BA
2	Hawthorn Farm, Bainton Green Road, PE9 3BA
3	First House, Bainton Green Road, PE9 3BA
<b>EYE</b>	
1	Old Fire Station building, Back Road
2	Former mortuary building, Eye Cemetery, Crowland Road, PE6 7TN
<b>WANSFORD</b>	
1	Gate piers, 23 Old North Road, PE8 6LB
2	Swanhill House, 41 Old North Road, PE8 6LB
<b>SUTTON</b>	
1	Heath House, Sutton Heath Road (former Station Masters House), PE5 7XH
2	Wansford Road Station, (off A47)
3	Bridge No. 6 (group value)
<b>ORTON WATERVILLE</b>	
1	40a Cherry Orton Road (corrugated roofed barn to front garden), PE2 5EQ
<b>AILSWORTH</b>	
1	Memorial bus shelter, Peterborough Road

## Appendix C - Buildings of Local Importance (Policy PP16)



## Appendix D - Local Plan Policies to be Replaced

The Peterborough Local Plan (First Replacement), which was adopted by the Council on 20 July 2005, forms part of the current Development Plan for the area covered by this DPD. The majority, but not all, of the policies in that Plan were saved by a Direction from the Secretary of State for Communities and Local Government beyond 20 July 2008. Some of those saved policies were replaced by policies in the Peterborough Core Strategy DPD and some were replaced by policies in the Peterborough Site Allocations DPD. This appendix explains which of the remaining saved policies in the Local Plan are replaced by the policies in this Planning Policies DPD. There are also a number of policies that will be deleted either as they are no longer necessary or as they are superseded by national policy. Accordingly, policies in the right hand column will cease to have effect from the date of adoption of this Planning Policies DPD.

### Local Plan Policies replaced or deleted by the Planning Policies DPD

**Table 2**

Planning Policies DPD Policy	Policies in the Peterborough Local Plan (First Replacement) which are Replaced
PP1 - Design Quality	H7, H15, DA6, OIW7, CF7, CF8, CF9, CF10
PP2 - Impacts of New Development	DA12
PP3 - Amenity Provision in New Residential Development	H16
PP4 - Prestigious Homes	H24
PP5 - Conversion and Replacement Dwellings in the Countryside	H14, H19
PP6 – The Rural Economy	OIW10, OIW11, OIW12, OIW13
PP7 - Development for Retail and Leisure Uses	
PP8 – Primary Retail Frontages in District Centres	R7, R8, R9, R13
PP9 – Shop Frontages, Security Shutters and Canopies	DA19, DA20, DA21
PP10 – The Transport Implications of Development	T2, T4, T6, T8
PP11 – Parking Standards	T9, T10, T11
PP12 – Open Space Standards	LT1, LT3
PP13 – Nene Valley	LNE8, LT11
PP14 – The Landscaping and Biodiversity Implications of Development	LNE9, LNE10
PP15 – Heritage Assets	DA9
PP16 – Buildings of Local Importance	CBE11
PP17 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees	

## Appendix D - Local Plan Policies to be Replaced

Planning Policies DPD Policy	Policies in the Peterborough Local Plan (First Replacement) which are Replaced
PP18 – Habitats and Species of Principal Importance	
PP19 – Flood and Water Management	U1, U3, U9
These policies in the Local Plan (First Replacement) 2005 are deleted as they are no longer necessary or are superseded by national policy.	H25, H26, H28, OIW5, OIW6, OIW8, OIW14, OIW15, T19, T20, R5, R6, R11, R12, R14, LT4, LT5, LT7, LT12, CF1, CF2, CF3, CF4, DA10, DA15, DA16, DA17, DA18, DA22, DA23, LNE3, LNE12, LNE13, U7, U8, U10, U11, U12

Over the past years, the Council has approved or adopted various documents as guidance of one form or another, including Supplementary Planning Guidance to the 1996 Peterborough Local Plan. All of these have lost most of the status that they may have once had. For the avoidance of doubt, all of those listed below are now also deleted.

**Table 3**

Title	Date Adopted
The Peterborough Natural Environment Audit	6 Feb 1996
Security Shutters on Shopfronts	6 Feb 1996
South Bank Planning and Development Brief	22 Oct 1996
Trees on Development Sites	14 Sept 1999
Geological Conservation and Development	12 Sept 2000
Peterborough Residential Design Guide	28 March 2002
Barnack and Pilsgate Village Design Statement	16 Jan 2001
Helpston Village Design Statement	13 Mar 2001
Ufford Village Design Statement	5 Dec 2002
Wansford Village Design Statement	22 Aug 2003
Castor & Ailsworth Village Design Statement	28 May 2004
Thorney Village Design Statement	7 Sept 2005 (approved but not as SPG)
Wothorpe Village Design Statement	30 Mar 2006 (approved but not as SPG)

## Appendix E - Glossary

**Adoption** - the formal decision by the Council to approve the final version of a document, at the end of all the preparation stages, bringing it into effect.

**Amenity** - a general term used to describe the tangible and intangible benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

**Annual Monitoring Report (AMR)** - a document produced by the local planning authority and submitted to Government by 31 December each year to report on the progress in producing the local development framework and implementing its policies.

**Biodiversity** - all species of life on earth including plants and animals and the ecosystem of which we are all part.

**Conservation Area** – a formally designated area of special historic or architectural interest whose character must be preserved or enhanced.

**Core Strategy** - a Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area.

**Development Plan** - see Statutory Development Plan.

**Development Plan Document (DPD)** - one of the types of LDD; they set out the spatial planning strategy, policies and/or allocations of land for types of development across the whole, or specific parts, of the LPA's area.

**Examination** - a form of independent public inquiry into the soundness of a submitted DPD, which is chaired by an inspector appointed by the Secretary of State. After the examination has ended the inspector produces a report with recommendations which is submitted to the Council.

**Listed Building** - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures.

**Local Development Document (LDD)** - any document, prepared in accordance with the statutory requirements, which sets out the LPA's policies, including supplementary policies and guidance, relating to the development and use of land in their area. All LDDs are part of the LDF. There are different types of LDD.

**Local Development Framework (LDF)** - the collective term for the whole package of planning documents which are produced by a local planning authority to provide the planning framework for its area. The LDF includes LDDs, the LDS and the AMR.

**Local Development Scheme (LDS)** - a document which sets out the local planning authority's intentions and timetable for the preparation of new LDDs (including DPDs, SPDs and the SCI).

**Local Planning Authority (LPA)** - the local authority which has duties and powers under the planning legislation. For the Peterborough area, this is Peterborough City Council.

