



**PETERBOROUGH LOCAL DEVELOPMENT  
FRAMEWORK**

**PETERBOROUGH SITE ALLOCATIONS  
DEVELOPMENT PLAN DOCUMENT**

**PREFERRED OPTIONS VERSION**

**Draft for approval by Cabinet (8<sup>th</sup> February 2010)**

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## Preface

Peterborough City Council is preparing a Site Allocations Development Plan Document (DPD). This document will identify land and allocate sites for different types of development to deliver the planned growth of the city. This document also sets out a number of policies that relate to the allocation of land, such as safeguarding areas for future development.

Following previous consultation in 2008 and 2009 we are undertaking this preferred options consultation to inform you of the sites we are proposing to take forward. It is now an opportunity for you to provide us with your views before the final selection of sites is determined.

## How to respond

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

### Documents Available

- **Site Allocations Document**

Paper version: This document is the full consultation document containing background information, the full set of draft policies and other explanatory information. To respond to this paper version, please write or send an email to us using the addresses given below.

On-line version: The full document is available on-line. You can make any comments on-line, which is our preferred method, at: <http://consult.peterborough.gov.uk>. Alternatively, you can respond by completing the representation form. Paper copies are available in all local libraries or can be downloaded from the Council's web site and submitting it to us electronically or by post:

[http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/local\\_development\\_framework/site\\_allocation\\_dpdaspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/local_development_framework/site_allocation_dpdaspx)

- **Proposals Map**

The Site Allocations Document also includes a proposals map. This identifies the precise location and boundary of all allocations contained in this document.

- **Evidence Report**

Due to the amount of detailed assessment we have undertaken to select the preferred sites, we have created a separate document called the Evidence Report. We are not requesting specific comments on this document, but if you require further detail about our methodology and the scoring of each site, the document is available on-line at

[http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/local\\_development\\_framework/site\\_allocation\\_dpdaspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/local_development_framework/site_allocation_dpdaspx)

### Making Comments

We welcome your comments on the Preferred Options Document. Whilst we prefer it if you submit comments on-line (see above) the email address for comments is: [planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk)

The postal address for comments is:  
Strategic Planning & Enabling  
Peterborough City Council  
Stuart House East Wing

St John's Street  
Peterborough  
PE1 5DD

The closing dates for comments is 5pm on .....

**It should be noted that we are no longer seeking any additional sites for consideration. Should you wish to submit a new site, you will be responsible for the detailed assessment.**

## **How to make your comments effective**

If you require further information on what issues we can, and cannot, consider through the planning system there are a number of sources of free guidance. The planning policy function of the council can be contacted direct on 01733 863872. Planning Aid, a government funded organisation, can also be contacted for free impartial advice on the planning system. There are also a number of websites that are designed to provide the general public with accessible guidance. Please see the links below, or contact us direct for further information.

<http://www.planningaid.rtpi.org.uk/>

<http://www.planningportal.gov.uk/>

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## 2 Introduction

- 2.1** The Site Allocations Document forms part of the Statutory Development Plan for Peterborough known as the Local Development Framework (LDF). Once adopted, this document will identify land required over the next 15 years to deliver the scale of growth and development set out in the Peterborough Core Strategy.
- 2.2** The allocation of land is not a new process as the majority of development that has taken place in recent years will have been on sites identified through the 2005 Local Plan. This document updates, in part, that 2005 Local Plan (See appendix 1)
- 2.3** The role of this document is not to give permission to particular proposals – this will be completed through the planning application process. It does, however, provide 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.
- 2.4** For more detailed information on the LDF, and how all the documents in the LDF relate to one another, please see the Local Development Scheme (LDS) and the Core Strategy, both of which are available on our website.

### Production Stages

- 2.5** There are a number of different stages involved in the production of this Site Allocations Document, as summarised below:

MAIN STAGES		DATE
<b>Evidence gathering</b>	Identification of main issues	July 2007 - Oct 2008
	Submission of approximately 200 potential development sites	
<b>Issues and Options</b>	Public consultation on all potential sites	Oct 2008 - Jan 2009
<b>Preferred Options</b>	Public consultation on the council's preferred sites.	March 2010 - April 2010
<b>Proposed Submission</b>	Final opportunity for public consultation on the proposed sites	Autumn 2010
<b>Submission and examination</b>	Site Allocations Document submitted to government along with all public comments received during the proposed submission consultation.	Feb 2011 and Aug 2011
	Independent examination by a Planning Inspector	
<b>Adoption</b>	Council adopts Final Plan	Dec 2011
<b>Monitoring and Review</b>	Each year, identified targets are monitored	

- 2.6** In 2007, as part of the evidence gathering stages, we asked developers, agents, landowners, parish councils and local residents to put forward sites that they wanted to be considered as potential allocations. From this, we received approximately 200 sites for a variety of types of development, though no sites for Gypsy and Travellers were received. In October 2008 an Issues and Options consultation document was

published which contained all sites submitted to the Council as potential housing and/or employment sites. In January 2009 an Additional Sites Document was also consulted on. This contained all sites submitted during the earlier consultation period.

- 2.7** The two Issues and Options Documents included a summary and map of each site. At the time of consultation no assessments had been carried out and no decision had been made as to the suitability of any site. The two full consultation document, including all comments received during the consultation period, can be viewed at <http://consult.peterborough.gov.uk/portal>.
- 2.8** All sites submitted to the Council have, during 2009, been assessed against a set of detailed criteria (this is explained in the Approach to Site Selection chapter, and all information is contained in the supporting Evidence Report) to identify the most suitable sites. We have then selected our “preferred sites”.
- 2.9** We are now at the preferred options stage; this is an almost final draft of which sites we are proposing to allocate. However, this is not the ‘final’ plan. We want you to let us know what you think of our current preferred, not final, proposals. Many of the ideas and proposals in this document have only recently been arrived at, helped by the previous consultation.
- 2.10** Before the Site Allocations Document is adopted by the Council, and any site officially becomes an allocated site, the Site Allocations Document has to go through another consultation stage and a public examination in front of an independent planning inspector.

### Withdrawn Sites

- 2.11** Since the Issues and Option Consultation was carried out in October 2008 and January 2009 a few sites have been withdrawn from the assessment process. (Appendix 3 Provides a list of all withdrawn sites). These sites have either been granted planning permission and now count as committed sites, or have been withdrawn at the request on the developer, agent or landowner. Sites identified through the Bretton 2010 study have been withdrawn.

### New Sites

- 2.12** Following the consultation on the two Issues and Options documents, a number of further sites were submitted up to July 2009. We have not therefore had the opportunity to consult you on these proposals, though these sites have been assessed by the Council in the same way as all other sites. These “new” (not previously consulted upon) sites are as follows and your views on these would be welcomed.

**Table 1 New Sites**

Site reference	Site name	Area (ha)
H144	84 Eyebury Road, Eye	0.98
H145	Hurn Road, Werrington	14.46
H146	Land at Junction of Lincoln Road, Deeping Gate	5.80
H147	Land North of Werrington, Lincoln Road 1	5.76
H148	John Mansfield School, Remote playing Field	3.20
M014	Horsey Grange, Stanground	29.13



Site reference	Site name	Area (ha)
M015	Land North of Peterborough, Werrington	16.51
M016	Land North of Peterborough, Werrington, Lincoln Road 2	1.26
M017	Land North of Werrington, Lincoln Road 3	17.95
M018	Land at Milking Nook	32.98
M019	Land North of Werrington, Lincoln Road 4	10.90
E021	Red Brick Farm (this site has previously been available for comment through the Core Strategy consultation)	30.00 (approximately)

**2.13** Of the above new sites you will note later in the document that we are proposing to take forward sites H148 and E021.

**2.14** The map and details of each of the new sites are set out in appendix 4. The full assessment of all sites will be contained within the supporting Evidence Report.

### Sites with boundary amendments

**2.15** We have received, or undertaken ourselves, amendments to some of the sites that were in the previous consultations. In some cases this has involved making a site smaller, in others it has seen us group sites to form one larger development area. The amended sites are set out below, and a map of each site are in appendix 4.

**Table 2 Sites with boundary changes**

Site reference	Site name	Area (ha)	Indicative number of dwellings	Reason for amendment
H016b	John Mansfield school building and playing field	4.06	140	Site H016 identified in the Issues and Options document only included the school building. A planning application is being considered for a wider area including the school playing. The site has been amended to cover this wider area
H017b	Hereward Community College	1.15	40	Site H017 reduced to include smaller area of playing fields.
H036a	Honey Hill Primary School	1.17	50	Site H036 Amended to remove school building. Site H036a includes playing field only.
H041a	Fletton High Street Allotment Land Combined Site	4.12	154	Area of land to south of Fletton Avenue was identified in the Issues and Options document as three separate parcels of land (H041, H042 and H047). To improve overall deliverability these sites have been amalgamated in to one larger area, Site H041a.

Site reference	Site name	Area (ha)	Indicative number of dwellings	Reason for amendment
H054a	Land at Itter Crescent	1.38	25	Site reduced to include provision of Allotments.
H058b	Land on North side of Mayor Walk, The Grange 2	5.01	153	Site H058 has been amended to reflect the revised planning application that has been submitted to the council in 2009.
H098e	Land off Trent Parker Road, Wittering 5	4.49	101	Site H098 as presented in the Issues and Options document was considered too large a scale of development for the village of Wittering and would have been contrary to the Core Strategy. The Developer submitted a number of alternative sites H098a, b, c and d. Through further assessment another alternative site H098e has been identified.
H137a	Land West of Peterborough Road, Farcet	5.65	210	Site H137a combines sites H050, H051, H052 and H137 to former a larger area of land which extends along Peterborough Road.
H150	Eye Development Area	18.02	250	To ensure the successfully delivery of development in Eye a wider policy has been developed SA 7. This groups sites together. Site H150 includes parts of site H136, H149, H065, H071 and H142
E007a	Perkins North	5.06	0	Site E007 has been extended and boundary amended since the Issues and Options Consultation
E008a	Perkins South	4.16	0	Site E008 has been extended and boundary amended since the Issues and Options Consultation
M020	Hampton Court Shops	1.4	25	Mixed use site forming part of wider regeneration of the Local Centre. Combines sites H037, H038, H039 and H140.

## Relationship with other documents

### Core Strategy

**2.16** The Core Strategy will be 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 will guide development and broad indications of where new development can go. However, it does not identify individual parcels of land for future development or set out detailed policies. This level

of detail will be provided through the Site Allocations DPD, the City Centre Area Action Plan DPD and the Planning Policies DPD, all of which must be in general conformity with the Core Strategy.

**2.17** The Core Strategy is entering its final stages, with final consultation during January and February 2010. It is important to remember that the Site Allocations DPD can not significantly adjust these 'key headlines' as they are already agreed in the Core Strategy:

**2.18** The most relevant sections of the Core Strategy for this Site Allocations DPD are:

<b>C o r e Strategy Policy</b>	<b>Applicable details which this Site Allocations DPD must conform to</b>
CS1	Provision of a minimum of approximately 25,500 additional dwellings over the period from April 2009 to March 2026, excluding approximately 4,300 dwellings that will be identified through the CCAAP
CS2	Provision in the range of 51 to 81 hectares of employment land within and adjoining the urban area, and approximately 3 hectares in Villages
CS3	Determine the precise boundary of the Regional Freight Interchange
CS4	Determine the precise boundary of the urban extensions identified within this policy
CS5	Focus growth within the City of Peterborough, Key Service Centres and, to a lesser extent, on Limited Growth Villages
CS7	Identify sufficient additional sites for Gypsy and Traveller accommodation.

**2.19** Table 3 on the next page, taken from the Core Strategy, sets out the distribution of new dwellings across the district, which this Site Allocations Document must be consistent with.

#### **The City Centre Area Action Plan:**

**2.20** Recognising the important role of the City Centre, the City Council is to prepare a document that focuses directly on the City Centre. In many ways this document provides the same function as the Site Allocations DPD but focuses on particular sites that through regeneration could enhance the centre of the city. This document is currently under development and is due for public consultation towards the end of 2010.

**2.21** There will, therefore, be no City Centre sites contained within this Site Allocations DPD.

#### **The Planning Policies DPD:**

**2.22** This document sets out the detailed and technical policies for which planning applications are assessed against. This document is also currently under development and is due for public consultation towards the end of 2010. Until this document is adopted, applications will be assessed against the saved policies in the Local Plan.

Table 3 The Location of New Dwellings 2009 to 2026 (source: Core Strategy Proposed Submission January 2010)

	City of Peterborough				Urban Extensions						Villages					TOTAL
	City Centre	District Centres	Peterborough Urban Area	Hampton	Paston Reserve	Norwood	Stanground South	Great Haddon	Key Service Centres	Limited Growth Villages	Small Villages	The Countryside	TOTAL			
Dwellings Committed at April 2009 <sup>(1)</sup>	656	253	1,634	3,563	1,212	-	1,525	-	246	142	67	20	9,318			
New Dwellings Proposed <sup>(2)</sup>	3,600	1,000	2,800	500	-	2,300	-	5,300	400	300	-	-	16,200			
<b>TOTAL<sup>(3)</sup></b>	<b>4,300</b>	<b>1,300<sup>(4)</sup></b>	<b>4,400</b>	<b>4,100</b>	<b>1,200</b>	<b>2,300</b>	<b>1,500</b>	<b>5,300</b>	<b>600</b>	<b>450</b>	<b>50</b>	<b>-</b>	<b>25,500<sup>(5)</sup></b>			

1. This includes dwellings on sites under construction, and dwellings with full and outline planning permission. Expressed in whole numbers of dwellings.
2. Dwellings are rounded to the nearest hundred.
3. Totals are rounded to the nearest hundred, except for limited growth villages and small villages where they are rounded to the nearest fifty because of the small numbers involved.
4. This number of dwellings could be exceeded if masterplans or other studies for District Centres identify and enable suitable opportunities for further intensification.
5. The overall total is rounded to the nearest hundred.

### 3 Approach to Site Selection

- 3.1** The process of developing this document started in July 2007, where we asked interested parties to submit potential sites for our consideration. In October 2008 and January 2009 we asked the public for comments on them. We have now chosen what we think are the best sites and seek your views on them.
- 3.2** This section of the document sets out the process as to how the preferred sites have been selected by the Council. It is important that the site selection process is carried out in an open and transparent way which includes a full evidence base and justification to support the selection of the recommended sites. As such, the Site Allocations Document is supported by an [Evidence Report](#) which sets out the detailed methodology and site selection criteria. The Evidence Report also includes a two page summary of each site, its score, and full reasoning and justification for selection as a preferred site or not.

