

Agenda Number 5

Planning and Environmental Protection Committee 28 November 2017

Application Ref: 09/01368/OUT

Proposal: Development of an urban extension comprising up to 5350 residential dwellings; a District Centre (with up to 9200 square metres (99031 sq.ft) retail floor space) and two Neighbourhood Centres (with up to 2300 square metres (24758 sq.ft) retail floor space) comprising district/neighbourhood retail (A1-A5); community and health (C2, D1); leisure(D2); residential (C3) and commercial (B1) uses. Provision for education facilities (sites for three primary and one secondary school); sports and recreational facilities; a range of strategic open spaces including new landscaping, woodland and allotments; and cemetery provision. Associated highway infrastructure (including pedestrian, bridleway and cycle routes), public transport infrastructure and car parking for all uses. Utilities and renewable energy infrastructure; foul and surface water drainage networks (including suds and lakes)

Site: At land to the north of Norman Cross, east of the A1(M) and west of London Road (A15) Peterborough

Applicant: O & H Properties Ltd, Marlborough Oasis Ltd, Barrett Strategic (The Great Haddon Consortium)

Referred by: Director of Growth and Regeneration

Reason: Major Strategic Application

Case Officers: Lee Collins and Vicky Hurrell

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Recommendation: The Director of Growth and Regeneration recommends that authority be delegated to Officers to refuse the application if the S106 Agreement has not been completed by 28 February 2018.

1.Update

The Great Haddon urban extension is allocated for development in the adopted Local Plan. The site is located to the west of the city adjacent to the A1 and north of the A15. An outline application was submitted in 2009 for up to 5350 homes with associated infrastructure. The application was submitted by the Great Haddon Consortium, which comprises the following parties:-

- O & H Properties
- Marlborough Oasis
- Barratt Homes

The Planning and Environmental Protection Committee resolved to grant permission for the Great Haddon development in January 2015 upon the receipt of further specific information, subject to the satisfactory completion of the S106 Agreement. The Committee subsequently resolved in July 2017 to allow officers to refuse the Great Haddon planning application if the S106 legal agreement had not been signed by the end of September, unless an additional period of time was given.

Further to this, the Director of Growth and Regeneration and the Chair of the Planning Committee have agreed an extension time until the 28 November 2017.

Since the committee resolution in July, Officers have been working hard with the applicants to resolve the key issues associated with the S106 agreement and the practical delivery of what is a very large and complex development. The majority of these issues have now been agreed in principle and detailed drafting of the wording of the S106 agreements is ongoing.

Whilst significant progress has been made, there is still further work to do, especially in respect of the detailed drafting of the S106 agreement. The obligations to be included in the agreements are high value and complex. In light of this, it has been agreed with the applicants that it would be appropriate and sensible to allow a further period of time to complete the agreements. The lawyers representing the key parties, including the Council, have advised that a period of at least 3 months is required.

Given the period of time that is being sought, this matter is being referred back to Committee for its consideration.

2 Recommendation

The Director of Growth and Regeneration recommends that authority be delegated to Officers to refuse the application if the S106 Agreement has not been completed by 28 February 2018, for the following reason:-

The application gives rise to significant infrastructure requirements notably in respect of school provision, community facilities, transport including public transport provision, affordable housing, open space, ecology and archaeology. In the absence of a S106 Agreement these infrastructure requirements are not met. The development is therefore considered to be contrary to the provisions of policy CS13 of the adopted Core Strategy.

Copy to Cllrs Cereste, King and Seaton