**Mitigation measures** - actions necessary to restrict or remedy the negative impacts of a particular development.

**Natura 2000 Site** - A site of international importance for nature conservation established under the EC Birds and Habitats Directives, comprising (in the UK) designated Special Protection Areas and Special Areas of Conservation.

## Appendix E - Glossary

**Open Space and Recreational Land** - areas of undeveloped or largely undeveloped land for leisure purposes - including village greens, allotments, children's playgrounds, sports pitches and municipal parks.

**Planning Inspectorate (PINS)** - an agency of the DCLG which provides independent adjudication on planning issues, typically through an Inspector with responsibility for "examination".

**Planning Policy Statement (PPS)** - one of a series of Statements issued by the Government to set out national policies for different aspects of planning. Each Statement (dealing with a particular aspect of planning) has its own PPS number. PPSs are sometimes accompanied by Companion Guides which offer more detailed guidance on the operation of national policy.

**Proposals Map** - a map on an Ordnance Survey base map which shows where policies in DPDs apply. For an interim period it will also show where saved policies from Local Plans apply. It needs to be revised as each different DPD is adopted.

**Ramsar Site** - a wetland site of international importance especially as waterfowl habitat, listed under the provisions of the Ramsar Convention on Wetlands of International Importance (Ramsar Convention, 1971).

**Scheduled Monument** - a nationally important archaeological site that has been designated by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979, and therefore included in a 'schedule' of such monuments.

**Statement of Community Involvement (SCI)** - one of the types of LDD; it sets out the council's approach to how and when it will consult with the community in the preparation of planning documents, and making decisions on planning applications.

**Statutory Development Plan** - the overall term for a number of documents which, together, have a particular status under the planning legislation in decision-making. The Development Plan includes all adopted DPDs for the area. For an interim period it may include all or part of certain structure plans and local plans.

**Submission stage** - the stage at which a DPD or SCI is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations.

**Supplementary Planning Document (SPD)** - one of the types of LDD; they expand on policies or provide further detail to policies contained in a DPD.

**Sustainability Appraisal (SA)** - a formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.

**Sustainable Community Strategy** - a document which plans for the future of Peterborough across a wide range of topics, setting out a vision and a series of aspirations. The local strategic partnership (Greater Peterborough Partnership) has responsibility for producing the document which sets out four main priorities that all partners work towards. It does not form part of the LDF.

**Sustainable Development** - usually referred to as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland, 1987).

**Sustainable Drainage Systems (SuDS)** - an overall term for systems of surface water drainage management that take into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes to enable infiltration and gradual discharge into watercourses.

## Appendix E - Glossary

**The Act** - the Planning and Compulsory Purchase Act 2004, which put in place the statutory framework for preparing the LDF.

**The Regulations** - the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009; and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

**Transport User Hierarchy** - a hierarchy for Peterborough which says that in all matters of land-use and transportation planning, consideration will be given to the needs of user groups in the following priority order:

- pedestrians and those with mobility difficulties
- cyclists
- public transport including coaches and taxis/private hire vehicles
- motorcycles
- rail freight
- commercial and business users including road haulage
- car borne shoppers and visitors
- car borne commuters

**Use Classes Order** - a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.

**Village Envelope** - a boundary on a map beyond which the local planning authority proposes that a village should not be able to extend.

## Appendix E - Glossary

## Submission Proposals Maps

### Submission Proposals Maps

A Proposals Map is a map for a local planning authority's area (forming part of the statutory development plan) which shows the location and extent of sites allocated for development, and areas within which, or outside which, planning policies will apply. It may include Inset Maps for specific areas, showing information in greater detail at a larger scale.

The current adopted Proposals Map for Peterborough is the Proposals Map (with Insets) that forms part of the Peterborough Local Plan (First Replacement).

The submission version of this Peterborough Planning Policies DPD is accompanied by a Submission Proposals Map, in the form of individual maps at various scales.

The purpose of the Submission Proposals Map is to show how the adopted Proposals Map will be changed when the Planning Policies DPD is adopted. It is emphasised that the Planning Policies Submission Proposals Map will not replace the adopted Local Plan Proposals Map in its entirety. It will only replace certain elements, leaving the remainder unchanged.

The contents of the Submission Proposals Map will replace the following items shown on the adopted Proposals Map of the Peterborough Local Plan (First Replacement):

- Village Envelopes for Maxey, Newborough, Thorney and Wothorpe
- Conservation Areas for Ailsworth, Barnack, Glinton, Maxey, Northborough, Orton Waterville, Park, Peakirk, Thorney, Wansford, Werrington and Ufford
- Buildings of Local Importance
- Protected Green Spaces in Villages
- Protected Open Spaces or Gaps in Frontages in Villages
- Protected Treed or Hedged Frontages in Villages
- Protected Walls or Railings in Villages
- Primary Retail Frontages
- Hampton Township Centre
- Land Allocated for Public Open Space
- Primary Public Transport Corridor
- Cycle Route Network
- Padholme Surface Water Catchment

## Submission Proposals Maps



**SUMMARY OF MAIN ISSUES RAISED IN COMMENTS ON THE PLANNING POLICIES DPD (CONSULTATION DRAFT) AND MAIN CHANGES MADE FOR THE SUBMISSION VERSION**

- 1.1 The Planning Policies DPD (Consultation Draft) version was published for public consultation over a 6 week period in February and March 2011. There were 79 comments from 39 different consultees. The Council was required by Regulation 25 (5) of the 2008 Regulations and by its own SCI, to take these into account in preparing the version of the Planning Policies DPD to be submitted to the Secretary of State. This report presents – on a chapter-by-chapter and policy by policy basis - a summary of the main issues raised in comments and a summary of the main changes that were made to the Planning Policies DPD in order to make it appropriate for submission.
- 1.2 (References to policy and paragraph numbers are to those in the Planning Policies DPD (Consultation Draft) version; many of the policies and policy numbers have changed in the Submission version.)

**Comments on the Planning Policies DPD (Consultation Draft) Version**

**Chapter 1 – Introduction and Background**

There was only one representation to this section.

**Main Issues Raised**

- The policies are generally well laid out, clear to follow, and they take a logical approach.
- One of our significant areas of concern regarding the Planning Policies DPD is its need for policy guidance on water standards

**Main Changes to the Planning Policies DPD**

- We have made changes to policies PP13 and PP14 to include protection and where possible improvement to water to help enhance landscape and habitat.

**Chapter 2 – Context**

There was only one representation to this section.

**Main Issues Raised**

- We have no comments to make other than those made elsewhere in relation to specific policies.

**Main Changes to the Planning Policies DPD**

- No change proposed

### **Chapter 3 – Planning Policies**

Most of the comments received were for this section. Comments relating to a specific policy are discussed under that policy.