#### Summary of methodology

- 3.3** All potential development sites have been assessed against a detailed and wide ranging list of criteria, which is based on principles of sustainable development and mirrors the Sustainability Appraisal Framework. The assessment included site visits and desk based research.
- 3.4** The assessment criterion was developed through consultation with relevant stakeholders and internal Council departments to help ensure all relevant issues have been addressed and to ensure the most appropriate and sustainable sites are selected. The criteria were also consulted on in October 2008 as part of the Issues and Options public consultation, and have been amended and refined to take account of comments received.
- 3.5** The assessment criteria have been scored using a 5 point colour matrix. This will provide a clear, easy to understand system:

Considered outcome if development takes place on the site	
	<i>High risk of environmental or social harm</i>
	<i>Potential to deliver beneficial environmental or social effects</i>

- 3.6** There is a deliberate decision to use colour rather than numbers, as the use of numbers often implies a relative measure, which does not exist; for example, that a value of 4 is exactly twice the value of 2.
- 3.7** The use of colours provides a fair and consistent comparison for a single topic across all sites and also gives the reader an initial visual understanding of how a site scores.

## Major Criteria

**3.8** To help 'weed out' clearly unsuitable sites, we have devised 'major criteria or constraints' to include:

- **Compliance with the Core Strategy** – Sites must conform to the emerging Core Strategy and overall spatial distribution of growth set out in Policy CS1. For example sites located within Small Villages and in the Countryside have been rejected.
- **Flood risk** – A approach based on a sequential test has been carried out for all sites. Housing sites located within flood zone 3a and 3b (based on EA maps December 2009) have been rejected. A different approach has been carried out for employment sites (See section below)
- **Proximity to Hazardous Pipelines and Gas Compressor Stations** – Sites located within the Inner Zones (450m) or Middle zones (600m) have been rejected based on the Information from HSE and the PADHI process (last updated March 2008).
- **Proximity and impact on International and National Wildlife Sites** - Sites located within areas protected for their International and National Wildlife have been rejected. In addition, any sites which were identified as likely to have a significant negative effect have been rejected.
- **Deliverability** – Sites included in the Site Allocations document must be available and deliverable within the plan period (15 years).

## Other Criteria

**3.9** Other issues which have been taken into consideration in assessing sites include, by way of examples only:

- Contaminated land**
- Transport and highways access**
- Proximity to shops, schools, employment and public transport**
- Impact on Landscape and wider environment**

**3.10** The full list of all assessment criteria and scores can be viewed in the Evidence Report.

## Employment sites and Flood Risk Issues

**3.11** A key part of allocating sites is undertaking a sequential test to help steer development to the areas at the lowest risk of flooding, in accordance with PPS25 Development and Flood Risk, 2006.

**3.12** Through undertaking the sequential test for housing allocations, we have been able to find enough suitable sites on land with the lowest risk of flooding (flood zone 1). For employment sites, however, we have not been able to find enough available sites in this lowest risk category and therefore we have had to consider both sites on land in Flood Zone 2 (medium probability) and Flood Zone 3 (high probability). To assist in this consideration we have used the information contained in the Stage 2 Strategic Flood Risk Assessment 2009 (SFRA2). It should be noted that national guidance does not preclude employment development occurring in these areas as they are categorised 'less vulnerable' (table D2 PPS25). However, any site located in these areas would have to submit a detailed Flood Risk Assessment (FRA) at the application stage.

## Gypsy & Traveller & Travelling Showpeople accommodation provision requirements;

### Introduction

- 3.13** Gypsies and Travellers have lived in Britain for hundreds of years, and share values similar to those aspired to by many in the wider population: a strong sense of family and community and a close bond with the natural environment.
- 3.14** As a legally recognised ethnic group, Gypsies and Travellers are also protected from discrimination under the Race Relations Act (1976, amended 2000) and the Human Rights Act (1998). As such, the health and education deprivation prevalent amongst the Gypsy and Traveller community and the need to maintain good relations with other communities require a pro-active approach to focus on the core issue of social tension associated with accommodation.
- 3.15** Gypsies and Travellers are part of our communities and that almost a quarter have no authorised place to live is unacceptable. Life expectancy for Gypsies and Travellers is 10-12 years less than for the rest of the community and they face major challenges accessing education and health services, all of which will be improved by meeting their accommodation needs. The existing vicious cycle, where a lack of good quality authorised sites leads to unauthorised encampment, which in turn leads to costly enforcement, benefits nobody and impacts on the quality of life for the travelling community and wider public. At the same time we need to recognise and take account of the concerns of the settled community.
- 3.16** In line with the Government's commitment to meet the housings needs of the whole community, Peterborough City Council is making provision for appropriate accommodation for Gypsies, Travellers and Travelling Showpeople in accordance with Governmental and Regional policy, as follows;
- Circular 01/2006, Planning for Gypsy and Traveller Caravan Sites
  - Circular 04/2007, Planning for Travelling Showpeople
  - Regional Spatial Strategy (RSS); East of England Plan (single issue review revision July 2009)
- 3.17** Table 4 (below) sets out the RSS accommodation provision requirements for Peterborough.

**Table 4**

	Permanent pitches in Peterborough	Transit pitches throughout Peterborough and Cambridgeshire	Travelling Showpeople plots throughout Peterborough and Cambridgeshire
Authorised pitches in 2006	95	N/A	54
Additional pitch provision 2006 – 2011	30	40	18
Additional pitch provision 2011-2021	25	0	9
<b>Total additional pitch provision 2006 – 2021</b>	<b>55</b>	<b>40</b>	<b>27</b>

- 3.18** The City Council is proposing to allocate a sufficient quantity of sites, in appropriate locations, to accommodate the above pitch provision (or part provision in the case of transit and Travelling Showpeople provision). However, some of the provision is already accounted for. Eleven permanent pitches have been, or will shortly be, provided, and 30 pitches will be delivered at Great Haddon and Norwood Urban Extensions (see Core Strategy). This leaves just 14 pitches to allocate in this document. We also only need to provide an element of the transit and Travelling Showpeople provision. See the Evidence Report for full details.
- 3.19** In October 2007 we made a request for new Gypsy and Traveller sites to come forward; none were forthcoming. As such, the onus is on the City Council to find and allocate such sites.
- 3.20** A pitch and a plot are referred to as the housing requirement for a single Gypsy, Traveller or Travelling Showpeople family. A site is referred to as an area which may comprise one or more pitches or plots. A full definition of the terms pitch, plot, transit and site can be found in the Glossary.

#### **Location of Provision: General Guidance**

- 3.21** The identification of sites, for all three types of sites, focused on the following issues;
1. Suitability for general housing needs
  2. Core Strategy criteria as found in Policy CS7
  3. Deliverability
  4. Any other relevant issues
- 3.22** We have taken the opportunity to secure deliverability through linking new provision with large-scale major development allocations. This approach is in line with RSS policy which specifically states that opportunities should be taken to secure provision through major developments.

#### **Additional Guidance: Transit Pitches**

- 3.23** In addition to the general guidance set out above, operational requirements indicate the desirability for allocating a single transit site. We have considered whether larger major development sites, including employment sites, could offer the best opportunity to successfully deliver and accommodate a single transit site.
- 3.24** We have also considered the RSS advice which states that; "Provision of transit pitches need not only be on sites exclusively for their use; for instance, provision could be delivered alongside or on existing or new permanent sites."

#### **Additional Guidance: Travelling Showpeople Plots**

- 3.25** The area of land set aside for accommodation by one family unit and for the storage and maintenance of their equipment collectively forms a single Travelling Showpeople plot.
- 3.26** In addition to the general methodology for assessing Gypsy and Traveller pitches, Travelling Showpeople plots/sites need to be considered against the following criteria which are pertinent to their viability as distinct plot types;
- Plots/sites need to be of sufficient size to be fit for purpose.
  - Plots/sites should have access appropriate to the vehicles expected to use it.



**3.27** Based on the above Methodology, the proposed sites for Gypsies, Traveller and Travelling Showpeople can be found towards the end of Chapter 4.

**Table 5 Summary of new accommodation to be provided for by the Site Allocations DPD**

Permanent pitches (to 2021)		Transit pitches (to 2011)		Travelling Showpeople plots (to 2021)	
Pitches	Sites	Pitches	Sites	Plots	Sites
14	3 (minimum)	10	1	6	1

## Sustainability Appraisal

- 3.28** The Site Allocations DPD must be subject to Sustainability Appraisal (SA) under the requirements of section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA process also incorporates the requirements of Strategic Environmental Assessment (SEA) in accordance with European Union Directive 2001/42/EC.
- 3.29** SA is a systematic process undertaken throughout the preparation of the Site Allocations DPD. Its aim is to assess the extent to which the allocations and policies help to achieve sustainable development and how relevant social, economic and environmental objectives are achieved.
- 3.30** A scoping report was produced by consultants for the Core Strategy in June 2006. This was the first stage of the SA process and involved the production of a report highlighting the key issues in Peterborough, collecting and presenting relevant baseline data. The report also identified appropriate criteria for appraising the policies in the Core Strategy and alternative LDF documents, such as this Site Allocations DPD.
- 3.31** Emerging options have been appraised using these criteria, so that the process has informed the selection of preferred options.
- 3.32** A separate draft SA document is available to support the Preferred Options Site Allocations DPD at (insert web-link)
- 3.33** Please let us know if you have any comments on the Draft Sustainability appraisal at address on page ii.

## Habitats Regulations Assessment

- 3.34** A 'Habitats Regulations Assessment' (HRA) is required for any land-use plan which is considered likely to have a significant effect on a European (Natura 2000) site. The purpose is to assess the impact of the plan against the conservation objectives of the protected site.
- 3.35** There are three designated sites of European importance in Peterborough and others nearby. The process of assessment of this emerging Site Allocations DPD in relation to those sites is being carried out in parallel with the Sustainability Appraisal.
- 3.36** A separate Screening Report has been produced and can be viewed at; (insert web-link)



## 4 Residential Sites

4.1 The Core Strategy makes provision for new housing development at a wide variety of places across the local authority area, but with a distinct emphasis on locations within and adjoining the urban area of the city. These are generally the most sustainable locations and help to maximise the use of previously developed land. The table below guides the selection of the Site Allocations, and illustrates the relationship with the Core Strategy.

**Table 6 Relationship with Core Strategy**

	<b>Core Strategy 2009 - 2026</b>	<b>Site Allocations</b>	<b>Commitments on sites under 0.3ha</b>	<b>Total</b>	<b>Difference from Core Strategy</b>
	<b>Total</b>	<b>Total</b>			
<b>City Centre</b>	4,300	Sites to be identified through the City Centre Area Action Plan		4,300	0
<b>Urban Extensions</b>	14,400	14,689	0	14,689	+289
<b>District Centres</b>	1,300	1,280	0	1,280	-20
<b>Urban Area</b>	4,400	2,654	595	3,249	-1,151
<b>Key Service Centres</b>	600	639	53	692	+92
<b>Limited Growth Villages</b>	450	408	25	433	+17
<b>Small Villages</b>	50	16	51	67	+17
<b>The Countryside</b>	0	0	20	20	+20
<b>Total</b>	<b>25,500</b>	<b>19,679</b>	<b>744</b>	<b>24,840</b>	<b>-660</b>

4.2 Commitments are dwellings which remain to be completed on sites under construction, dwellings which have full planning permission and dwellings which have outline planning permission as of 31st March 2009. The 2009 Housing Monitoring Report provides information on all committed sites and can be viewed at: (insert web-link). The Site Allocations Document does not allocate any sites that are under 0.3ha. A total of 744 Dwellings are committed on sites under 0.3ha.

4.3 The following section breaks down the approach to site selection for the following spatial areas: City Centre, Urban Extensions, District Centres, City of Peterborough, Key Service Centres, Limited Growth Villages, Small Villages and the Countryside.

### City Centre

4.4 Approximately 4,300 dwellings are proposed in the city centre. The need to increase provision of housing in the city centre was a common theme emerging from all of the consultations on issues and options for the Core Strategy and IGS. As referred to previously in this document, sites within the city centre will be allocated through a

separate DPD, the City Centre Area Action Plan (CCAAP). The Proposal Map will define the geographical extent of the CCAAP, within in which no allocations or policies within this Site Allocations Document will apply.

## Urban Extensions

- 4.5** Three Urban Extensions allocated in the Local Plan (2005) remain to be completed, though all have planning permission in place. Nevertheless, due to uncompleted portions of these areas, their re-allocations in this Site Allocations DPD is proposed.
- 4.6** The Core Strategy submission version proposes two further new urban extensions at Great Haddon (UE001) and Norwood (UE002). Given the importance and strategic nature of these two extensions, they were consulted on as part of the Core Strategy. This document does not therefore seek to revisit these sites, other than to define their precise boundary on the Proposals Map. Policy CS4, in the Core Strategy, sets out the key policy criteria relating to these two urban extensions.

## Policy SA 1

### Urban Extensions

The following sites, as identified on the Proposals Map, are allocated for development in accordance with Core Strategy Policy CS4 (or any superseding policy) and, where applicable, in accordance with the principles of any planning permissions for each respective site.

Site reference	Location	Area (ha)	Indicative numbers of dwellings
<b>Committed Sites (as of 31st March 2009)</b>			
	Hampton	752.00	3,563
	Paston Reserve	45.45	1,212
	Stanground South	70.30	1,525
	<b>Total Committed Sites</b>	<b>867.75</b>	<b>6,300</b>
<b>Preferred new Allocations</b>			
UE01	Great Haddon	345.38	5,350
UE02	Norwood	76.12	2,300
H029	Orton Bricks works South of Hampton Vale (Hampton)	15.10	453
H031	Land West of Hampton Vale "Triangle land" (Hampton)	6.47	243
H130	The Forge House, Great Road	1.01	43
	<b>Total Preferred Allocations</b>	<b>444.08</b>	<b>8,389</b>
	<b>Total: Urban Extensions</b>	<b>1311.83</b>	<b>14,689</b>

### District Centres

- 4.7** The Core Strategy proposes intensification (such as retail, housing and leisure) in and adjoining the five district centres of Bretton, Hampton, Millfield, Orton and Werrington (Core Strategy Policy CS14), the extent of such centres being defined on the Proposals Map via this Site Allocations Document. Provision of new housing at these centres would help to maintain the vitality of local communities, whilst supporting the improvement of local services and amenities.
- 4.8** The Site Allocations document reconfirms the boundaries of the District Centres, but mostly does not allocate specific sites within each. This will be the task of individual regeneration master plans which the council will support coming forward.

## Policy SA 2

### District Centres

The District Centres identified in Core Strategy Policy CS 14 and identified on the Proposals Map are expected to deliver the following levels of new housing as part of wider regeneration and masterplanning of each centre .

District Centre	Site reference and Address	Indicative number of dwellings
DC01-Bretton	H006 - Bretton Way, Oak Tree Site ( <i>Bretton</i> )	69
	H010 - Bretton Woods Community School ( <i>Bretton</i> )	143
	Other sites through masterplanning	88
	<b>Total Bretton District Centre</b>	<b>300</b>
DC02- Hampton	Sites to come forward through masterplanning	<b>250</b>
	<b>Total Hampton District Centre</b>	<b>250</b>
DC03- Millfield	H032 - Bus Depot, Lincoln Road	50
	Other sites through masterplanning	0
	<b>Total Millfield District Centre</b>	<b>50</b>
DC04- Orton	Sites to come forward through masterplanning	500
	<b>Total Orton District Centre</b>	<b>500</b>
DC05-Werrington	Sites to come forward through masterplanning	180
	<b>Total Werrington District Centre</b>	<b>180</b>
<b>Total</b>	<b>Total: All District Centres</b>	<b>1,280</b>

- 4.9 The boundary of Local Centres and the Primary Retail Areas (PAS) are also identified on the Proposals Map, in line with Core Strategy Policy CS14.

