

COMMENTS RECEIVED ON CONSULTATION FOR VALIDATION REQUIREMENTS

Consultee	Comments	Action
David Lock Associates	No objection to the inclusion of the S106 Planning Obligations Implementation Scheme within the in the Local Lists once the SPD has been adopted but as further work is proposed on the draft POIS prior to its adoption as a SPD, the extent and nature of the work should be publicised and undergo public consultation.	There is an existing policy requirement for certain developments to make contributions via planning obligations.
David Lock Associates	<p>As the aim of the POIS is to ensure that new and replacement infrastructure is to compliment the city's growth they suggest that the Council considers the inclusion of a further information on the Lists for applications for residential-led development. This should be the submission of design details in addition or as part of the Design and Access Statement which currently for Full and Reserved Matters Applications is often a written document only. Detail suggested as follows:</p> <p>in addition to a site layout plan, we consider that the following information should be submitted:</p> <p>(a) scaled plan showing layout of surrounding development (to provide urban design context for the proposed application layout) and allow assessment of how the layout connects with its immediate surroundings;</p> <p>(b) street elevations for all key frontages (to allow the</p>	There are mechanisms in place under existing regulations for local authorities to require additional information if they consider that the level of detail contained within a submission is not adequate to enable proper consideration of the proposal

	<p>planning officer to assess the urban design composition and visual appearance of the street scene) – as homes are never viewed singularly (as often presented as ‘house type x’ by developers at REM stage), always as part of a street scene;</p> <p>(c) building heights plan (to indicate the consideration of the positioning of individual buildings within the site layout in relation to context).</p>	
Theatres Trust	Replied with no comment on the inclusion of requirements for the Local List	
Natural England	Supports the inclusion on the Local List which should have an important role to play in minimising impacts on wildlife interests and maximising biodiversity gain.	
Peterborough and Stamford NHS Trust	Confirm they welcome the opportunity to be involved with reference to the Local Lists and part of the POIS.	
East of England Development Agency	<p>Makes no specific comment on inclusion of the POIS scheme on the Local List but would expect an economic statement to be included. They suggest using more specific wording on the Local List for Economic Statements rather than the detail in DCLG’s guidance ‘The Validation of Planning Applications’ to refer to wider economic growth. There is also a need to be more specific in ensuring applications demonstrate how they will beneficially <u>impact</u> on the implementation of the RES and sub regional /local strategies.</p> <p>Suggest wording as follows:</p> <p>Applications should be accompanied by a supporting statement of any economic growth / regeneration benefits from the proposed development including:</p>	There are mechanisms in place under existing regulations for local authorities to require additional information if they consider that the level of detail contained within a submission is not adequate to enable proper consideration of the proposal

	<p>details of any new jobs that might be created or supported; the relative floor space totals for each proposed use; and any community benefits. Applications should demonstrate how they will contribute to the implementation of the goals of the Regional Economic Strategy, relevant sub-regional objectives and any local economic/regeneration strategies.</p>	
Accent and Wilkinson (Steve Pawson)	Suggest that the requirement of submission of Heads of Terms/Unilateral Undertaking may work if there are standard forms available for use by applicants in order that they submit the correct material.	Agree
Netherton Neighbourhood Association	Advised they were not clear on the subject matter of our letter	The document was referred to in the letter and a link to the web site was provided
Wansford Parish Council	Advised they were not clear on the subject matter of our letter	The document was referred to in the letter and a link to the web site was provided

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