#### **Policy PP1 – Design Quality**

There were three comments made on this policy.

##### **Main Issues Raised**

- Policy PP1 should be flexible to the needs of business when setting design criteria for industrial buildings.
- The detailed policies on the natural environment needs to be mentioned here so it is clear an application cannot go forward without considering the natural environment along with the built environment.
- We object to this policy as it is very vague in its terminology, particularly points (c) and (d) regarding sustainable construction principles.

##### **Main Changes to the Planning Policies DPD**

- We have included flexibility for industrial buildings and included consideration of natural environment in the policy. We have clarified our terminology in the supporting text and there is no need to change policy wording.

#### **Policy PP2 – Impacts of New Development**

There was only one comment made on this policy.

##### **Main Issues Raised**

- Policy PP2 needs to define unacceptable impact and include impact on green spaces and biodiversity.

##### **Main Changes to the Planning Policies DPD**

- We have amended the policy to include “loss of public open spaces” in the policy. Impact of development on biodiversity is included in policy PP13 (The Landscaping and Biodiversity Implications of Development) and so there is no need to repeat this in policy PP2.

#### **Policy PP3 – Amenity Provision in New Development**

There was only one comment made on this policy.

##### **Main Issues Raised**

- PP3 should include other amenities such as play areas for toddlers, bus stops, facilities for cyclists.

### Main Changes to the Planning Policies DPD

- We have included “Residential” in the policy title to read “Amenity Provision in New Residential Development” for clarity. No changes made to policy as a result of this representation as play areas are included in the open space standards (PP11) and facilities for cyclist are included in the parking standards (PP12). Provisions of bus stops are beyond the scope of planning. However, significant changes have been made to this policy to take account of recent issues including internal floorspace and comments made by other officers.

### **Policy PP4 – Prestigious Homes**

There were two comments made on this policy.

### Main Issues Raised

- There may be a shortage of executive housing but so is there of affordable housing. For people in the villages it can be difficult to find accommodation nearby because of the small size of the villages.
- We broadly support the aim to prevent the loss of historic buildings or their conversion into alternative uses that are not sympathetic to their character and appearance

### Main Changes to the Planning Policies DPD

- No change - this policy encourages the supply of top-of-the-market housing to help to attract business leaders to Peterborough. The Core Strategy policy CS8 (Meeting Housing Needs) provides guidance on affordable housing in all areas of Peterborough, including villages.

### **Policy PP5 – Conversion and Replacement Dwellings in the Countryside**

There were two comments made on this policy.

### Main Issues Raised

- There may be a shortage of executive housing but so is there of affordable housing. For people in the villages it can be difficult to find accommodation nearby because of the small size of the villages.
- We welcome the caveats to the historic environment within the policy, specifically points (d) and (g), which should be consistent with the relevant sections of PPS4 and PPS5.

### Main Changes to the Planning Policies DPD

- No change, Policy is consistent with PPS4 and PPS5. Issue of affordable housing in the villages is discussed above in our response to policy PP4.

### **Policy PP6 – The Rural Economy**

There was only one comment made on this policy.

### Main Issues Raised

- Planning for development should take into consideration:- The rural economy - Benefits for village residents - Enjoyment of the Countryside for the wider community.

### Main Changes to the Planning Policies DPD

- No change made to this policy. The policy provides positive incentive to the rural economy.

### **Policy PP7 – Primary Retail Frontages in District Centres**

There were two comments made on this policy.

### Main Issues Raised

- We do not object to the objective or wording of policy PP7. However, it appears from paragraph 3.7.1 and the maps in Appendix F that, in addition to the Primary Shop Frontages, it is under this policy and supporting text that the District Centre boundaries and the Primary Shopping Areas are also defined. We object to this approach, particularly as there is no reference in the policy or supporting text to the rationale or purpose of these other boundaries. We suggest a new policy should be inserted in the Planning Policies DPD which defines district centre boundaries and Primary Shopping Areas.
- The cycle parking standards, at Appendix A, in relation to Class A2 uses are considerably more exacting than those for Class A1 activities (whereas car parking standards are the same). We query why this should be and what evidence base was prepared to justify the higher requirement in relation to its type of use. We object to Policy PP7 as the Council has provided no evidence to justify its continued restriction of financial service retailers such as banks in primary frontages and has not given consideration to reasonable alternative strategies.

### Main Changes to the Planning Policies DPD

- We have included a new policy (Development for retail and Leisure Uses) in the Proposed Submission draft version (policy PP7, and the current policy PP7 becomes policy PP8 in the submission version and subsequent policies increase their number by one). This policy defines District and Local Centre boundaries and Primary Shopping Areas and their purpose in locating retail and other centre uses.
- The cycle parking standards, at Appendix A, in relation to Class A2 (Financial and Professional Services) uses has been amended so that they are in line with A1 uses (general shops excluding food stores). No change made to policy PP7. This is now policy PP8 in the Proposed Submission version.

### **Policy PP8 – Shop Frontages, Security Shutters and Canopies**

There was only one comment made on this policy.

### Main Issues Raised

- We welcome the effort to safeguard buildings and townscapes from inappropriate shop fronts, security shutters and canopies. We understand that a supplementary planning document is being produced on shop front design, and we hope that this can be linked to this policy and provide detailed guidance on appropriate designs.

### Main Changes to the Planning Policies DPD

- No change made to this policy. This is now policy PP9 in the Proposed Submission version.

### **Policy PP9 – The Transport Implications of Development**

There was only one comment made on this policy.

### Main Issues Raised

- Unacceptable impact needs to be defined in PP9 or without objective criteria it will be difficult to assess applications that fail to meet the standard. The developer will be expected to take measures to deal with the situation created not to alter the development so that the issues do not arise.

### Main Changes to the Planning Policies DPD

- It is difficult to define unacceptable impact because it depends on so many different factors such as proposed use, location, links to highway network etc. Where possible these issues can be resolved through negotiation. Planning applications would only be refused if unacceptable impact cannot be resolved through negotiation. No change made to this policy. This is now policy PP10 in the Proposed Submission version

### **Policy PP10 – Parking Standards**

There were three comments made on this policy.

### Main Issues Raised

- We are objecting to Policy PP10 - Parking Standards as it is considered highly ambitious, and contradictory in its requirements. We feel Appendix A stating the Residential Parking Standards exceed the necessary requirements, and have not been sufficiently based on the needs of the local community. The policy is also inconsistent with PPG 13 that states the need to promote more sustainable modes of transport.
- Given the low ownership levels of electric vehicles, this level of investment (at least one parking space per dwelling should have easy access to a charging point for an electric vehicle) in infrastructure is not considered to be necessary.
- We object to the policy on two grounds: the parking space requirements for larger residential dwellings are too onerous as a minimum; we do not support the inclusion of a requirement for charging points for electric vehicles as part of this policy.