## The City of Peterborough

**4.10** The Core Strategy (Submission version) proposes that approximately 4,400 additional dwellings (including 1,634 dwellings already committed) will be provided from within the existing built-up area of Peterborough, excluding the city and district centres. The figure is based on evidence from capacity work, in particular the Peterborough Strategic Housing Land Availability Assessment. In order to make the most efficient use of land, net residential densities will be expected to average approximately 50 dwellings per hectare, but the Council will seek a range of densities and dwelling types and sizes, in accordance with policy CS6 of the Core Strategy.

## Policy SA 3

### Urban Area

The following sites, as identified on the Proposals Map, are allocated primarily for residential use:

Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
<b>Committed Sites (as of 31st March 2009)</b>				
	7-13 and rear of 1 - 43 South View Road	NS	0.69	42
	Towermead Business Centre High St Fletton	NS	1.66	63
	Land west of 15 Warwick Road	O	0.44	13
	The Royal Oak, 1099 Lincoln Road, Peterborough	NS	0.31	14
	Land to the north of 88 South Street, Stanground, Peterborough	NS	0.34	22
	54-64 Fletton Avenue	UC	0.55	18
	Land off Willow Avenue	NS	0.31	9
	E & W of London Road N of Fletton Parkway	O	38.45	473
	Northern section of East of England Showground	UC	6.25	58
	East of England Showground	UC	10.86	292
	Rear of 219-237 Peterborough Road Farcet	NS	0.54	14
	Rear of 16-26 Fulbridge Road	UC	0.42	21
	<b>Total Committed Sites</b>			<b>1,039</b>
<b>Preferred new Allocations</b>				
H016b	John Mansfield School Building		4.06	140
H017b	Hereward Community College		1.15	40
H018	St Augustines Walk/Oundle Road Allotments		1.05	45
H019	Site off New Road Woodston (EH Lee Ltd)		0.98	41
H021	Fletton Avenue/Whittlesey Road		0.69	29
H022	Galvanising Works, Oundle Road		1.00	40
H023	Guild House, Oundle Road		1.46	62
H025	Lady Lodge, Goldhay Way		0.71	30
H026	Land in front of Matley Primary School		0.59	25
H027	Land South of Oundle Road		3.24	122



Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
H028	Land at Rose Court		0.94	27
H030	Woodston Point, Shrewsbury Avenue		1.40	60
H036a	Honey Hill Primary School		1.17	50
H040	PPDC, Cottesmore Close		0.85	36
H041a	Fletton High Street Allotment Land Combined Site		4.12	154
H045	Land off Wessex Close, Tenterhill		0.75	32
H049	Stanground Stables		0.82	35
H053	Windsor Avenue		1.97	84
H054a	Land off Itter Crescent		1.38	25
H058b	Land on North side of Mayor Walk, The Grange		5.01	153
H137a	Land West of Peterborough Road, Farcet		5.65	210
H148	John Mansfield remote playing field		3.20	150
M020	Hampton Court and Shops		1.40	25
	<b>Total Preferred Allocations</b>			<b>1,615</b>
	<b>Total: Urban Area</b>			<b>2,654</b>

**Planning permission will not be granted for any development within the following sites unless accompanied by a comprehensive masterplan for the whole site.**

- **H041a - Fletton High Street Allotment Land.** This site forms part of wider regeneration plans for the area. Any application must enable access to the whole site and make provision for allotment land.
- **H137a - Land West of Peterborough Road, Farcet (see also Policy SA9)**
- **M020 - Hampton Court Shops - This site forms part of a wider regeneration project for the Local Centre, and any development proposal or masterplan is expected to provide housing, retail and community facilities.**

\*O = Outline Permission. NS = Not Started. UC = Under Construction

**4.11** The above policy, at this preferred options stage, is around 1,100 dwellings short of the anticipated amount being proposed in the Core Strategy. There are a number of reasons for this; some of the anticipated sites are no longer available, or are reduced in size; others are proving to be undeliverable or unjustifiable for other reasons; and it is always difficult to accurately allocate specific sites in the urban area for the full 15 year plan period. Also, we are allocating slightly more dwellings elsewhere which means the overall shortfall is less than 700 dwellings in total (see paragraph 4.1).

**4.12** To address this shortfall, the Council will, over the coming months, undertake:(a) a review of preferred allocated sites to see if increased dwellings can be provided on them; (b) update all dwelling figures to take account of 2009/2010 dwelling completions and new permissions; (c) potentially add new sites in the urban area (e.g. where a new, previously unanticipated site becomes available or new planning permission

approved); and (d) consider whether we can broadly allocate land (rather than site specific) for development in the period 2021-2026. If, collectively, the unlikely scenario occurs that these actions do not narrow the shortfall to an acceptable level, the Council will consider (and in this order) a new, relatively small, urban extension or a limited increase in allocations in Key Service Centres or Limited Growth Villages. We may hold a mini-consultation on this matter if necessary in Spring 2010 prior to finalising the document.

- 4.13** The northern section of Site H022 is situated within an area defined as Flood Zone 2. In accordance with the sequential approach, this part of this site should be avoided unless otherwise demonstrated through a site specific Flood Risk Assessment.

### **Prestige Homes**

- 4.14** The Core Strategy (Policy CS6 Meeting Housing Needs) requires the provision of a wide choice of high quality new homes that meet the needs of all members of the community and provides housing that will help encourage employees to live locally rather than commute into Peterborough. The Council wants this provision to include “top of the Market” or prestige homes.
- 4.15** A report assessing the need for prestige homes was produced in March 2009 (Need for ‘top of the market’ Prestige Homes in Peterborough) and concluded that a substantial proportion of higher paid people in managerial, professional and technical occupations are commuting into Peterborough for work, whilst living elsewhere in the housing market area (and possibly beyond). Nearly half of the managers and senior officials who work in Peterborough live outside the local authority area. Full details of this can be found in the supporting Evidence Report.
- 4.16** There is no specific definition of ‘top of the market’ prestige homes, but these can be generally regarded as being at the higher end of the market in terms of value (within the highest 10% price bracket of dwellings in the housing market area as a whole); large (perhaps with 5 bedrooms or more); and individually designed, with a high specification, detailing and facilities. Newly-built houses in this sector would be typically aimed at the senior professional and managerial market or would be of a bespoke design for an individual client.

## **Policy SA 4**

### **Prestige Homes**

**The following sites will be expected to include a reasonable proportion of prestige homes in line with the requirements of Core Strategy Policy CS6:**

- **UE01 - Great Haddon**
- **UE02 - Norwood**
- **H029 - Orton Bricks works South of Hampton Vale (Hampton)**
- **H031 - Land West of Hampton Vale "Triangle land" (Hampton)**
- **H054a -Land off Itter Crescent**

## Rural Area

**4.17** In the rural area of Peterborough, residential development is planned to be on a comparatively modest scale, whilst offering scope to maintain the sustainability and vibrancy of villages and a degree of choice in the location of new dwellings, including affordable rural housing. The Core Strategy Submission version indicates a total of 1,100 dwellings in the wider rural area between 2009 - 2026. Of these dwellings 455 are already committed (as at 31st March 2009).

### Village envelopes

**4.18** For many years the City Council has defined, for each village within the District, a village envelope which sets the limit of the physical framework of the built-up area. The primary purposes of the envelopes, and the policies which apply within and outside them, are to prevent the spread of development into the countryside, to maintain the essential character of each settlement and control the growth within and outside each settlement in accordance with the settlement hierarchy in the Core Strategy (Policy CS 5).

**4.19** Changes to some of the village envelopes have been made as a result of accommodating development in line with this Site Allocations Document. Other minor changes to village boundaries have been suggested by the public where for example it would not necessarily result in development. Residents have requested these changes where the current boundaries bisect their gardens or where the boundary is not logical. However, these minor changes to the village envelopes will be progressed through the forthcoming Planning Policies DPD.

## Policy SA 5

### Village Envelopes

**The Village Envelope for each village is identified on the Proposal Map. Land outside the village envelopes and outside the Urban Area boundary is defined as open countryside.**

**Policies for controlling development within and outside Village Envelopes are contained within the Local Plan (2005) until superseded by the Planning Policies DPD.**

### Key Service Centres

**4.20** The two Key Service Centres of Eye and Thorney are the highest placed villages based upon the settlement hierarchy, and they will see the majority of the growth in the rural area. It is important that development on allocated sites contribute towards the ongoing vitality of the villages. To assist this we have therefore grouped sites where we consider combined masterplanning will enable better developments to come forward for the benefit of the Key Service Centre.

## Policy SA 6

### Key Service Centres

The following sites, as identified on the Proposals Map, will be allocated primarily for residential use:

	Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
<b>Committed Sites over 0.3ha (as of 31st March 2009)</b>					
Eye		Adj 12 Crowland Road Eye	UC	0.93	35
		Land off Thorney Road	NS	0.93	38
		Opp 18-21 Fountains Place off Thorney Road Eye	NS	1.12	40
		Land off High Street, Eye	UC	2.57	16
		Warehouse Rear of 66 Crowland Road, Eye, Peterborough	UC	1.28	64
Thorney					0
		<b>Total Committed Sites</b>			<b>193</b>
<b>Preferred new Allocations</b>					
Eye	H075a	Land South of Nature Reserve, Eye Green		2.44	55
	H150	East of Eye Development Area		18.02	250
		<b>Total Eye</b>		<b>20.46</b>	<b>305</b>
Thorney	H131	Land off Whittlesey Road, Thorney		6.25	141
		<b>Total Thorney</b>			<b>141</b>
		<b>Total Preferred Allocations</b>		<b>26.71</b>	<b>445</b>
		<b>Total: Key Service Centres</b>			<b>639</b>

\*O = Outline Permission. NS = Not Started. UC = Under Construction

**4.21** Developing various parcels of land east of Eye has shown positive benefits as part of the appraisal process. However, due to the relatively complex make up of these parcels of land, there is a need for masterplanning the area as one (i.e Site H150). Policy SA7 sets out the guiding principles for this development area.

## Policy SA 7

### East of Eye Development Area

Prior to the approval of detailed proposals for the East of Eye Development Area, either:

1. an outline planning application comprising, amongst other matters, a comprehensive masterplan or concept statement for the whole Development Area should be submitted and approved by the City Council; or
2. a Supplementary Planning Document (SPD) be prepared and adopted by the Council for the Development Area.

In developing the masterplan, concept statement or SPD, there should be a high level of engagement with appropriate stakeholders including the local community.

The masterplan, concept statement or SPD, together with other material submitted with an outline planning application, should demonstrate achieving the following key principles:

- A residential led scheme, comprising approximately 250 dwellings, of a range of types and tenures that respect the surrounding context;
- The quality of life of adjacent users, especially residential users which abut the site, should be respected.
- Ensuring satisfactory provision of education facilities are available, and if not, address these deficiencies on-site;
- Provision for employment uses to serve the local community of a combined total of 1ha. (See Policy SA16)
- Provision of two or more Gypsy and Traveller sites, accommodating 10 pitches in total.
- Provision of a site of around 0.5ha to accommodate Travelling Showpeople;
- Provision of wider community facilities as identified through consultation with the wider Eye community (subject to viability, deliverability and consideration of long term management of such facilities);
- Careful consideration of vehicular access to and from the Development Area, the traffic implications for wider Eye area and junctions on the A47;
- Provision, including potential off-site provision (secured by legal agreement), of high quality access for pedestrians and cyclists from, and within, the Development Area to the key community facilities and services in Eye; and
- Details of the long term governance structure for the development, addressing issues such as community involvement and engagement, the maintenance of community assets, the management and maintenance of the Gypsy and Traveller sites and the Travelling Showpeople site and any financial arrangements to ensure long term viability of facilities.

With the exception of minor proposals of very limited consequence to the overall redevelopment of the entire Development Area, the City Council will not approve any detailed planning proposals for any parts of the site until, and subsequently in accordance with, a comprehensive planning permission for the entire site has been achieved (including any agreed Planning Obligation to ensure specific elements of the wider scheme are guaranteed to be delivered).

## Limited Growth Villages

**4.22** Limited Growth Villages have a number of facilities and services, but not to the extent of larger villages. In accordance with the Core Strategy, approximately 450 dwellings will be divided between the villages of Ailsworth, Barnack, Castor, Glington, Helpston, Newborough, Northborough and Wittering. Approximately 142 of these are already committed of which 25 are on sites under 0.3ha.

### Policy SA 8

#### Limited Growth Villages

The following sites, as identified on the Proposals Map, will be allocated primarily or entirely for residential use:

Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
<b>Committed Sites over 0.3ha (as of 31st March 2009)</b>				
	Manor Farm Yard High Street Glington	NS	0.87	11
	Aborfield Mill, Glington Road, Helpston,	NS	1.43	42
	Land to the rear of 1 Linden Close and 18 Bainton Road and opposite 20 to 34 Uffington Road, Barnack	O	1.42	41
	54 Guntons Road, Newborough	O	0.32	10
	Adj Village Hall Newborough	UC	0.55	13
	<b>Total Committed Sites</b>			<b>117</b>
<b>Preferred new Allocations</b>				
H084	Land adjacent to 29 Maxey Road, Helpston		0.32	10
H086	Land between Helpston Road and Main Street, Ailsworth		0.42	11
H087	Clay Lane, Castor		1.67	42
H091	Land adjoining the Surgery, Glington		1.09	28
H098e	Land off Trent Parker Road, Wittering		4.49	101
H104	St Martins Road, Newborough		1.87	48
H141	Broadwheel Road, Helpston		1.98	51
	<b>Total Preferred Allocations</b>			<b>291</b>
	<b>Total: Limited Growth Villages</b>			<b>408</b>

\*O = Outline Permission. NS = Not Started. UC = Under Construction

## Small Villages

**4.23** Within the villages identified in the settlement hierarchy of the Core Strategy as Small Villages, the scale of residential development will be very modest. As of 31st March 2009 there were 67 dwellings already committed, and evidence shows that there is a long history of development of single dwellings or small groups of housing on infill land, which is likely to continue. These will be brought forward by the development industry in response to individual site availability over the course of future years; sites for these will not be specifically allocated through this Site Allocations DPD.

### Policy SA 9

#### Small Villages

The following site, as identified on the Proposals Map, will be allocated for residential use.

Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
<b>Committed Site over 0.3ha (as of 31st March 2009)</b>				
	Land off Deeping St James Road, Northborough	UC	1.01	16
<b>Total: Small Villages</b>				<b>16</b>

\* O - Outline permission, NS - Not Started, UC - Under Construction

**4.24** Core Strategy Policy CS6 will allow, in exceptional circumstances, the release of land adjacent to a village envelope solely for the provision of affordable housing.

## Open Countryside

**4.25** At 1st April 2009, there were 20 dwellings committed but not yet built in the countryside - i.e outside the urban area of Peterborough and village envelopes. These will contribute to the overall housing requirement and must be acknowledged in the spatial strategy, but the strategy does not make provision for any specific additional figure from this source. Any dwellings developed in the countryside are very much exceptional - for example, to meet specific requirement related to local agriculture, or to enable the renovation and reuse of a listed building that has fallen into decay. If further dwellings arise from this source over the DPD period, these would be classed as "windfall", helping to deliver dwelling numbers in excess of the RSS minimum requirements or to make up any shortfall from allocated sites not coming forward.

## Gypsy, Traveller and Travelling Showpeople accommodation

**4.26** Provision must be made for Gypsy, Traveller and Travelling Showpeople accommodation in accordance with national and regional policy. Accommodation types to make provision for include permanent and transit pitches for Gypsies and Travellers, and Travelling Showpeople plots.

## Permanent Pitches

**4.27** Using the methodology as set out in the Evidence Report and summarised in Chapter 3, and an extensive analysis of all potential development sites, the City Council is proposing that the further 14 required permanent pitches should be distributed amongst the following sites;

### Policy SA 10

#### Permanent Pitches

**An element of the following two allocation sites must make provision Gypsy and Traveller accommodation in accordance with the table below:**

Site reference	Site name	Area (ha)	Indicative number of pitches
H137a	Land West of Peterborough Road, Farcet	5.65	4
H150	East Eye Development Area (see also policy SA7)	18.02	10

## Transit Pitches

**4.28** Following an extensive search, the City Council is proposing the following transit site;

### Policy SA 11

#### Transit Pitches

**The following site is identified on the Proposals Map for development as a Gypsy and Traveller transit site with provision to be made for approximately 10 pitches to be available at any one time.**

Site reference	Site name	Area (ha)	Indicative number of pitches
H134a	Land adjacent to Norwood Lane	0.75	10

**A transit site would be likely to consist of essential facilities, amenity blocks and a warden's office.**

## Travelling Showpeople

**4.29** Following an extensive search, the following Development Area is proposed to accommodate a Travelling Showpeople site.



## Policy SA 12

### Travelling Showpeople

An element of the following allocation must make provision for a Travelling Showpeople site.

Site reference	Site name	Indicative Area (ha)	Indicative number of plots
H150	East Eye Development Area (see also policy SA7)	0.50	6

- 4.30** The nature of Showpeople's sites is unusual in planning terms, as sites often combine residential, storage and maintenance uses. Care must therefore be taken to ensure the successful integration of sites into existing communities to ensure suitable access to services and facilities for users of the site, whilst minimising disruption that may be caused by the storage and maintenance of equipment.



## 5 Employment Sites

- 5.1** To achieve sustainable growth of the City we need to create opportunities for people to work. The planning system cannot control how many jobs are made available, but it can ensure that the right amount of suitable land is available to attract business to Peterborough and enable existing businesses to grow. The purpose of this section is to allocate a range of different sized sites, in a number of locations that are suitable for businesses.
- 5.2** The following table sets out the relationship between the Core Strategy and Site Allocations DPD

**Table 12 Relationship with the Core Strategy (Employment)**

Location	Core Strategy (to find) (Ha)	Site Allocations	Area (ha)
City Centre	5.5	(see CCAAP)	
Urban Extensions	67	(see Core Strategy Policy CS2)	
Within and adjoining the urban area	20 - 50	Existing Employment land proposed for housing (Lost)	-3.8
		New Employment Land Allocated (Gain)	+56.0
		Net total employment land	52.2
Villages	3		3.0
<b>Total</b>			<b>55 (approx)</b>

- 5.3** For the purposes of this chapter, the term 'employment land' means land for uses within Use Classes B1 (business), B2 (general industry) and B8 (storage and distribution). It does not include employment in shops, retail warehouses or those offices in predominately shopping areas such as estate agents and solicitors.
- 5.4** The Core Strategy has established the strategic approach to employment land provision by identifying broad locations for employment land in the city centre, urban area, villages and urban extensions (see Table 4 of the Core Strategy for a detailed breakdown).
- 5.5** In summary, the Site Allocations Document is required to allocate approximately 20 - 50 hectares of employment land within and adjoining the Urban area and 3 hectares in Villages.

### City Centre

- 5.6** One of the priorities for the Peterborough economy is to increase the supply of modern office space at higher densities in the city centre. The equivalent of approximately 5.5 hectares of employment is therefore proposed in the City Centre with an emphasis on B1 development (as referred to in Core Strategy Policy CS15). The forthcoming City Centre Area Action Plan, and not this Site Allocations Document, will detail the specific locations for employment development and to increase the attractiveness of the City Centre as a location for offices.

## Urban Extensions

- 5.7** Approximately 65 hectares of employment land are allocated as part of the Great Haddon urban extension. This will ensure the principles of mixed-use development are adhered to and enable residents to have the opportunity to live and work in close proximity. It is envisaged that this employment area will contain a range of B1, B2 and B8 development, together with a waste management facility.
- 5.8** At the Norwood urban extension approximately 2 hectares of employment land are proposed as part of mixed-use development to complement the proposed residential development.
- 5.9** The Core Strategy re-affirms employment development on committed sites (with planning permission) at Hampton Township (approximately 43 hectares), Alwalton Hill (approximately 40 hectares) and Stanground South (5.5 hectares).

### Policy SA 13

#### Urban Extensions-Employment Land

The following sites, as identified on the Proposal Map, will deliver the following approximate areas of employment land, in accordance with Core Strategy Policy CS2 (or any subsequent superseding of that policy)

Site reference	Site name	Area (ha)
<b>Committed Sites (as of 31st March 2007)</b>		
	Hampton	43.0
	Alwalton Hill	40.0
	Stanground South	5.5
<b>Preferred new Allocations</b>		
UE001	Great Haddon	65.0
UE002	Norwood	2.0
	<b>Total:</b>	<b>155.5</b>

## Regional Freight Interchange

- 5.10** Government and regional policy is strongly in favour of increased use of rail for transporting freight within the UK, for reasons of minimising both road congestion and carbon emissions. An opportunity for such a strategic rail freight interchange has arisen in Peterborough on a site to the south-east of the city, immediately north-east of Stanground.
- 5.11** The principle and broad location for the Interchange has been set by the Core Strategy (subject to examination in 2010), together with policy requirements for considering detailed proposals for the site (see Core Strategy Policy CS3). The purpose of the Site Allocations Document is to define the precise boundaries of the site.

## Policy SA 14

### Regional Freight Interchange

The following site, as identified on the Proposals Map, is allocated for the provision of a Regional Freight Interchange. Detailed policy requirements for the site can be found in Policy CS3 of the Core Strategy (or any subsequent superseding of that policy)

Site reference	Site name	Site Area (ha)
E018	Regional Freight Interchange	102* (approx)

\*The total site area is approximately 135 hectares. A greater proportion (102 hectares), lies within Peterborough administrative area, with about 33 hectares in the Fenland administrative area.

### General Employment Areas and Business Parks

- 5.12** To reflect the differing locational and amenity requirements of various employment uses, two categories of employment areas are established, forming the basis for future land use decisions - General Employment Areas and Business Parks.
- 5.13** General Employment Areas (GEAs) are considered suitable for a full range of employment uses: offices, research and development facilities, light and general industrial, and storage and distribution (i.e Use Classes B1, B2 and B8).
- 5.14** Business Parks are expected to accommodate development within the B1 use class only. Generally these areas are developed at a lower density than other employment areas and provide a higher quality environment. General industrial and warehousing uses are not permitted within Business Parks in order to protect levels of amenity and maintain the attractiveness of these locations for inward investment. The design of all buildings within Business Parks should be of a high quality and respect the character of the area.

## Policy SA 15

### General Employment Areas and Business Parks

Within the General Employment Areas (GEA) listed below and identified on the Proposals Map, planning permission will be granted for development within Use Classes B1, B2 and B8.

Within Business Parks (BP) listed below and identified on the Proposals Map, planning permission will be granted for development within use Classes B1(a) and B1(b). B1(c) uses will also be permitted at Bretton Business Park. Other development will not be permitted unless ancillary to a B1 use.

Within some General Employment Areas and Business Parks, sites are listed below (and identified on the Proposals Map) which the Council considers are particularly available for new development.

Name and reference	Committed Sites (as of 31st March 2007)	Area (Ha) (Status*)	Preferred new Allocations	Area (ha)
<b>Bourges (GEA1)</b>	Nil sites		Nil sites	
<b>Bretton (GEA2)</b>	Nil sites		Nil sites	
<b>Eastern (GEA3)</b>	Land off Third Drove And Fronting Fengate	7.66 (NS)	Perkins North (E007a)	5.06
	Land between Second & Third Drove	4.00 (UC)	Perkins South (E008a)	4.16
			Red Brick Farm (see also policy SA15) (E021)	30.00 (approx)
<b>Hampton (GEA4)</b>	(See policy SA13)		Nil sites	
<b>Lakefield (GEA5)</b>	Nil sites		Nil sites	
<b>Orton Southgate (GEA6)</b>	Land Adjacent Pegasus, Bakewell Road, Orton Southgate	1.88 (NS)	Nil sites	
	4B Culley Court	1.24 (UC)		
	Parcel D3A East Of Phorphes Way	0.47 (UC)		

Name and reference	Committed Sites (as of 31st March 2007)	Area (Ha) (Status*)	Preferred new Allocations	Area (ha)
<b>Oxney (GEA7)</b>	Oxney Road	2.02 (O)	Oxney North (E011)	7.88
	Land at Oxney Road Industrial Estate Oxney Road	0.51 (O)	Oxney South (E006)	3.40
<b>Paston (GEA8)</b>	Nil sites		Nil sites	
<b>Werrington (GEA9)</b>	Plot 2 Papyrus Road	0.84 (UC)	Nil sites	
<b>Westwood (GEA10)</b>	Nil sites		Nil sites	
<b>Woodston (GEA11)</b>	Nil sites		Shrewsbury Avenue (E014)	0.96
<b>Alwalton Hill/Great Haddon (GEA12)</b>	(See policy SA13)		(See policy SA13)	
<b>Bretton (BP1)</b>	Nil sites		Nil sites	
<b>Peterborough BP (Lynch Wood) (BP2)</b>	Site F, Peterborough Business Park	1.14 (NS)	Lynchwood (South), Orton (E012)	0.97
			Lynchwood (North), Orton (E013)	1.29
<b>Thorpe Wood (BP3)</b>	Nil sites		Land adjacent to Thorpe Wood House (M001)	2.48
	<b>Total Committed Sites</b>	<b>19.76</b>	<b>Total Preferred new Allocations</b>	<b>56 (approx)</b>

\* O - Outline permission, NS - Not Started, UC - Under Construction

**5.15** The site listed above known as the Red Brick Farm site has a number of detailed issues which warrant an additional policy to ensure appropriate delivery of the site. The policy is set out as follows:

## Policy SA 16

### Red Brick Farm (Site E021)

Planning permission for the Red Brick Farm site will not be granted unless appropriate solutions to the following issues are demonstrated and proved deliverable;

1. **Transport issues including the impact of proposed development on the local and wider road network. A full Transport Assessment will be required in this regard.**
2. **Flood Risk and flood safety issues, as demonstrated by a project level Flood Risk Assessment and associated evidence**
3. **Heritage issues, in terms of preventing impact on the Flag Fen Scheduled Ancient Monument.**
4. **Minerals issues, in terms of addressing requirements as set out in the Minerals and Waste Development Plan Documents and associated government guidance.**

The Council will also require the completion of a project level **Appropriate Assessment** under the **Habitats Regulation Assessment** process. Such an assessment must clearly demonstrate that the development will have no harm to protected species and habitats, in particular the **Nene Washes**, in accordance with the relevant regulations.

## Rural Employment Sites

- 5.16** There remains scope for employment development in the villages in order to assist in diversifying the rural economy and enabling the reuse of redundant agricultural buildings for small-scale commercial use, but this will need to be on a modest scale, appropriate to the scale and character of any village and not have an adverse effect on the highway network which serves it. The Core Strategy therefore proposes that employment development in the villages will be on a fairly small scale of approximately 3 hectares in total, with a focus on the Key Service Centres and Limited Growth Villages.
- 5.17** The Employment Land Review (2008) recommends that the two existing rural employment allocations (i.e Northam Works, Eye Green (2.2 hectares) and at Station Road, Thorney (1.0 hectares)) be abandoned in favour of other uses. We have chosen to follow this advice for Eye Green, but consider that the benefits of the A47 Thorney bypass could be a factor which will create interest in developing the site at Station Road, Thorney.



## Policy SA 17

### Rural Employment Sites

The following rural employment sites, as identified on the Proposal Map, are allocated for employment, within Use Classes B1 and B2. Any development should be appropriate to the scale of the village and protect or enhance the environment and local amenity

Site reference	Site name	Area (ha) (Status*)	Allocation part of wider mixed use site?
<b>Committed Sites (as of 31st March 2007)</b>			
	Peterborough Road, Castor	0.62 (UC)	N/a
<b>Preferred new Allocations</b>			
H098e	Land off Trent Parker Road, Wittering	1ha	Yes - see policy SA8
H150	East Eye Development Area	1ha	Yes - see policies SA6 and SA7
E017	Station Road, Thorney	1ha	No
	<b>Total new preferred Allocations</b>	<b>3ha</b>	

\* O - Outline permission, NS - Not Started, UC - Under Construction



## 6 Other Site Allocation Policies

6.1 The following section sets out the remaining allocated policies.

### Safeguarded Land for Future Key Infrastructure

- 6.2 As new infrastructure schemes are initiated on a continual basis, so the potential need to identify strategic areas in preparation for implementation of these schemes arises. The City Council have developed the evidence to understand in more detail what infrastructure will be required, when this will be required and to provide certainty that it will be forthcoming. The mechanism for this work is the Integrated Development Programme (IDP). IDPs are costed, phased and prioritised programmes of infrastructure development to respond to economic and housing growth. The value of the IDP is to bring together key infrastructure requirements and any constraints to wider development proposals. Policy CS11 'Infrastructure' of the Core Strategy will be used to restrict development from being commenced or, in certain cases, from being permitted, due to the absence of infrastructure capacity.
- 6.3 Sometimes infrastructure may not be viable or needed in the short-term, but which is likely to be crucial to the future development of the City over the medium to long-term. This may lead to, on a fairly exceptional basis, the need to 'safeguard' land from development in order enable future infrastructure need.