### Main Changes to the Planning Policies DPD

- We have amended residential Parking Standards in line with the suggestion put forward by the objector. As for charging points in all residential development, we have left this in but have made it less onerous. The draft National Planning Policy Framework requires local authorities to support reduction in greenhouse emissions including incorporating facilities for charging plug-in and other ultra-low emission vehicles. This is now policy PP11 in the Proposed Submission version.

### **Policy PP11 – Open Space Standards**

There were three comments made on this policy.

### Main Issues Raised

- Sport England now supports this policy, as the standards of provision on which the policy is based were contained within the Playing Pitch and Outdoor Sports Study carried out on behalf of Peterborough City Council.
- We object to the policy on the following grounds; we object to the inclusion of Neighbourhood Parks; we suggest “Natural and Semi Natural Greenspace” is renamed Informal Parkland and Natural and Semi Natural Greenspace. We seek clarification that the requirement for synthetic pitch provision is included within and not in addition to the overall provision of 1.0ha/1000 population. We suggest the wording “amenity greenspace” should be amended to clarify what is meant by this term (eg. “amenity and incidental greenspace within development areas”). We consider further information should be included to demonstrate how the local authority intends to determine the amount of amenity green space required. We support the deletion of “country parks” as previously proposed (within PP35 - Open Space Standards: Option 85 (Issues and Options 2008).
- The policy needs to be amended to properly reflect the recommendations of the Atkins study and the approach to developer contributions as set out in Table 12.2 of the report.

### Main Changes to the Planning Policies DPD

- We have updated the Open Space Standards based on the recent study carried out by Atkins. This study updates the 2006 work and takes into account any relevant studies carried out since and latest government guidance. New Open Space Standards are based on up-to-date information and with robust evidence.
- We have clarified the requirement for synthetic pitch provision and “amenity greenspace” in the standards. Some minor improvements to the wording of policy PP11 have been made and Appendix B revised to include up-to-date standards. This is now policy PP12 in the Proposed Submission version.

### **Policy PP12 – Nene Valley**

There were two comments made on this policy.

### Main Issues Raised

- We welcome this policy, but would like the word “heritage” inserted into the list of values contained in point (b), particularly as Paragraph 3.12.1 states that the Nene Valley is an area of heritage value. This would ensure consistency between the policy and supporting text.
- We also recommend that the policy is strengthened and given a positive slant to recognise, protect and enhance strategic wildlife corridors along the Nene and its tributaries. We therefore recommend amendments to improve this policy

#### Main Changes to the Planning Policies DPD

- We have restructured the policy and revised the wording taking account of the comments made above and for clarity. This is now policy PP13 in the Proposed Submission version.

#### **Policy PP13 – The Landscaping and Biodiversity Implications of Development**

There were two comments made on this policy.

#### Main Issues Raised

- We suggest an amendment to the current wording of part a) of the Policy to read: (a) “ the retention and protection of trees and other natural features which are of major importance to the quality of the local environment provided this does not unduly compromise design quality
- The policy can further be strengthened by including something on investigation and appropriate protection of the aquatic environment and Water Framework Directive.

#### Main Changes to the Planning Policies DPD

- We have amended the policy to take account of the above representations. Trees are protected on the site when possible unless these unduly compromise the achievement of good design solution for the site. We have also included protection and where possible enhancement of water quality and habitat of any aquatic environment in or adjoining the site. This is now policy PP14 in the Proposed Submission version.

#### **Policy PP14 – Heritage Assets**

There were five comments made on this policy.

#### Main Issues Raised

- I support the inclusion of the property in the 'List of Buildings of Local Importance' Peterborough Policies Development Plan Document (Policy PP14). The policy can further be strengthened by including something on investigation and appropriate protection of the aquatic environment and Water Framework Directive.
- Proposed Policy does not conform to Central Government Planning Policy Guidance, in particular PPS5 as all proposed developments which may

potentially impact on Heritage Assets must as a minimum demonstrate that they enhance or improve the setting of the Heritage Asset.

- Suggested word changes to ensure Policy PP14 is made sound in accordance with Government guidance
- We welcome the aim to provide a policy that supports the Core Strategy historic environment policy (CS17). However, we have some concerns that Policy PP14 largely repeats the Core Strategy and PPS5 and does not tackle specific development management issues affecting the historic environment in Peterborough.
- Queensgate Limited Partnership has significant concerns, with draft Planning Policies DPD Policies PP14 and PP15, which relate to Heritage Assets and Buildings of Local Importance. PP14 could conflict with the Core Strategy and potentially constraining the ability for future development proposals in Peterborough City Centre to come forward.

#### Main Changes to the Planning Policies DPD

- We have completely revised this policy in collaboration with English Heritage, taking account of the comments made and in light of most recent Government guidance. This is now policy PP15 in the Proposed Submission version.

#### **Policy PP15 – Buildings of Local Importance**

There were four comments made on this policy.

#### Main Issues Raised

- Policy wording unclear as to its scope
- We strongly dispute that the British Sugar Offices, 269 -277 Oundle Road, is of “significant interest to the area” and that it is of “distinctive design and appearance” in any interpretation relevant to local listing.
- We strongly welcome the drafting of this policy and the city council’s efforts to identify and update its list of buildings of local importance (as shown in Appendix C). The test outlined in the policy needs to be consistent with PPS5.
- We note that the current drafting of Policy PP15 provides for some flexibility with the inclusion of point (c), which provides that development that affects locally listed buildings will be granted where “the benefits of the redevelopment scheme outweigh the retention of the building”. In view of the strategic matters at stake in the City Centre and on North Westgate, our view is that this does not go far enough to ensure that the deliverability of the Core Strategy Policy CS4 is not undermined.

#### Main Changes to the Planning Policies DPD

- The policy wording has been changed to refer to ‘public benefits’ rather than just ‘benefits’ and to delete reference to unclear types of consent. We have removed the British Sugar Offices from the Building of Local Importance list in response to the above comments, and corrected some other entries. We feel the policy now allows sufficient flexibility to allow proposals where the public benefits of the scheme outweigh the harm to the local importance of the building. This is now policy PP16 in the Proposed Submission version.



## **Policy PP16 – Ancient, Semi-Natural Woodland and Veteran Trees**

There were no representations made on this policy but we have amended it in the light of officer comments. This is now policy PP17 in the Proposed Submission version.

## **Policy PP17 – Habitats and Species of Principal Importance**

There were four comments made on this policy.