### Policy SA 18

#### Safeguarded Land for Future Key Infrastructure

**Planning permission on the following safeguarded land, as identified on the Proposals Map, will only be granted for development which does not threaten or otherwise hinder the ability to implement the identified infrastructure project.**

Site	Scheme	Location	Planned Infrastructure
<b>Existing and Reconfirmed Local Plan Safeguarding Allocations</b>			
SG1	Passenger Rail Station	Land at Hampton.	Railway Infrastructure
SG2	Stanground Bypass	Land to the south of Stanground.	Highway Infrastructure
SG3	Land Beside the A15	Glington/Northborough bypass.	Highway Infrastructure
SG4	Eye to Spalding (A1073) Improvement	Land between the A47 at Paston and the District boundary south of Crowland.	Highway Infrastructure
SG5	Former Wansford to Stamford and Peterborough to Wisbech Railway Lines	Wansford - Stamford; Peterborough - Wisbech.	Walking and Cycling Infrastructure
<b>Preferred New Safeguarding Allocations</b>			
SG6	A1 Wittering Junction Improvements	A1 adjacent to Wittering.	Highway Infrastructure
SG7	Thorpe Lea Road Playing Fields Flood Attenuation	Thorpe Lea Road.	Water Management Zone

## Hampton Country Park

- 6.4 Under the terms and conditions of the Hampton planning legal agreement (March 1993), the developer of the Hampton Township has agreed to the creation, management and maintenance scheme of a country park, covering some 162 hectares of land.
- 6.5 The City Council will encourage the use of the country park for primarily passive recreational activities, such as walking, cycling and horse riding. The area around the former brick pit known as Beeby's Pit has potential for more active recreational pursuits such as sailing and canoeing.
- 6.6 The Urban Area Boundary in the vicinity of the former brickworks site has been drawn to include previously developed land, part of which may be redeveloped for some individually designed dwellings, provided these would be compatible with the Country Park allocation and would not prejudice its integrity and continuity. It is not intended that the part of the identified Country Park should be developed in its entirety or that higher densities generally appropriate to the urban area will be sought.

### Policy SA 19

#### Hampton Country Park

**Within Hampton Township an area of land, as identified on the Proposals Map, is allocated for use as a country park. Planning permission will be granted for development which is considered appropriate to the proposed use of the area as a country park and that would also contribute to its landscape character.**

## Green Wedges

- 6.7 In and around Peterborough there are four specific areas that are under considerable pressure for development and which, if built on, would result in the amalgamation of the Urban Area with nearby settlements. The City Council wishes to maintain the separate identity of settlements as far as possible. It is felt appropriate, therefore, to provide a long-term commitment to the maintenance of 'green wedges' in these particular cases.
- 6.8 One of these wedges separates Peterborough from Glington; a second separates Peterborough from Eye; a third separates Stanground from Farcet. A fourth and final green wedge separates the main part of Peterborough from its suburb of Stanground. Although Stanground forms part of the Urban Area, it is separated from the remainder of the City by an area of undeveloped land. Here, as in the other cases, it is the policy of the City Council to maintain the separate identity of communities by containing urban sprawl.

### Policy SA 20

#### Green Wedges

**Within the areas identified on the Proposals Map as 'Green Wedges' planning permission will not be granted for any development that would reduce the degree of physical separation between settlements.**

## Character Areas

- 6.9** A number of areas of the District are identified as Conservation Areas because of their special architectural or historic interest.
- 6.10** In addition, whilst not of Conservation Area quality, three Special Character Areas have been designated to acknowledge their strong landscape character, architectural quality and development patterns that together provide a high environmental quality.
- 6.11** All three Character Areas are marked by their low-density and generally large dwellings set within spacious grounds. It is important that any development is carefully guided in order to protect each Area's character.
- 6.12** The development criteria identified below are intended to provide additional design guidance in respect of these Special Character Areas.
- 6.13** Further details on these Character Areas are available on request or via the website.

## The Character Areas

- 6.14 Wothorpe Village:** The settlement pattern is set around three bridleways established in the Enclosure Award (1797), now First Drift and Second Drift. Both are un-adopted roads. These bridleways provided access to allotments, which gradually became development into residential properties. Since Enclosure the pasturelands, hedgerows and woodlands surrounding the village have remained largely unaltered. The area is characterised by low-density development mainly individually designed family houses set in large landscaped gardens giving a semi-woodland setting. The built environment has a wide range of building styles.
- 6.15 Thorpe Road, Thorpe Avenue, Westwood Park Road:** The character of the area is defined by low density, large detached family dwellings set back behind established building lines in large and typically spacious landscaped gardens. Many of the properties in the area have a sylvan setting. Trees of varied maturity add significantly to the special character of the area.
- 6.16 Ashton:** The settlement is formed by a loose collection of three historic farmsteads, a small number of 19<sup>th</sup> Century cottages and some post-1950 infill dwellings. Ashton comprises two groups of dwellings interspersed with open space along Bainton Green Road and High Field Road. Most buildings are stone and slate construction. Development is very limited and the layout has changed little from the end of the 19<sup>th</sup> Century.

## Policy SA 21

### Character Areas

To preserve the special character of Wothorpe Village, Thorpe Rd, and Ashton Character Areas (as defined on the Proposals Map), the City Council will assess proposals for development against the following Character Area criteria:

- **Garden Sub-Division:** There should be no sub-division of gardens if this adversely affects the established pattern of development (such as creating plots significantly smaller than the average for the Area), amenity space and/or the loss of trees or boundary hedges.
- **Extensions and Alterations:** Incremental changes in the size and appearance of existing buildings will not be permitted if it harms their character and that of the Area. Alterations should be sympathetic to the original style and of an appropriate scale to maintain their character. Extensions that result in excessive site coverage, immediate or eventual loss of trees or hedges, or preclude the planting of suitable species of trees or hedges will not be supported.
- **Design:** Any new development must enhance the character and appearance of the Area. It must respect the scale, massing, depth, materials and spacing of established properties. Integral garages should be avoided. Garages should be sited behind the building line to the side of the dwelling.
- **Analysis and Design Statement:** All applications for development should be accompanied by a site analysis and design statement that demonstrates how the proposal takes into account the Area's special character.
- **Trees:** Where trees are present a detailed tree survey must be carried out that identifies the location, type, height, spread and condition.

The following additional criteria are applicable to the respective Character Area:  
Wothorpe Area:

- All development proposals must ensure that the mature landscape character be maintained through the retention of existing trees, boundary hedges, walls and grass verges. Existing space around buildings should be maintained to preserve large trees.
- Proposals for whole or part demolition of any building or to intensify the use of plots in a way that adversely affects the current integrity of the area will not be supported.
- A presumption against increased access and hard-standings, except where it can be shown to be necessary, and does not dominate the site or harm existing landscaping.
- Existing frontage hedging must be retained. Where this is absent, evergreen hedging species should be used. A combination of hedging and walls may be considered where the hedging predominates.

Thorpe Road Area:

- New building designs should incorporate boundary walls, railings or fences with evergreen hedging predominant and allow sufficient space for the planting of native woodland trees to reinforce the landscape around the site.

Ashton Area:

- **Any development should respect the linear form of Ashton. As such, there is a presumption against all back land development.**

**The special relationship between the settlement and its agricultural setting must not be undermined by new development. As such, rural views and glimpses must be maintained.**





## 7 Implementation and Monitoring

- 7.1** This section outlines how the Site Allocations DPD will be implemented and monitored. It seeks to show how specific policies will be delivered and by whom, and when. The detailed implementation of policies will vary depending on their nature. In some cases, this will be via other DPDs such as the Planning Policies DPD as well as through Supplementary Planning Documents. The decision to undertake Supplementary Planning Documents will be based upon an identified need to enhance deliverability.
- 7.2** Monitoring, review and implementation are key aspects of the Government's 'plan, monitor and manage' approach to the planning system (PPS12). 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 new 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.
- 7.3** Monitoring is crucial to the successful delivery of this document because it takes a future oriented approach by identifying the key challenges and opportunities and enabling adjustments and revisions to be made if necessary. One of the tests of soundness of a DPD is whether there are clear mechanisms for implementation and monitoring. The Council is therefore committed to the effective monitoring of the sites within this document, in particular to achieve the vision and the strategic objectives underlying the significant amount of growth that is proposed.
- 7.4** The purposes of monitoring are:
- to assess the extent to which policies and sites in the Site Allocations document are being implemented
  - to identify policies or sites that may need to be amended or replaced
  - to establish whether policies have had unintended consequences
  - to establish whether assumptions and objectives behind policies are still relevant
  - to establish whether targets are being achieved
- 7.5** 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 Site Allocations Document will be the Peterborough Annual Monitoring Report (AMR).
- 7.6** The impact of the Site Allocation Document on sustainability will be monitored through the AMR process by looking at the indicators identified in the Sustainability Report.
- 7.7** The tables on the following pages show our implementation and monitoring strategy for this document.

<p><b>Housing Section</b></p>	
<p><b>Key responsible organisations</b></p>	<p>Peterborough City Council                  Opportunity Peterborough                  Developers and housebuilders                  Housing associations                  Registered social landlords                  Private and public land owners</p>
<p><b>How will the policies be implemented?</b></p>	<p>Planning Policies DPD will provide detailed policies for planning applications                  Continuous partnership working with relevant organisations to ensure constraints can be overcome                  The IDP will set out the detailed infrastructure requirements required to support the policies                  Through the ongoing submission and determining of planning applications</p>
<p><b>What is the delivery of the policies dependent upon?</b></p>	<p>The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.</p>
<p><b>Indicators</b></p>	<p>Registered enquiries about the site                  Planning permission granted on the sites                  Dwellings completed</p>
<p><b>Targets and dates</b></p>	<p>Increase                  Increase                  Increase</p>
<p><b>Risks</b></p>	<p>State of national economy, and impact on housebuilding sector.                  Lending policies of financial institutions                  Lack of developer interest in allocated site                  Committed sites not being developed                  Timely delivery of infrastructure</p>
<p><b>Contingencies</b></p>	<p>Review planning policies and site allocations                  Seek further engagement with developers and OP to identify why development is not coming forward                  Work with developers to overcome site-specific obstacles</p>

Employment Section	What is the delivery of the policies dependent upon?		
<p><b>Key responsible organisations</b></p> <p>Peterborough City Council Opportunity Peterborough Developers Businesses and Industries Private and public land owners</p>	<p>The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.</p>		
<p><b>How will the policies be implemented?</b></p>	<p><b>Indicators</b></p>	<p><b>Targets and dates</b></p>	
<p>Planning Policies DPD will provide detailed policies for planning applications</p>	<p>Registered enquiries about the sites</p>	<p>Increase</p>	
<p>Continuous partnership working with relevant organisations to ensure constraints can be overcome and marketability of sites is maintained</p>	<p>Planning permission granted on the sites</p>	<p>Increase</p>	
<p>The IDP will set out the detailed infrastructure requirements required to support the policies</p>	<p>Completed floorspace</p>	<p>Increase</p>	
<p>Through the ongoing submission and determining of planning applications</p>	<p><b>Risks</b></p>	<p><b>Contingencies</b></p>	
	<p>State of national economy, and impact on employment sectors</p>	<p>Review planning policies and site allocations</p>	
	<p>Lending policies of financial institutions</p>	<p>Seek further engagement with developers and OP to identify why development is not coming forward</p>	
	<p>Lack of developer interest in allocated sites</p>	<p>Work with developers to overcome site-specific obstacles</p>	
	<p>Committed sites not being developed</p>		
	<p>Timely delivery of infrastructure</p>		

<b>Safeguarded Land for Future Key Infrastructure</b>											
<p><b>Key responsible organisations</b></p> <p>Peterborough City Council          Opportunity Peterborough          Developers and housebuilders          Housing associations          Registered social landlords          Private and public land owners</p>	<p><b>What is the delivery of the policies dependent upon?</b></p> <p>The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.</p>										
<p><b>How will the policies be implemented?</b></p> <p>Planning Policies DPD will provide detailed policies for planning applications</p> <p>Continuous partnership working with relevant organisations to ensure constraints can be overcome</p> <p>The IDP will set out the detailed infrastructure requirements required to support the policies</p> <p>Through the ongoing submission and determining of planning applications</p>	<table border="1"> <thead> <tr> <th data-bbox="616 607 804 1368"><b>Indicators</b></th> <th data-bbox="616 226 804 607"><b>Targets and dates</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="804 607 959 1368">Applications granted in areas allocated as safeguarded land that threaten or hinder the ability to implement the projects</td> <td data-bbox="804 226 959 607">Minimise</td> </tr> <tr> <th data-bbox="959 607 1212 1368"><b>Risks</b></th> <th data-bbox="959 226 1212 607"><b>Contingencies</b></th> </tr> <tr> <td data-bbox="959 607 1038 1368">Lack interest in infrastructure projects. Committed projects not being developed</td> <td data-bbox="959 226 1038 607">Review planning policies and site allocations Seek further engagement with developers to identify why land is not being safeguarded</td> </tr> <tr> <td data-bbox="1038 607 1212 1368"></td> <td data-bbox="1038 226 1212 607">Work with developers to overcome site-specific obstacles</td> </tr> </tbody> </table>	<b>Indicators</b>	<b>Targets and dates</b>	Applications granted in areas allocated as safeguarded land that threaten or hinder the ability to implement the projects	Minimise	<b>Risks</b>	<b>Contingencies</b>	Lack interest in infrastructure projects. Committed projects not being developed	Review planning policies and site allocations Seek further engagement with developers to identify why land is not being safeguarded		Work with developers to overcome site-specific obstacles
<b>Indicators</b>	<b>Targets and dates</b>										
Applications granted in areas allocated as safeguarded land that threaten or hinder the ability to implement the projects	Minimise										
<b>Risks</b>	<b>Contingencies</b>										
Lack interest in infrastructure projects. Committed projects not being developed	Review planning policies and site allocations Seek further engagement with developers to identify why land is not being safeguarded										
	Work with developers to overcome site-specific obstacles										

<b>Hampton Country Park</b>		<b>What is the delivery of the policies dependent upon?</b>	
<b>Key responsible organisations</b>		Implementation of existing legal agreement	
Peterborough City Council Opportunity Peterborough Developers and housebuilders Private and public land owners			
<b>How will the policy be implemented?</b>		<b>Targets and dates</b>	
Planning Policies DPD will provide detailed policies for planning applications		Minimise	
Through the ongoing determining of planning applications			
Implementation of existing legal agreement			
<b>Risks</b>		<b>Contingencies</b>	
State of national economy, and impact on housebuilding and employment sectors		Review planning policies and site allocations	
Lending policies of financial institutions		Seek further engagement with developers and OP to identify why development is coming forward with the area	
Pressure for non-conforming development			

<b>Green Wedges</b>		
<b>Key responsible organisations</b>	<b>What is the delivery of the policies dependent upon?</b>	
Peterborough City Council Developers and housebuilders Private and public land owners	Nil	
<b>How will the policy be implemented?</b>	<b>Indicators</b>	<b>Targets and dates</b>
Planning Policies DPD will provide detailed policies for planning applications  Through the ongoing submission and determining of planning applications	Type and number of permissions granted within the area	Minimise
	<b>Risks</b>	<b>Contingencies</b>
	State of national economy, and impact on housebuilding and employment sectors Lending policies of financial institutions Pressure for non-conforming development	Review planning policies and site allocations Seek further engagement with developers and OP to identify why development is coming forward within the area

## Appendix 1 Deleted Policies

Part of the current Development Plan for the area covered by this document is the Peterborough Local Plan (first replacement), which was adopted by the Council on 20<sup>th</sup> July 2005. 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<sup>th</sup> July 2008. Further Policies will be 'deleted' by the Core Strategy (once Adopted). This appendix explains which of the saved Local Plan policies are to be replaced by policies in this Site Allocations document. Accordingly, the policies below cease to have an effect from the date of adoption of this Site Allocations DPD.