### Main Issues Raised

- There is a need for changed wording to clarify the habitats and species being referred to and to avoid overlap with Core Strategy Policy CS21 and National Guidance.
- The draft policy is not considered to be in accordance with National planning policy guidance
- This policy is unclear and we suggest major re-wording is required to clarify the difference between statutorily protected species and S41 NERC Act Habitats and Species.
- We are very happy with the proposed wording of this policy

### Main Changes to the Planning Policies DPD

- We have completely revised the wording of this policy, taking account of the comments made above and for clarity. This is now policy PP18 in the Proposed Submission version.

## **Policy PP18 – Drainage and Flood Risk Management**

There were two comments made on this policy.

### Main Issues Raised

- We consider the use of the term "suitable provision" to be too ambiguous and it should be set out more clearly within the policy or supporting text what constitutes "suitable provision". The timescale for the production of the Flood Risk Management DPD (including the consultation programme) should be identified. Decisions regarding the implementation of this policy are to be made using this guidance and this should be clarified
- The draft policy should include the requirement for Brownfield sites to seek to separate surface water from combined sewers

### Main Changes to the Planning Policies DPD

- We have revised the wording of this policy taking account of the comments made above and for clarity. This is now policy PP19 (Flood and Water Management) in the Proposed Submission version.

## **Chapter 4 – Potential Changes to Village Envelopes**

- 4.1 The Consultation Draft DPD sought views on proposed minor changes to Maxey and Wothorpe village envelopes and we received no

objections to these changes. Therefore, they are included in the Proposed Submission version.

- 4.2 Some respondents did not agree with our decision to not include their sites in the village envelope in the Consultation document, and further changes to other village envelopes were suggested by local residents during the consultation period. In each of these cases officers have sought the views of the relevant Parish Council before making a recommendation. The changes sought, the Parish Council response and officers' recommendations are discussed below.
- 4.3 In Helpston, there was a request to include 5 and 7 Heath Road and their garden area within the village envelope. The owner of the site did not agree with our decision for not including their site within the village envelope. We consulted the Helpston Parish Council and included with the letter the representation submitted by the owners. The Parish Council objected to the two suggestions put forward. Officers agree with the Parish Council reasoning and no change will be made to include 5 and 7 Heath Road within the village envelope.
- 4.4 A new suggestion was put forward to include land rear of 12, 14, and 18 Nene Way within the village Sutton village envelope. Sutton Parish Council objected to this proposal and officers agree with their view.
- 4.5 A new suggestion was put forward to include some land next to the Stables in the Wothorpe village boundary. The Parish Council did not comment on the proposal. Officers cannot see any compelling planning reasons to change the Wothorpe Village envelope here.
- 4.6 The change suggested for Newborough was to include rear of 70 to 90 Guntons Road and their garden areas in the village envelope. We consulted the Newborough Parish Council who then held a public meeting at which it was reported 34 residents attended. They opposed the proposal to change the village envelope.
- 4.7 After carefully examining the representations made by the residents in support of this boundary change, officers consider that a change in this location can be justified for the following reasons:
- The suggested change runs along a well defined boundary (Mossops Drain) which meets the criteria for the definition of village envelope boundaries.
  - The existing alignment has no logical features on the ground and cannot be defended
  - Although the boundary change has the potential to create an area for development, this will be severally restricted due to risk of flooding in the area and multiple owners.
  - Newborough is a Limited Growth Village, and even if the additional land was developed for housing, the number of dwellings delivered would not be contrary to the settlement hierarchy in the Core Strategy.
  - The boundary change will allow all residents in the area to use their garden to the full potential rather than be restricted by the village envelope.

- 4.8 A minor change to Thorney village envelope was suggested. A small piece of land to the rear of 39-41 Station Road to be included which is currently outside the village envelope. Officers consulted Thorney Parish Council who raised no objection to the proposal. There are no valid planning reasons why it cannot be included and so we recommend the amendment.

## **Chapter 5 – Implementation and Monitoring**

- 5.1 We have revised this section taking into account the comments made and in view of the recent draft National Planning Policies Framework.

## **Appendices**

These are linked to the policies in section 3 such as Parking Standards (Appendix A (policy PP10)), Open Space Standards (Appendix B (policy PP11)). Any revisions to an appendix are discussed in the section dealing with the policy.

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<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 9</b>
<b>13 OCTOBER 2011</b>	<b>Public Report</b>

## **Report of the Solicitor to the Council**

**Report Author** – Paulina Ford, Senior Governance Officer, Scrutiny

**Contact Details** – 01733 452508 or email paulina.ford@peterborough.gov.uk

### **FORWARD PLAN OF KEY DECISIONS**

#### **1. PURPOSE**

- 1.1 This is a regular report to the Sustainable Growth Scrutiny Committee outlining the content of the Council's Forward Plan.

#### **2. RECOMMENDATIONS**

- 2.1 That the Committee identifies any relevant items for inclusion within their work programme.

#### **3. BACKGROUND**

- 3.1 The latest version of the Forward Plan is attached at Appendix 1. The Plan contains those key decisions, which the Leader of the Council believes that the Cabinet or individual Cabinet Member(s) will be making over the next four months.
- 3.2 The information in the Forward Plan provides the Committee with the opportunity of considering whether it wishes to seek to influence any of these key decisions, or to request further information.
- 3.3 If the Committee wished to examine any of the key decisions, consideration would need to be given as to how this could be accommodated within the work programme.

#### **4. CONSULTATION**

- 4.1 Details of any consultation on individual decisions are contained within the Forward Plan.

#### **5. BACKGROUND DOCUMENTS**

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

None

#### **6. APPENDICES**

Appendix 1 – Forward Plan of Executive Decisions

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**PETERBOROUGH CITY  
COUNCIL'S FORWARD PLAN  
1 OCTOBER 2011 TO 31 JANUARY 2012**

## FORWARD PLAN OF KEY DECISIONS - 1 OCTOBER 2011 TO 31 JANUARY 2012

During the period from 1 October 2011 To 31 January 2012 Peterborough City Council's Executive intends to take 'key decisions' on the issues set out below. Key decisions relate to those executive decisions which are likely to result in the Council spending or saving money in excess of £500,000 and/or have a significant impact on two or more wards in Peterborough.

This Forward Plan should be seen as an outline of the proposed decisions and it will be updated on a monthly basis. The dates detailed within the Plan are subject to change and those items amended or identified for decision more than one month in advance will be carried over to forthcoming plans. Each new plan supersedes the previous plan. Any questions on specific issues included on the Plan should be included on the form which appears at the back of the Plan and submitted to Alex Daynes, Senior Governance Officer, Chief Executive's Department, Town Hall, Bridge Street, PE1 1HG (fax 01733 452483). Alternatively, you can submit your views via e-mail to [alexander.daynes@peterborough.gov.uk](mailto:alexander.daynes@peterborough.gov.uk) or by telephone on 01733 452447.

The Council invites members of the public to attend any of the meetings at which these decisions will be discussed and the papers listed on the Plan can be viewed free of charge although there will be a postage and photocopying charge for any copies made. All decisions will be posted on the Council's website: [www.peterborough.gov.uk](http://www.peterborough.gov.uk). If you wish to make comments or representations regarding the 'key decisions' outlined in this Plan, please submit them to the Governance Support Officer using the form attached. For your information, the contact details for the Council's various service departments are incorporated within this plan.

### NEW ITEMS THIS MONTH:

**Sale of surplus former residential care home - Eye - KEY/01OCT/11**

**Section 75 agreement with Cambridge and Peterborough Foundation Trust - KEY/03OCT/11**

**Contract Award - Adult Drug Treatment Services - KEY/04OCT/11**

**Award of contract for the Extension and Refurbishment of the John Mansfield Centre - KEY/05OCT/11**

**Longthorpe Primary School Modernisation - KEY/06OCT/11**

**Hampton Community School - KEY/07OCT/11**

**Street Lighting Efficiency Programme 2011/12 - Award of Contract - KEY/08OCT/11**

**Review of Play Centres in Peterborough - KEY/09OCT/11**

**Minerals and Waste: Waste Management Design Guide Supplementary Planning Document (SPD) - KEY/01DEC/11**



## OCTOBER

KEY DECISION REQUIRED	DATE OF DECISION	DECISION MAKER	RELEVANT SCRUTINY COMMITTEE	CONSULTATION	CONTACT DETAILS / REPORT AUTHORS	REPORTS
<p><b>Delivery of the Council's Capital Receipt Programme through the Sale of Land and Buildings - Vawser Lodge Thorpe Road - KEY/04DEC/10</b></p> <p>To authorise the Chief Executive, in consultation with the Solicitor to the Council, Executive Director – Strategic Resources, the Corporate Property Officer and the Cabinet Member Resources, to negotiate and conclude the sale of Vawser Lodge</p>	<p>October 2011</p>	<p><b>Cabinet Member for Resources</b></p>	<p>Sustainable Growth</p>	<p>Consultation will take place with the Cabinet Member, Ward councillors, relevant internal departments &amp; external stakeholders as appropriate</p>	<p>Andrew Edwards Head of Peterborough Delivery Partnership Tel: 01733 452303 andrew.edwards@peterborou gh.gov.uk</p>	<p>A public report will be available from the governance team one week before the decision is taken</p>

<p><b>Security Framework Contract - lot 2 - KEY/09DEC/10</b> Award lot 2 of framework contract; cash collection and cash in transit services, delivering services for the council such as collecting cash from parking meters and banking it securely.</p>	October 2011	<b>Cabinet Member for Resources</b>	Sustainable Growth	Internal and external stakeholders as appropriate	Matthew Rains P2P Manager Tel: 01733 317996 matthew.rains@peterborough.gov.uk	A public report will be available from the governance team one week before the decision is made
<p><b>Nene Park Academy and Stanground College - KEY/13JUN/11</b> To vary the Ormiston Bushfield Academy (OBA) Design and Build Contract with Kier Regional Ltd (trading as Kier Eastern) to allow for the design and build of Nene Park Academy and Stanground College</p>	October 2011	<b>Cabinet Member for Education, Skills and University, Cabinet Member for Resources</b>	Creating Opportunities and Tackling Inequalities	Executive Director Children Services, Executive Director Resources, Solicitor to the Council, Ward Councillors	Brian Howard PFI Project Manager Tel: 01733 863976 brian.howard@peterborough.gov.uk	A public report will be available from the governance team one week before the decision is taken
<p><b>Energy Services Company - KEY/03JUL/11</b> To consider potential future developments of energy related products.</p>	October 2011	<b>Cabinet Member for Environment Capital, Cabinet Member for Resources</b>	Environment Capital	Internal and External Stakeholders	John Harrison Executive Director-Strategic Resources Tel: 01733 452398 john.harrison@peterborough.gov.uk	A public report will be available from the Governance Team one week before the decision is taken.

<p><b>Expansion to Hampton College - KEY/04JUL/11</b> To approve the forward build of phase 2 of Hampton College.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Education, Skills and University, Cabinet Member for Resources</b></p>	<p>Creating Opportunities and Tackling Inequalities</p>	<p>Internal and external stakeholders</p>	<p>Jonathan Lewis Assistant Director - Resources, Commissioning and Performance  jonathan.lewis@peterborough.gov.uk</p>	<p>A public report will be available from the Governance team one week before the decision is taken.</p>
<p><b>Manor Drive Managed Service – Procurement through the Services Competitive Dialogue Process - KEY/01SEP/11</b> To identify the preferred bidder (the Council's partner) for Manor Drive Managed Service.</p>	<p>October 2011</p>	<p><b>Deputy Leader and Cabinet Member for Culture, Recreation and Strategic Commissioning, Cabinet Member for Resources</b></p>	<p>Sustainable Growth</p>	<p>Internal departments, Unions, Staff</p>	<p>Margaret Welton Principal Lawyer (Manor Drive) Tel: 01733 452226 margaret.welton@peterborough.gov.uk</p>	<p>A public report will be available from the governance team one week before the decision is taken</p>
<p><b>Traffic Signals LED Project - award of contract - KEY/03SEP/11</b> Contract to replace all traffic signal head lamps in Peterborough with LED as LED Heads are more efficient brighter, safer and have a much longer life.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Housing, Neighbourhoods and Planning</b></p>	<p>Environment Capital</p>	<p>Internal and external stakeholders as appropriate</p>	<p>Amy Wardell Team Manager - Passenger Transport Projects Tel: 01733 317481 amy.wardell@peterborough.gov.uk</p>	<p>A public report will be available from the Governance Team one week before the decision is taken.</p>