Policy to be deleted (Local Plan (2005))	New SA Policy Number
H3 - Allocation of Housing Land: Urban Area	SA 3 Urban Area
H4 - Hampton Township Development Area	SA 1 Urban Extensions
H5 - London Road Opportunity Area	SA 3 Urban Area
H6 -Stanground South	SA 1 Urban Extensions
H8 Village Envelopes	SA 5 Village Envelopes
H9 Rural Growth Settlements	SA 6 Key Service Centres
H10 Limited Rural Growth Settlements	SA 8 Limited Growth Villages
H11 Group Settlements	SA 9 Small Villages
H12 Infill Settlements	SA 9 Small Villages
OIW1 General Employment Areas	SA 15 General Employment Area
OIW3 Business Parks	SA 15 General Employment Area
OIW2 Allocated Sites in General Employment Areas	SA 15 General Employment Area
OIW4 Allocated Sites in Business Parks	SA 15 General Employment Area
OIW9 Rural Employment Sites	SA 17 Rural Employment Sites
T13 Passenger Rail Station at Hampton	SA 18 Safeguarded Land for Future Key Infrastructure
T15 Stanground Bypass	SA 18 Safeguarded Land for Future Key Infrastructure
T16 Land Beside the A15	SA 18 Safeguarded Land for Future Key Infrastructure
T17 Eye to Spalding (A1073) Improvement	SA 18 Safeguarded Land for Future Key Infrastructure
T18 Former Wansford to Stamford and Peterborough to Wisbech Railway Lines	SA 18 Safeguarded Land for Future Key Infrastructure
LT8 Hampton Country Park	SA 19 Hampton Country Park
LNE2 Green Wedges	SA 20 Green Wedges





## Appendix 2 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.

**Affordable Housing** - housing available at a significant discount below the market value, provided to specified eligible households whose needs are not met by the market. It includes social rented and intermediate housing (such as shared equity products, low cost homes for sale and intermediate rent).

**Amenity** - elements which contribute to the overall character of an area, for instance these can be trees, historic buildings, or even shops.

**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.

**Appropriate Assessment (AA)** - a requirement of the European Habitats Directive. Its purpose is to assess the impacts of the plans and projects on internationally designated nature conservation sites.

**Area Action Plan (AAP)** - a particular type of LDD which provides a planning framework for any area where significant change and/or conservation is needed.

**Community facilities** - facilities available for use by all the community, such as church or village halls, doctor's surgeries and hospitals, even public houses. Community facilities could also include children's playgrounds and sports facilities.

**Conservation Area** - an 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 are binding on the Council.

**Green Infrastructure** - a network of protected sites, nature reserves, green spaces, waterways and greenway linkages (including parks, sports grounds, cemeteries, school grounds, allotments, commons, historic parks and gardens and woodland). It offers opportunities to provide for a number of functions, including recreation and wildlife as well as landscape enhancement.

**Gypsies and Travellers** - persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling Showpeople or circus people travelling together as such. *Circular 01/2006*

**Habitats Regulations Assessment (HRA)** - framework under which "Appropriate Assessment" is carried out.

**Infill** - the use of vacant land and property within a built-up area for further construction or development (see also "windfall sites")

**Infrastructure** - a collective term which relates to all forms of essential services like electricity, water, and road and rail provision.

**Integrated Development Programme (IDP)** - brings together key infrastructure requirements and any constraints to wider development proposals.

**Large-scale major development** - those where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application, a site area of four hectares or more should be used. <http://www.statistics.gov.uk/hub/people-places/planning/planning-and-development-2009>

**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.

**Major Development** - development involving any one or more of the following: (a) the provision of dwelling houses where (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within paragraph (a)(i); (b) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; (c) development carried out on a site having an area of 1 hectare or more; or (d) waste development.

**Minor Development** - any development which is not major development.

**Mitigation measures** - actions necessary to restrict or remedy the negative impacts of a particular development.

**Mixed-use development** - In accordance with national guidance we have identified sites in this document that are described as mixed-use development. 'Mixed-use' is a term used to describe a development where there is a combination of uses occurring on the same site. The focus on mixed-use will allow the market to bring forward proposals which better reflect the need for homes, jobs and services to be close to one another.

**Open Space** - areas of undeveloped or largely undeveloped land for leisure purposes - including village greens, allotments, children's playgrounds, sports pitches and municipal parks.

**Pitch** - a pitch is an area of land where a Gypsy or Traveller household can reside; typically this may contain a building, parking space and one or more caravans. The average number of caravans per pitch is currently estimated as 1.7. *Draft RSS Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England. 2008*

**Plot** - the area of land set aside for accommodation by one Travelling Showpeople family unit and the area of land set aside for the storage and maintenance of their equipment collectively forms a plot. *Circular 04/2007*

**Planning Inspectorate (PINS)** - an agency of the DCLG which provides independent adjudication on planning issues, typically through an Inspector with responsibility for "examination".

**Preferred Options** - one of the stages in the preparation of a DPD that was required before the Regulations (and accompanying guidance) were amended in 2008. At this stage the local planning authority published, for public consultation, a document which explained which option(s) the authority preferred, in relation to the subject matter of the DPD, and which other options had been considered and rejected.

**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.

**Rapid Inundation Zone** - an area which is at risk of rapid flooding should a flood defence structure be breached or overtopped. The zones at highest risk of rapid inundation are typically located close behind the flood defences.

**Registered Social Landlord (RSL)** - a body which is registered with the Housing Corporation under the 1996 Housing Act. Examples include Cross Keys Homes, Nene Housing and North British Housing Association.

**Sequential Approach** - an approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, the use of previously developed land or the use of land at risk from flooding.

**Settlement Hierarchy** - settlements are categorised into a hierarchy based on the range of facilities, services and employment opportunities available, plus the ability to access other higher ranking settlements by public transport.

**Spatial Planning** - this concept brings together policies for the development and use of land with other policies and strategies which too have ramifications for the nature of places and how they operate.

**Stakeholders** - person, group, or organisation that has a direct or indirect stake in the local planning authority because they can affect or be affected by the its actions, objectives, and policies.

**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 the Regional Spatial Strategy and all adopted DPDs for the area. For an interim period it may include all or part of certain structure plans and local plans.

**Statutory Organisations** - these are organisations which the LPA must consult at specific stages of the process, such as when a new draft document is produced. Organisations are typically neighbouring local authorities, such as South Kesteven District Council.

**Strategic Housing Land Availability Assessment (SHLA)** - identifies potential land and buildings that are/could be available for housing led regeneration.

**Submission stage** - the stage at which a DPD or SCI is sent to the Secretary of State as a prelude to its examination. At the same time, the document is 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 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).

**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.

**Travelling Showpeople** - members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in ODPM Circular 01/2006.

**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. Use Classes referred to in this Site Allocations DPD are:

Class B1 - Business  
 Class B2 - General Industrial  
 Class B8 - Storage or Distribution

**Village Envelope** - a boundary on a map beyond which the local planning authority proposes that a village should not be able to extend.

**Windfall Site** - a previously developed site which has not been specifically identified as available through the development plan process, but which unexpectedly becomes available for development. A windfall dwelling is a dwelling which is delivered from such a site (see also "infill")

## Appendix 3 List of all Sites Appraised

The table below provides a summary of all sites that were submitted to the council and have been assessed by the council. The full justification for each site is set out the the Evidence Report. Please note that for some sites where it is stated 'no' in the allocation column, it may be that part of the site is allocated, or the site has been merged with another site and then allocated. As such, the table below should only be used as a guide, though, to assist, we have indicated with a \* where we believe such a scenario exists.

I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
E001	Oak Tree Site, Bretton	Employment	1.3	City	No
E002	Stirling Way (North)	Employment	6.7	City	No
E003	Stirling Way (Extension)	Employment	5.2	City	No
E004	Land at Dogsthorpe (Paston Parkway/Welland Road)	Employment	1.5	City	No
E005	Land at Dogsthorpe (Paston Parkway/Peterborough Rd)	Employment	1.7	City	No
E006	Oxney South	Employment	6.8	City	Yes
E007	Perkins North	Employment	4.2	City	No*
E007a	Perkins North	Employment	5.1	City	Yes
E008	Perkins South	Employment	2.8	City	No*
E008a	Perkins South	Employment	4.2	City	Yes
E009	First Drove	Employment	2.2	City	No
E010	Third Drove	Employment	4.6	City	No
E011	Oxney North	Employment	20.6	City	Yes
E012	Lynchwood (South)	Employment	1.0	City	Yes
E013	Lynchwood (North)	Employment	1.3	City	Yes
E014	Shrewsbury Avenue	Employment	1.0	City	Yes
E015	Northam Works, Eye Green	Employment	2.2	Key Service Centre	No
E016	Edgerley Drain Road	Employment	17.1	Key Service Centre	No
E017	Station Road, Thorney	Employment	1.0	Key Service Centre	No
E018	Drysidcs	Employment	124.0	Open Countryside	Yes
E019	Leedsgate farm, Former RAF, Kings Cliffe	Employment	1.9	Limited Growth Village	No
E020	Land off Lincoln Road, adjacent to playing fields,	Employment	14.20	Limited Growth Village	No
E021	Redbrick Farm	Employment	59.6	Urban Extension	Yes
H001	Barnstock and Essendyke Sites	Housing	4.0	City	No
H002	Marholm Road South	Housing	1.1	City	No
H003	Bretton Industry	Housing	4.6	City	No
H004	Watergall and Pyramid Centre	Housing	3.4	City	No
H005	Land North of Eyrescroft School	Housing	1.5	City	No
H006	Bretton Way Oak Tree Site	Housing	1.4	District Centre	Yes
H007	Ellindon and Pyhill Green	Housing	1.3	City	No
H008	Heltwate	Housing	0.6	City	No
H009	Land adjoining Watergall Primary School	Housing	1.1	City	No
H010	Bretton Woods Community School	Housing	1.9	District Centre	Yes
H011	Land adjacent to Ravenside Retail Park Maskew Avenue	Housing	3.4	City	No
H012	Land off Bourges Boulevard, Maskew Avenue	Housing	0.4	City	No
H013	Craig Street Car Park	Housing	0.3	City	No
H014	New England Complex, Lincoln Road	Housing	0.7	City	No
H015	Welland Allotments, Bluebell land	Housing	1.6	City	No
H016	John Mansfield School	Housing	1.1	City	No*

I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
H016b	John Mansfield school building and playing field	Housing	4.1	City	Yes
H017	Hereward Community College	Housing	6.7	City	No*
H017b	Hereward Community College	Housing	1.2	City	Yes
H018	St Augustines Walk/Oundle Road Allotments	Housing	1.0	City	Yes
H019	Site off New Road Woodston (EH Lee Ltd)	Housing	1.0	City	Yes
H020	Peterborough WEB, Oundle Road	Housing	2.7	City	No
H021	Fletton Avenue/ Whittlesey Road (adjacent to cemetery)	Housing	0.7	City	Yes
H022	Galvanising Works, Oundle Road	Housing	1.4	City	Yes
H023	Guild House, Oundle Road	Housing	1.5	City	Yes
H024	Land North of Wesleyan Road	Housing	1.7	City	No
H025	Lady Lodge Goldhay Way	Housing	0.7	City	Yes
H026	Land in front of Matley Primary School	Housing	0.6	City	Yes
H027	Land South of Oundle Road	Housing	3.2	City	Yes
H028	Land at Rose Court, Yaxley	Housing	0.9	City	Yes
H029	Orton Brick works South of Hampton Vale off London Road	Housing	15.1	Urban Extension	Yes
H030	Woodston Point, Shrewsbury Avenue	Housing	1.4	City	Yes
H031	Land West of Hampton Vale "Triangle Land"	Housing	6.5	Urban Extension	Yes
H032	Bus Depot, Lincoln Road	Housing	0.5	District Centre	Yes
H034	Norwood Lane, Caravan Park	Housing	1.9	Urban Extension	No
H034a	Norwood Lane, Caravan Park	Gypsy and Travellers	0.7	Urban Extension	Yes
H035	Land off Cathwaite	Housing	0.7	City	No
H036	Honey Hill Primary School	Housing	2.4	City	No*
H036a	Honey Hill Primary School	Housing	1.2	City	Yes
H037	Hampton Car Park, Westwood Centre	Housing	0.4	City	No*
H038	Hampton Court Shops	Housing	0.6	City	No*
H039	Hampton Court Shops	Housing	0.3	City	No*
H040	PPDC, Cottesmore Close	Housing	0.8	City	Yes
H041	Fletton High Street Allotments	Housing	2.7	City	No*
H041a	Fletton High Street Allotment Land Combined Site	Housing	4.1	City	Yes
H042	Fletton High Street Former Allotments	Housing	1.0	City	No*
H043	Former Garages behind Coneygree Road	Housing	0.4	City	No
H045	Land off Wessex Close, Tenterhill	Housing	0.8	City	Yes
H046	67 South Street, Stanground	Housing	0.3	City	No
H047	Former Fletton Goods Yard	Housing	1.3	City	No*
H048	Roman and Saxon Court, Congsby Road	Housing	0.8	City	No
H049	Stanground Stables	Housing	0.8	City	Yes
H050	Peterborough Road, Farcet	Housing	0.8	City	No*
H051	Peterborough Road, Farcet	Housing	1.4	City	No*
H052	Land adjacent to 197 and rear of Old Mill, Farcet	Housing	0.9	City	No*
H053	Windsor Avenue	Housing	2.0	City	Yes
H054	Land off Itter Crescent	Housing	1.9	City	No*
H054a	Land off Itter Crescent	Housing	1.4	City	Yes
H055	Land at Foxcovert Road	Housing	6.9	City	No