<p><b>Street Lighting Policy - KEY/04SEP/11</b> To agree the street lighting policy for PCC.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Housing, Neighbourhoods and Planning</b></p>	<p>Environment Capital</p>	<p>Internal and External stakeholders as appropriate.  With internal and external stakeholders as appropriate.</p>	<p>Mark Speed Transport Planning Team Manager Tel: 317471 mark.speed@peterborough.gov.uk</p>	<p>A public report will be available from the Governance Team one week before the decision is taken.</p>
<p><b>Sale of surplus former residential care home - Eye - KEY/01OCT/11</b> To authorise the Chief Executive, in consultation with the Solicitor to the Council, Executive Director – Strategic Resources, the Corporate Property Officer and the Cabinet Member for Resources, to negotiate and conclude the sale of a former care home now surplus to requirement -The Croft, Eye.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Resources</b></p>	<p>Sustainable Growth</p>	<p>Consultation will take place with the Cabinet Member, &amp; Ward councillors, as appropriate</p>	<p>Simon Webber Capital Receipts Officer Tel: 01733 384545 simon.webber@peterborough.gov.uk</p>	<p>A public report will be available from the Governance team one week before the decision is taken.</p>
<p><b>Section 75 agreement with Cambridge and Peterborough Foundation Trust - KEY/03OCT/11</b> To approve the section 75 agreement with CPFT for the provision of mental health services.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Adult Social Care</b></p>	<p>Health Issues</p>	<p>Internal and external stakeholders as appropriate.</p>	<p>Denise Radley Executive Director of Adult Social Services Tel: 01733 758444 denise.radley@peterborough.gov.uk</p>	<p>A public report will be available from the Governance Team one week before the decision is taken.</p>

<p><b>Contract Award - Adult Drug Treatment Services - KEY/04OCT/11</b> To award the contracts for the delivery of Adult Drug Treatment Services</p>	<p>October 2011</p>	<p><b>Cabinet Member for Community Cohesion and Safety</b></p>	<p>Strong and Supportive Communities</p>	<p>Internal departments as appropriate Safer Peterborough Partnership</p>	<p>Karen Kibblewhite Safer Peterborough Manager - Cutting Crime Tel: 01733 864122 karen.kibblewhite@peterborough.gov.uk</p>	<p>A public report will be available from the governance team one week before the decision is taken.</p>
<p><b>Award of contract for the Extension and Refurbishment of the John Mansfield Centre - KEY/05OCT/11</b> To award the contract for the extension and refurbishment at the John Mansfield Centre.</p>	<p>October 2011</p>	<p><b>Cabinet Member for Community Cohesion and Safety</b></p>	<p>Strong and Supportive Communities</p>	<p>Ward councillors, internal and external stakeholders as appropriate.</p>	<p>Adrian Chapman Head of Neighbourhood Services Tel: 01733 863887 adrian.chapman@peterborough.gov.uk</p>	<p>A public report will be available from the Governance Team one week before the decision is taken.</p>
<p><b>Longthorpe Primary School Modernisation - KEY/06OCT/11</b> To authorise the award of the contract for modernisation works to Longthorpe Primary School</p>	<p>October 2011</p>	<p><b>Cabinet Member for Education, Skills and University</b></p>	<p>Creating Opportunities and Tackling Inequalities</p>	<p>Relevant internal stakeholders as appropriate</p>	<p>Alison Chambers Principal Assets Officer (Schools)  alison.chambers@peterborough.gov.uk</p>	<p>A public report will be available from the Governance Team one week before the decision is taken.</p>

<p><b>Hampton Community School - KEY/07OCT/11</b> To vary the Ormiston Bushfield Academy (OBA) Design and Build Contract with Kier Eastern to allow for the design and build of Hampton Community School.</p>	October 2011	<b>Cabinet Member for Education, Skills and University</b>	Creating Opportunities and Tackling Inequalities	Public, ward councillors and internal departments	Brian Howard PFI Project Manager Tel: 01733 863976 brian.howard@peterborough.gov.uk	A public report will be available from the Governance Team one week before the decision is taken
<p><b>Street Lighting Efficiency Programme 2011/12 - Award of Contract - KEY/08OCT/11</b> To award the works contract for the programme.</p>	October 2011	<b>Cabinet Member for Housing, Neighbourhoods and Planning</b>	Environment Capital	Internal and external stakeholders as appropriate.	Mark Speed Transport Planning Team Manager Tel: 317471 mark.speed@peterborough.gov.uk	A public report will be available from the Governance Team one week before the decision is taken.
<p><b>Review of Play Centres in Peterborough - KEY/09OCT/11</b> To approve recommendations for changes in play centre delivery.</p>	October 2011	<b>Cabinet Member for Children's Services</b>	Creating Opportunities and Tackling Inequalities	Officers and a Councillor Reference Group	Karen Moody Head of Early Intervention & Prevention and Strategic Lead for Adult L&S Tel: 01733 863938 karen.moody@peterborough.gov.uk	A public report will be available from the Governance Team one week before the decision is taken.

## NOVEMBER

KEY DECISION REQUIRED	DATE OF DECISION	DECISION MAKER	RELEVANT SCRUTINY COMMITTEE	CONSULTATION	CONTACT DETAILS / REPORT AUTHORS	REPORTS
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<p><b>Draft Housing Strategy - KEY/04JUN/11</b> To approve the draft Housing Strategy 2011-2014 for the purposes of public consultation.</p>	November 2011	<b>Cabinet</b>	Sustainable Growth	Internal and External as appropriate	Richard Kay Policy and Strategy Manager  richard.kay@peterborough.gov.uk	A public report will be made available from the governance team one week before the decision is made.
<p><b>Single Equality Scheme - KEY/02SEP/11</b> To approve the final scheme following consultation</p>	November 2011	<b>Cabinet</b>	Creating Opportunities and Tackling Inequalities.	Public consultation via stakeholders and partnerships.	Denise Radley Executive Director of Adult Social Services Tel: 01733 758444 denise.radley@peterborough.gov.uk	A public report will be available from the governance team one week before the decision is taken.
<p><b>Peterborough's Transport Partnership Policy for pupils aged 4-16 years - KEY/01NOV/11</b> To approve the new policy for September 2012.</p>	November 2011	<b>Cabinet Member for Education, Skills and University</b>	Creating Opportunities and Tackling Inequalities	Internal and public consultation	Rowena Sampson Transport Officer  rowena.sampson@peterborough.gov.uk	A public report will be available from the Governance team one week before the decision is taken.

## DECEMBER

KEY DECISION REQUIRED	DATE OF DECISION	DECISION MAKER	RELEVANT SCRUTINY COMMITTEE	CONSULTATION	CONTACT DETAILS / REPORT AUTHORS	REPORTS
<b>Minerals and Waste: Waste Management Design Guide Supplementary Planning Document (SPD) - KEY/01DEC/11</b> To adopt the Waste Management Design Guide SPD	December 2011	<b>Cabinet</b>	Sustainable Growth	Internal and External stakeholders as appropriate	Richard Kay Policy and Strategy Manager  richard.kay@peterborough.gov.uk	A public report will be available from the Governance Team one week before the decision is taken.

## JANUARY

There are currently no Key Decisions scheduled for January.



**CHIEF EXECUTIVE'S DEPARTMENT Town Hall, Bridge Street, Peterborough, PE1 1HG**

Communications  
Strategic Growth and Development Services  
Legal and Democratic Services  
Policy and Research  
Economic and Community Regeneration  
HR Business Relations, Training & Development, Occupational Health & Reward & Policy

**STRATEGIC RESOURCES DEPARTMENT Director's Office at Town Hall, Bridge Street, Peterborough, PE1 1HG**

Finance  
Internal Audit  
Information Communications Technology (ICT)  
Business Transformation  
Strategic Improvement  
Strategic Property  
Waste  
Customer Services  
Business Support  
Shared Transactional Services  
Cultural Trust Client

**CHILDRENS' SERVICES DEPARTMENT Bayard Place, Broadway, PE1 1FB**

Safeguarding, Family & Communities  
Education & Resources  
Children's Community Health

**OPERATIONS DEPARTMENT Bridge House, Town Bridge, PE1 1HB**

Planning Transport & Engineering (Development Management, Construction & Compliance, Infrastructure Planning & Delivery, Network Management)

Commercial Operations (Resilience, Strategic Parking and Commercial CCTV, City Centre, Markets & Commercial Trading, Passenger Transport)

Neighbourhoods (Strategic Regulatory Services, Safer Peterborough, Strategic Housing, Cohesion, Social Inclusion)

Operations Business Support (Finance)

Planning Transport & Engineering (Development Management, Construction & Compliance, Infrastructure Planning & Delivery, Network Management)

**SUSTAINABLE GROWTH SCRUTINY COMMITTEE  
WORK PROGRAMME 2011/12**

Meeting Date	Item	Progress
<b>7 June 2011</b> <i>Draft Report 19 May</i> <i>Final Report 26 May</i>	<b>Preliminary Flood Risk Assessment</b> To scrutinise Peterborough's Preliminary Flood Risk Assessment. <b>Contact Officer: Richard Kay/Julia Chatterton</b>	Recommendations to Cabinet meeting 13 June 2011.
	<b>Review of 2009/10 and Future Work Programme</b> To review the work undertaken during 2009/10 and to consider the future work programme of the Committee. <b>Contact Officer: Paulina Ford</b>	
<b>29 June 2011</b>	<b>Call-In Meeting</b>	
<b>12 July 2011</b> <i>Draft Report 24 June</i> <i>Final Report 1 July</i>	<b>CANCELLED</b>	
<b>6 September 2011</b> <i>Draft Report 18 August</i> <i>Final Report 25 August</i>	<b>Facilitating Growth in Peterborough</b> To receive and comment on a report on the operational overview of the growth and planning service areas. <b>Contact Officer: Andrew Edwards/Simon Machen</b>	
	<b>Local Development Framework Scrutiny Group</b> To consider the continuation of the Local Development Framework Scrutiny Group. <b>Contact Officer: Paulina Ford</b>	

Meeting Date	Item	Progress
	<p><b>Disposal of Vawser Lodge</b></p> <p>To receive an update on the progress of the sale of land and buildings at Vawser Lodge.</p> <p><b>Contact Officer: Andrew Edwards</b></p>	
<p><b>13 October 2011</b></p> <p><i>Draft Report 27 Sept</i></p> <p><i>Final Report 4 Oct</i></p>	<p><b>Enterprise Peterborough</b></p> <p>To scrutinize the Enterprise Contract and make any recommendations.</p> <p><b>Contact Officer: John Harrison</b></p>	
	<p><b>Manor Drive Managed Service</b></p> <p>To receive and comment on the Manor Drive contract and make any recommendations.</p> <p><b>Contact Officer: John Harrison</b></p>	
	<p><b>Planning Policies Development Plan Document</b></p> <p>To scrutinize and comment on the Planning Policies Planning Development Document and make any recommendations</p> <p><b>Contact Officer: Richard Kay</b></p>	
	<p><b>Draft Housing Strategy and Strategic Tenancy Policy</b></p> <p>To scrutinize and comment on the draft Housing Strategy and Strategic Tenancy Policy and make any recommendations.</p> <p><b>Contact Officer: Richard Kay/Anne Keogh</b></p>	
<p><b>8 November 2011</b></p> <p><i>Draft Report 21 Oct</i></p> <p><i>Final Report 28 Oct</i></p>	<p><b>Budget 2011/12 and Medium Financial Strategy to 2015/16</b></p> <p>To receive a presentation on the Cabinet's proposals for the budget.</p> <p><b>Contact Officers: John Harrison and Steven Pilsworth</b></p>	
	<p><b>Progress on the Delivery of the Growth, Strategic Planning and Economic Development Portfolio</b></p>	

Meeting Date	Item	Progress
	<p><b>Opportunity Peterborough</b> To scrutinise and comment on an update report on the work of Opportunity Peterborough and make any recommendations <b>Contact Officer: Neil Darwin</b></p>	
	<p><b>Use of Consultants - Recommendations Monitoring Report</b> To scrutinise and monitor the progress being made on the recommendations from the Use of Consultants Review. <b>Contact Officer: Steven Pilsworth</b></p>	
	<p><b>Flood Risk and Drainage Supplementary Planning Document</b> To scrutinise for future consultation and make any recommendations. <b>Contact Officer: Emma Latimer / Julia Chatterton</b></p>	
<p><b>5 January 2012</b> <b>(Joint Meeting of the Scrutiny Committees and Commissions)</b></p>	<p><b>Budget 2011/12 and Medium Term Financial Plan</b> To scrutinise the Executive's proposals for the Budget 2011/12 and Medium Term Financial Plan. <b>Contact Officer: John Harrison/Steven Pilsworth</b></p>	
<p><b>10 January 2012</b> <i>Draft Report 22 Dec</i> <i>Final Report 29 Dec</i></p>	<p><b>Refresh of Statement of Community Involvement (SCI)</b> <b>Contact Officer: Richard Kay</b></p>	
	<p><b>Annual Human Resources Monitoring Report</b> <b>Contact Officer: Mike Kealey</b></p>	

Meeting Date	Item	Progress
6 March 2012	<b>Community Infrastructure Levy (CIL)</b>  <b>Contact Officer: Richard Kay</b>	
	<b>Complaints Monitoring Report 2010/11</b> To scrutinise the complaints monitoring report 2009/10 and identify any areas of concern.  <b>Contact Officer: Mark Sandhu/Belinda Evans</b>	
	<b>City Centre Area Action Plan</b>  <b>Contact Officer: Richard Kay</b>	

To be programmed:

- Local Flood Management Strategy – when available