I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
H057	Land at rear of 467 Fullbridge Road	Housing	1.7	City	No
H058	Land on North side of Mayor Walk, The Grange	Housing	5.7	City	No*
H058a	Land on North side of Mayor Walk, The Grange	Housing	6.9	City	No
H058b	Land on North side of Mayor Walk, The Grange	Housing	5.0	City	Yes
H059	Land at the Grange	Housing	2.5	City	No
H060	Railworld	Housing	1.9	City	No
H061	Rebus Software ltd, Thorpe Road	Housing	2.3	City	No
H062	Bretton Gate Sports ground	Housing	5.5	City	No
H064	Tasman Caravan Park	Housing	0.6	Key Service Centre	No
H065	Land off Thorney Road, Eye	Housing	4.1	Key Service Centre	Yes
H066	Land at Eye Green (North of A47)	Housing	3.4	Key Service Centre	No
H067	Land South and west of Crowland Road, Eye Green	Housing	1.0	Key Service Centre	No
H068	Banks Grain, Eye	Housing	5.8	Key Service Centre	No
H069	Hodney Road, Eye	Housing	3.1	Key Service Centre	No
H070	Land off Crowland Road, Eye Green	Housing	3.8	Key Service Centre	No
H071	Cranmore Bungalow, Eye	Housing	1.2	Key Service Centre	No*
H072	Land at Eye (off Peterborough Road)	Housing	4.5	Key Service Centre	No
H073	Land adjacent to Dalmarak Group, Eye	Housing	0.9	Key Service Centre	No
H074	Edgerley Drove, Eye	Housing	0.4	Key Service Centre	No
H075	Land South of Nature Reserve, Eye Green	Housing	1.4	Key Service Centre	No
H075a	Land South of Nature Reserve, Eye Green	Housing	2.4	Key Service Centre	Yes
H076	Horlock Land, Station Road, Thorney	Housing	2.3	Key Service Centre	No
H077	Land off Gas Lane, Thorney	Housing	6.9	Key Service Centre	No
H078	Site off Sandpit Road, Thorney	Housing	2.8	Key Service Centre	No
H079	Site Adjacent to Dark Close and Park Crescent, Thorney	Housing	1.6	Key Service Centre	No
H080	Site off Gas Lane, Thorney	Housing	0.4	Key Service Centre	No
H081	Land at Woburn Drive, Thorney	Housing	3.4	Key Service Centre	No
H083	Land South of Glinton Road, Helpston	Housing	2.0	Limited Growth Village	No
H084	Land Adjacent to 29 Maxey Road, Helpston	Housing	0.3	Limited Growth Village	Yes
H085	Land North of Glinton Road, Helpston	Housing	2.3	Limited Growth Village	No
H086	Land between Helpston Road and Main Street, Ailsworth	Housing	0.4	Limited Growth Village	Yes
H087	Clay Lane, Castor	Housing	1.7	Limited Growth Village	Yes
H088	Land at Clay Lane, Castor	Housing	1.3	Limited Growth Village	No
H089	Land at Clay Lane, Castor	Housing	1.8	Limited Growth Village	No
H090	Land at Peterborough Road, Castor	Housing	0.9	Limited Growth Village	No
H091	Land Adjoining the Surgery, Glinton	Housing	1.1	Limited Growth Village	Yes
H092	No. 59 Helpston Road, Glinton	Housing	1.0	Limited Growth Village	No

I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
H093	Land Off Lincoln Road, Adjacent to Playing Fields, Glinton	Housing	7.5	Limited Growth Village	No
H094	Land South East of Glinton	Housing	17.5	Limited Growth Village	No
H095	Glinton Glebe Land	Housing	39.0	Limited Growth Village	No
H096	Allotments, Wittering	Housing	1.6	Limited Growth Village	No
H097	Land at Towns End, Wittering	Housing	4.7	Limited Growth Village	No
H098	Land off Trent Road and Parker Road, Wittering	Housing	19.6	Limited Growth Village	No*
H098a	Land off Trent Parker Road, Wittering	Housing	4.2	Limited Growth Village	No*
H098b	Land off Trent Parker Road, Wittering	Housing	5.3	Limited Growth Village	No*
H098c	Land off Trent Parker Road, Wittering	Housing	4.1	Limited Growth Village	No*
H098d	Land off Trent Parker Road, Wittering	Housing	6.0	Limited Growth Village	No*
H098e	Land off Trent Parker Road, Wittering	Housing	4.5	Limited Growth Village	Yes
H099	Willow Drove, Newborough	Housing	0.5	Limited Growth Village	No
H100	Peterborough Road, Newborough	Housing	0.7	Limited Growth Village	No
H101	Land South East of Newborough	Housing	19.2	Limited Growth Village	No
H102	St Martins Road, Newborough	Housing	2.4	Limited Growth Village	No
H103	St Martins Road, Newborough	Housing	0.6	Limited Growth Village	No
H104	St Martins Road, Newborough	Housing	1.9	Limited Growth Village	Yes
H105	Land rear of Gunton's Road, Newborough	Housing	1.0	Limited Growth Village	No
H106	North St Martins Road, Newborough	Housing	0.5	Limited Growth Village	No
H107	Land South of Maxey Road, Northborough	Housing	1.3	Limited Growth Village	No
H109	Land Rear of Lincoln Road, Northborough	Housing	6.7	Limited Growth Village	No
H110	Land South of B1162, Northborough	Housing	4.7	Limited Growth Village	No
H111	Land Rear of Deeping St James Road, Northborough	Housing	4.8	Limited Growth Village	No
H112	Rippons Drove, Northborough	Housing	0.4	Limited Growth Village	No
H113	Land off Pingle, Northborough	Housing	2.7	Limited Growth Village	No
H114	Land West of Pasture Lane, Northborough	Housing	3.5	Limited Growth Village	No
H115	Land East of Pasture Lane, Northborough	Housing	0.4	Limited Growth Village	No
H116	Bainton Road, Ashton	Housing	0.4	Small Village	No
H117	Plants Eggs, Bainton	Housing	1.0	Small Village	No
H118	Land at rear of First drift, Wothorpe	Housing	0.9	Small Village	No
H119	Croft Farm, Thornhaugh	Housing	0.3	Small Village	No

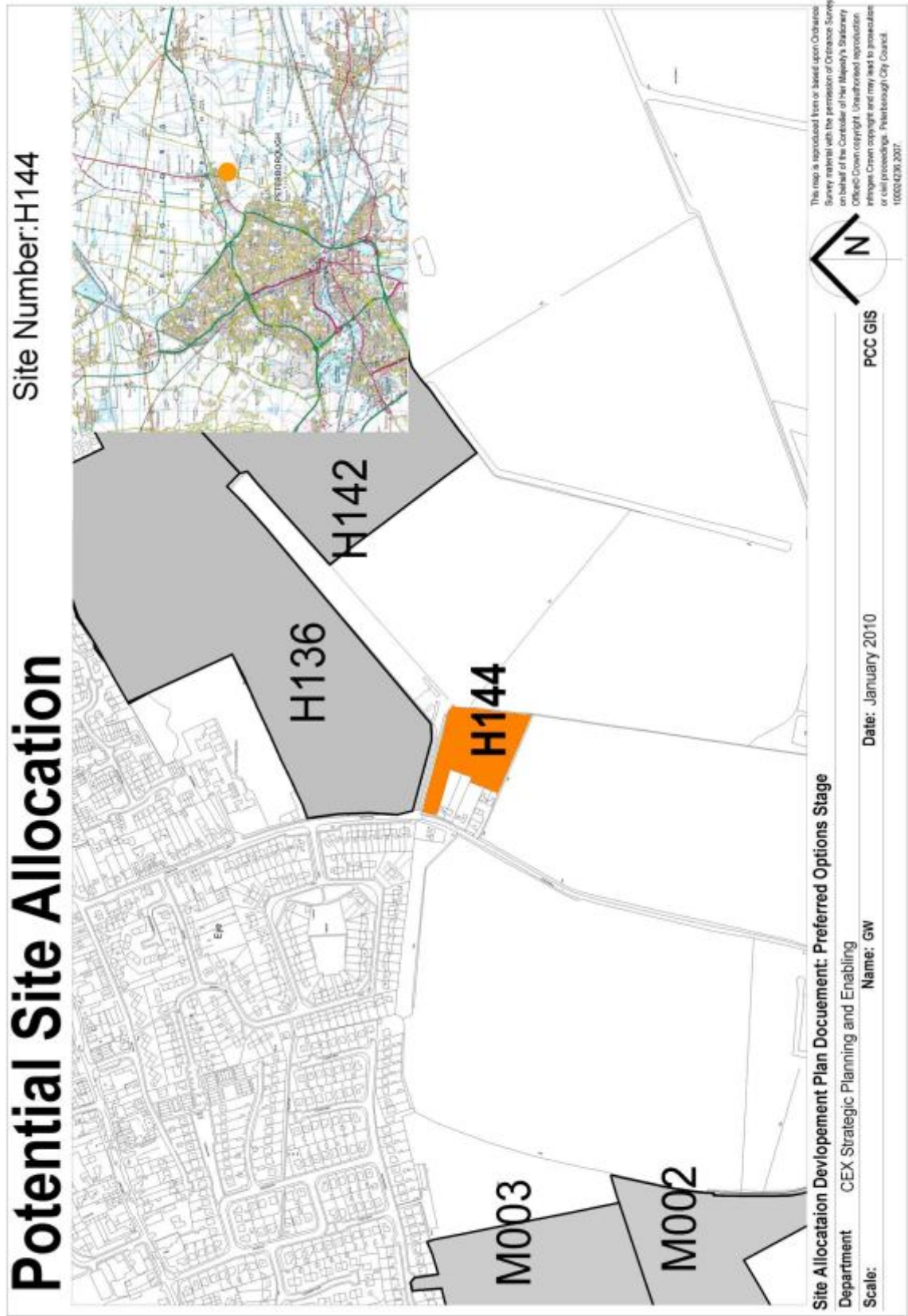


I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
H120	Manor Farm, Sutton	Housing	0.4	Small Village	No
H121	Little Chef, Wansford	Housing	0.5	Small Village	No
H122	Land at Old Leicester Road, Wansford	Housing	7.5	Small Village	No
H123	Werrington Bridge Road, Milking Nook	Housing	1.5	Small Village	No
H124	Deeping Road, Peakirk	Housing	4.6	Small Village	No
H125	Nos.75, 77, 79 Riverside, Deeping Gate	Housing	0.4	Small Village	No
H126	West End Depot, West End Maxey	Housing	0.5	Small Village	No
H127	Land North of Etton	Housing	3.0	Small Village	No
H128	Briggs Farm, Willow Hall Lane, Thorney	Housing	0.7	Small Village	No
H129	Monkhams Hurn Road Werrington	Housing	1.7	City	No
H130	The Forge House, Great Road	Housing	1.0	City	Yes
H131	Land of Whittlesey Road	Housing	6.3	Key Service Centre	Yes
H132	Land at Green Road/Woolfellhill Road Eye	Housing	6.6	Key Service Centre	No
H133	Land at 7 Heath Road, Helpston	Housing	0.4	Limited Growth Village	No
H134	Middle Road/Guntons Road, Newborough	Housing	0.8	Limited Growth Village	No
H135	Field off Gas Lane, Thorney	Housing	1.2	Key Service Centre	No
H136	Land at Eyebury Road, Eye	Housing	8.9	Key Service Centre	No*
H137	Land West of Peterborough Road, Facet	Housing	1.5	City	No*
H137a	Land West of Peterborough Road Farcet	Housing	5.5	City	Yes
H138	Off penwald Court/Rear of 37 - 43 St Pega's Road	Housing	0.5	Small Village	No
H139	Land off Lincoln Road, adjacent to playing fields,	Housing	3.3	Limited Growth Village	No
H140	Hampton Court Shops and Garages	Housing	0.7	City	No*
H141	Broadweel Road, Helpston	Housing	2.0	Limited Growth Village	Yes
H142	Tanholt Farm, Eye	Housing	37.3	Key Service Centre	No
H142a	Tanholt Farm Eye Part of H142 but a smaller site	Housing	7.0	Key Service Centre	No
H142b	Tanholt Farm Eye Part of H142 but a smaller site	Housing	2.6	Key Service Centre	No
H143	Land at rear of 39 Station Road, Thorney	Housing	0.6	Key Service Centre	No
H144	84 Eyebury Road, Eye	Housing	1.0	Key Service Centre	No
H145	Hurn Road Werrington	Housing	14.5	Open Countryside	No
H146	Land at Junction of Lincoln Road, Deeping Gate	Housing	5.8	Open Countryside	No
H147	Land North of Werrington Lincoln Road 1	Housing	5.8	Open Countryside	No
H148	John Mansfield School remote playing field	Housing	3.2	City	No
H149	Tanholt Farm Eye Part of H142 and H136	Housing	16.0	Key Service Centre	No*
H149a	Tanholt Farm Eye Part of H142 and H136 smaller area	Housing	6.6	Key Service Centre	No*
H150	East of Eye Development Area	Mixed Use	18.02	Key Service Centre	Yes
L001	Stanground closed landfill site	Leisure	0.0	City	No
L002	Showcase Cinema, Boongate	Leisure	4.0	City	No

I&O Site Number	Site Address	Proposed Use	Site Area (ha)	Settlement Hierarchy	Allocation
M001	Land adjacent to Thorpe Wood House, Thorpe Wood	Mixed use	2.5	City	Yes
M002	Land South of Eye	Mixed use	19.3	Key Service Centre	No
M003	Land South of Eye	Mixed use	12.0	Key Service Centre	No
M004	White Post Farm, Eye	Mixed use	4.0	Key Service Centre	No
M005	Land to the East of Woolfellhill Road	Mixed use	6.2	Key Service Centre	No
M006	Whitepost Farm, Eye	Mixed use	4.9	Key Service Centre	No
M007	Eye, Thorney Road	Mixed use	3.2	Key Service Centre	Yes
M008	Station Road, Thorney	Mixed use	20.5	Key Service Centre	No
M009	Land North of Wisbech Road, Thorney	Mixed use	20.8	Key Service Centre	No
M010	Land at Market Deeping Bridge	Mixed use	30.5	Small Village	No
M011	Land at Market Deeping Bridge	Mixed use	57.7	Small Village	No
M012	Notcutts Graden Centre	Leisure	2.7	City	No
M013	Lovers land, Crowland road, Eye Green	Mixed use	0.3	Open Countryside	No
M014	Horseys Grange	Mixed use	29.1	Open Countryside	No
M015	Land North of Werrington, Lincoln Road,	Mixed use	16.5	Open Countryside	No
M016	Land North of Werrington, Lincoln Road 2	Mixed use	1.3	Open Countryside	No
M017	Land North of Werrington, Lincoln Road 3	Mixed use	18.0	Open Countryside	No
M018	Land at Milking Nook	Mixed use	33.0	Open Countryside	No
M019	Land North of Werrington, Lincoln Road 4	Mixed use	10.9	City	No
M020	Hampton Court Shops. Includes sites H140, H037, 38	Mixed use	1.4	City	Yes
R001	Werrington District Centre	Retail	3.8	City	No
R002	Land off Bourges Boulevard, Maskew Avenue	Retail	3.4	City	No

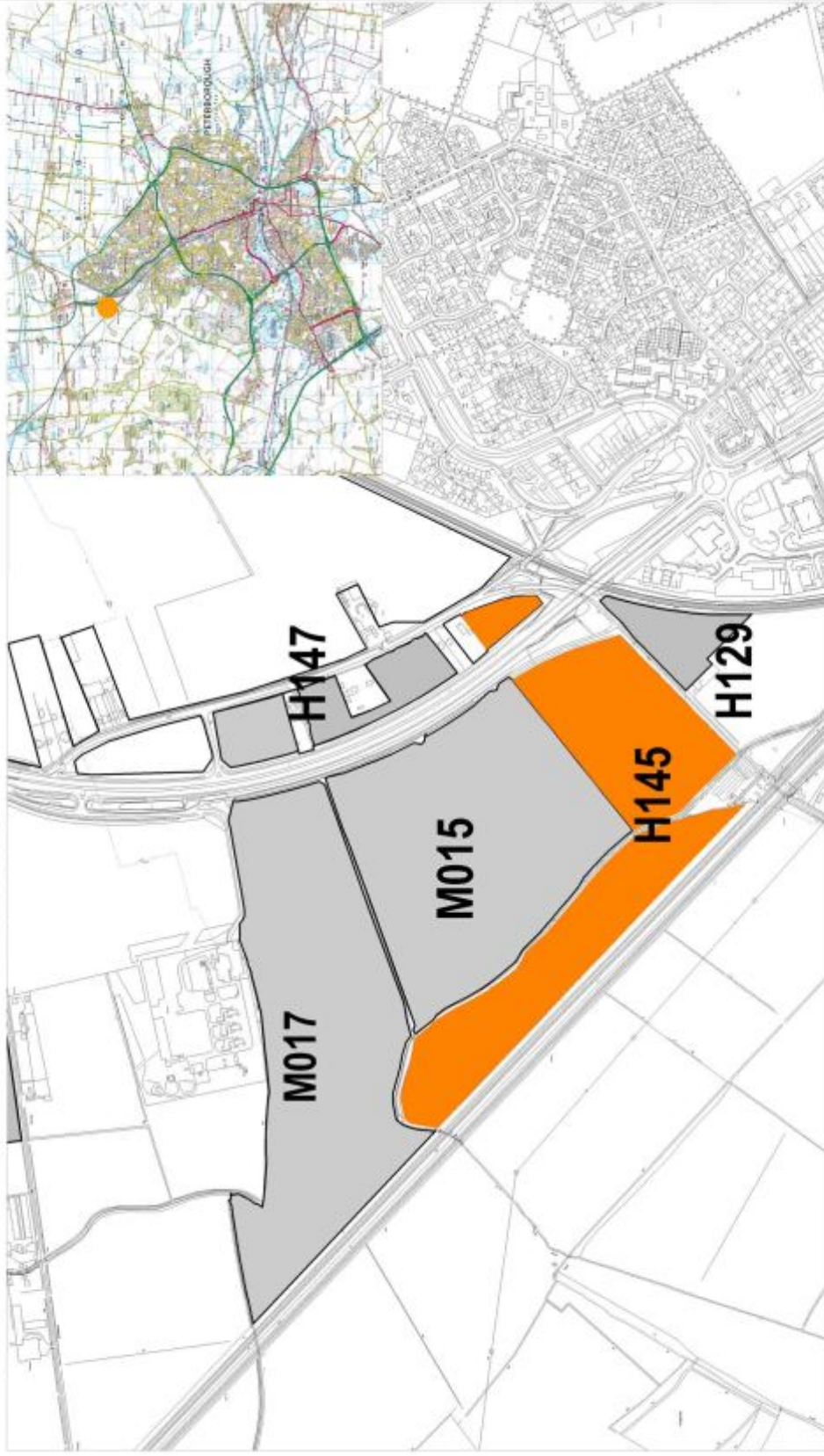
## Appendix 4 Maps of Additional and Amended Sites

Since the Issues and Options consultation in October 2008 and January 2009 a number of further sites were submitted to the Council up to July 2009. These sites have been assessed as part of the Site Allocations process, but we have not had the opportunity to consult on these new sites. The following pages contain maps of all the new sites, full details of all the sites are contained within the supporting Evidence Report .



# Potential Site Allocation

Site Number: H145



Site Allocation Development Plan Document: Preferred Options Stage

Department: CEX Strategic Planning and Enabling

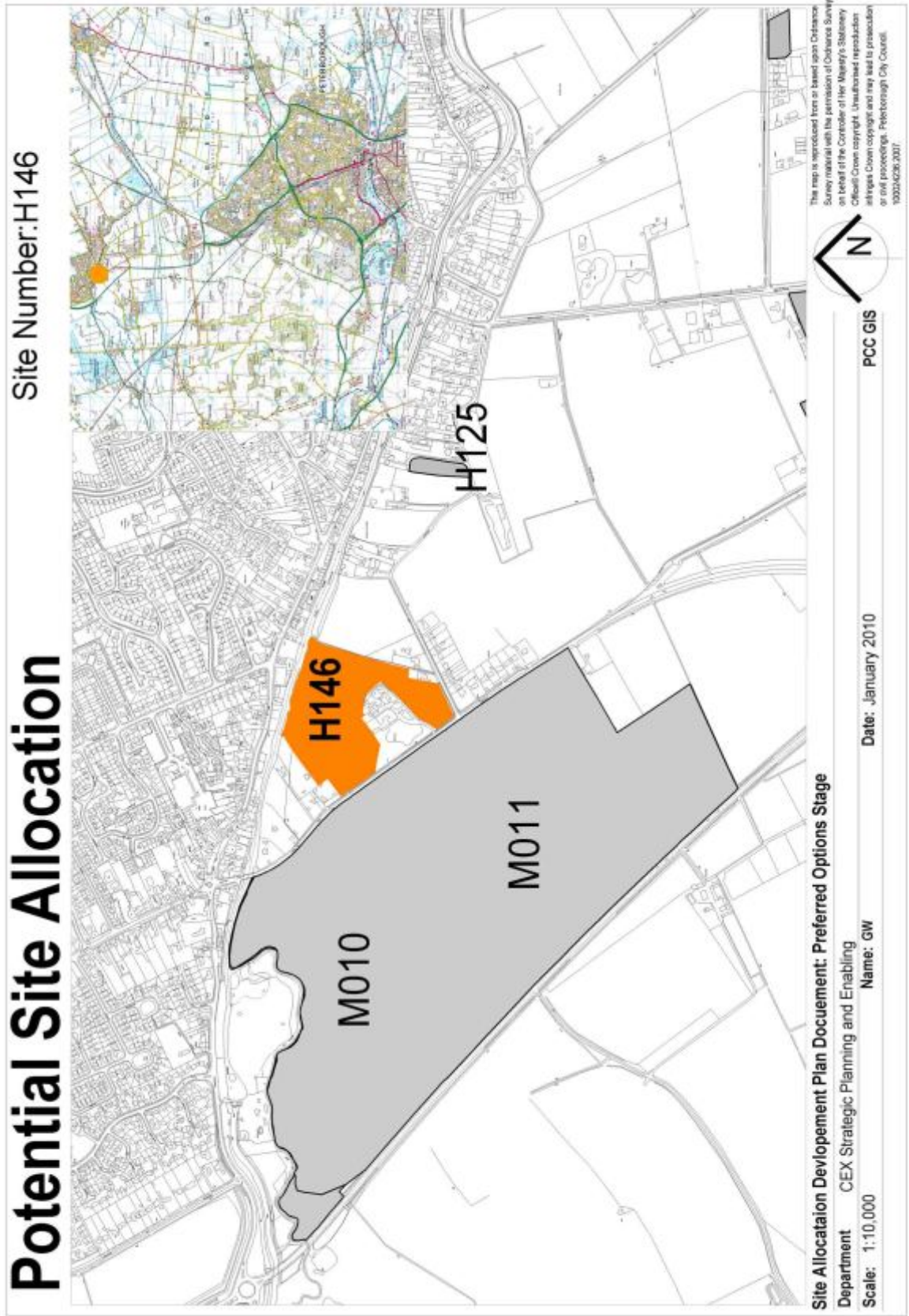
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Date: January 2010

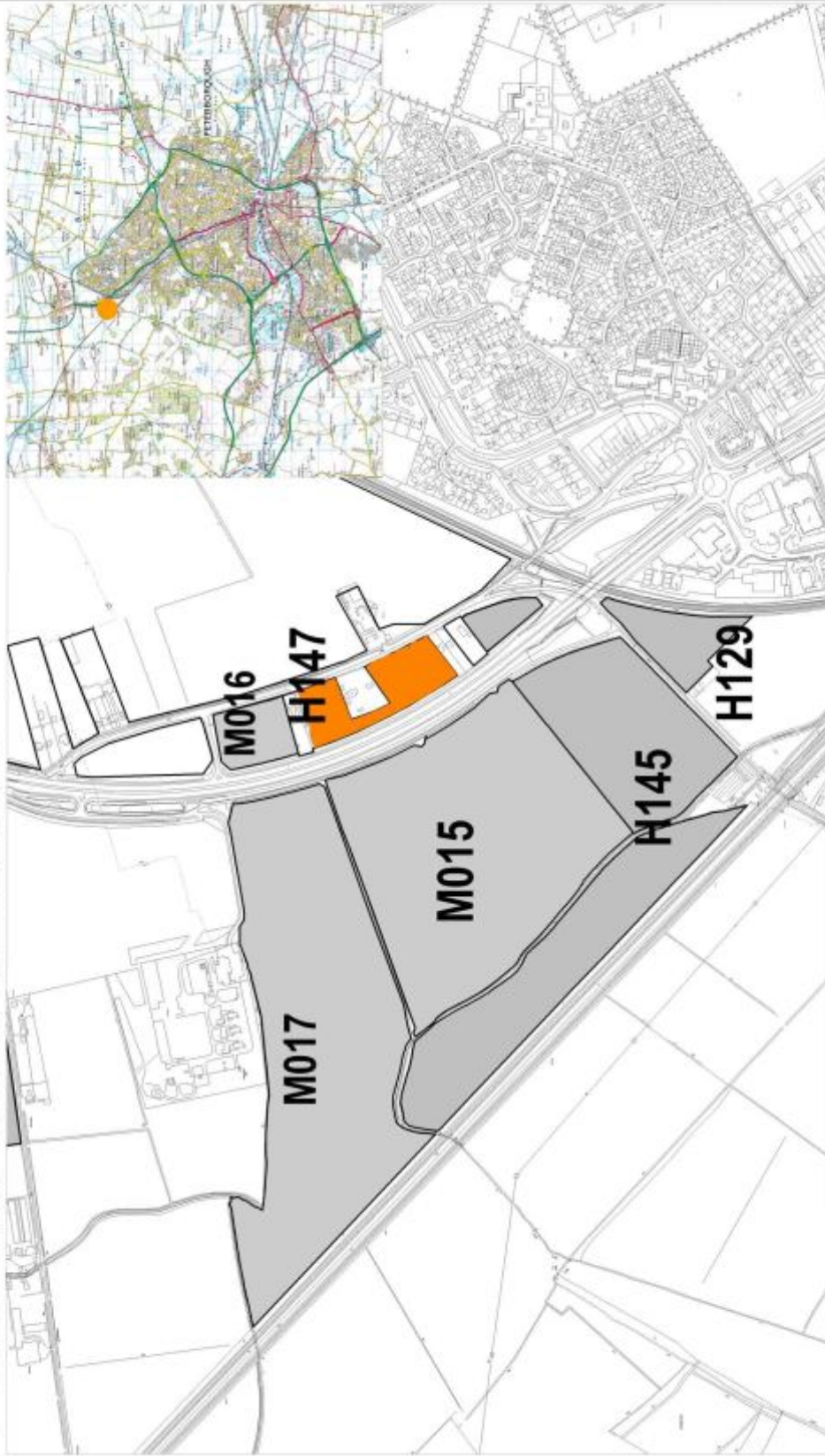
PCC GIS

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# Potential Site Allocation

Site Number: H147



Site Allocation Development Plan Document: Preferred Options Stage

Department CEX Strategic Planning and Enabling

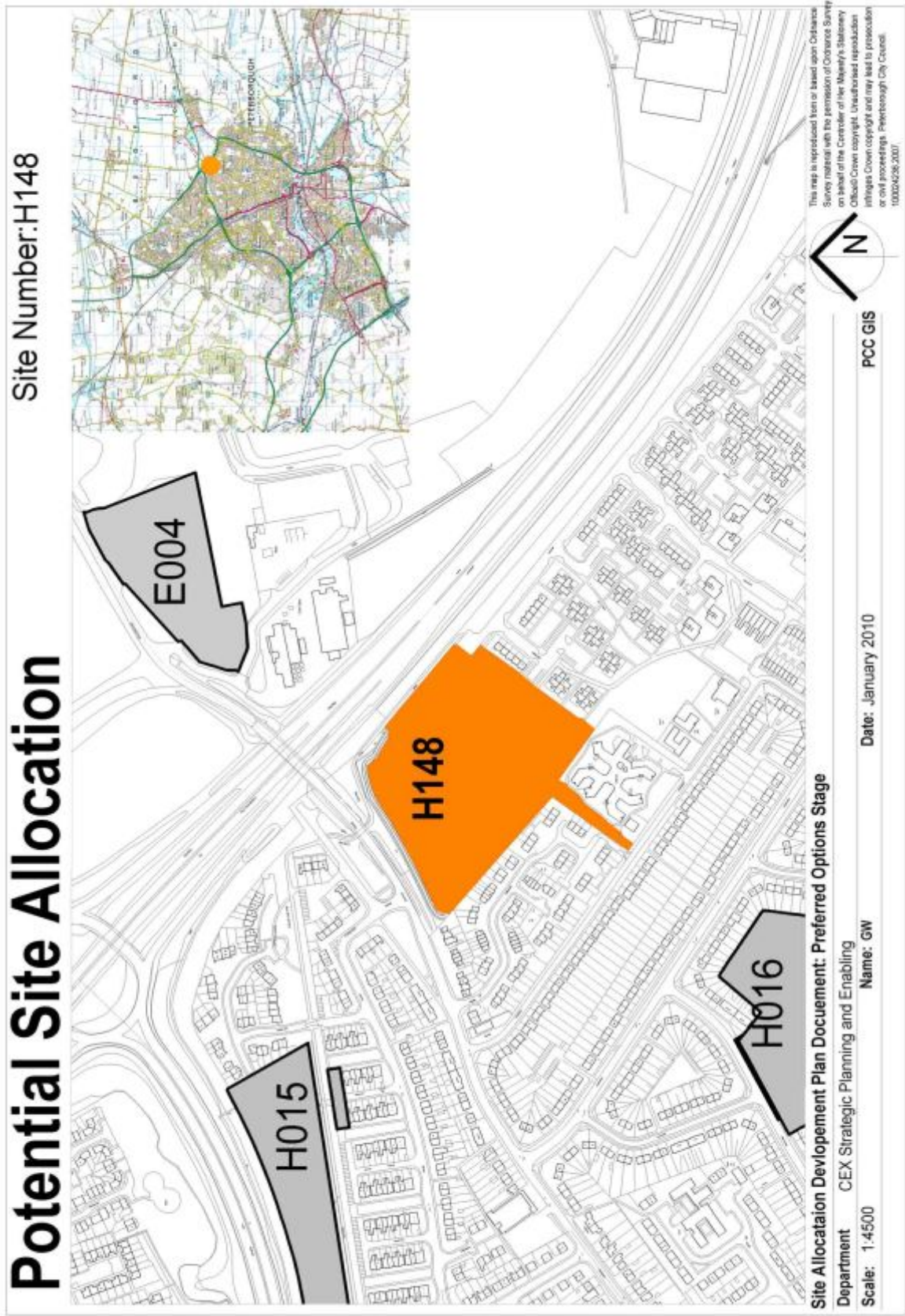
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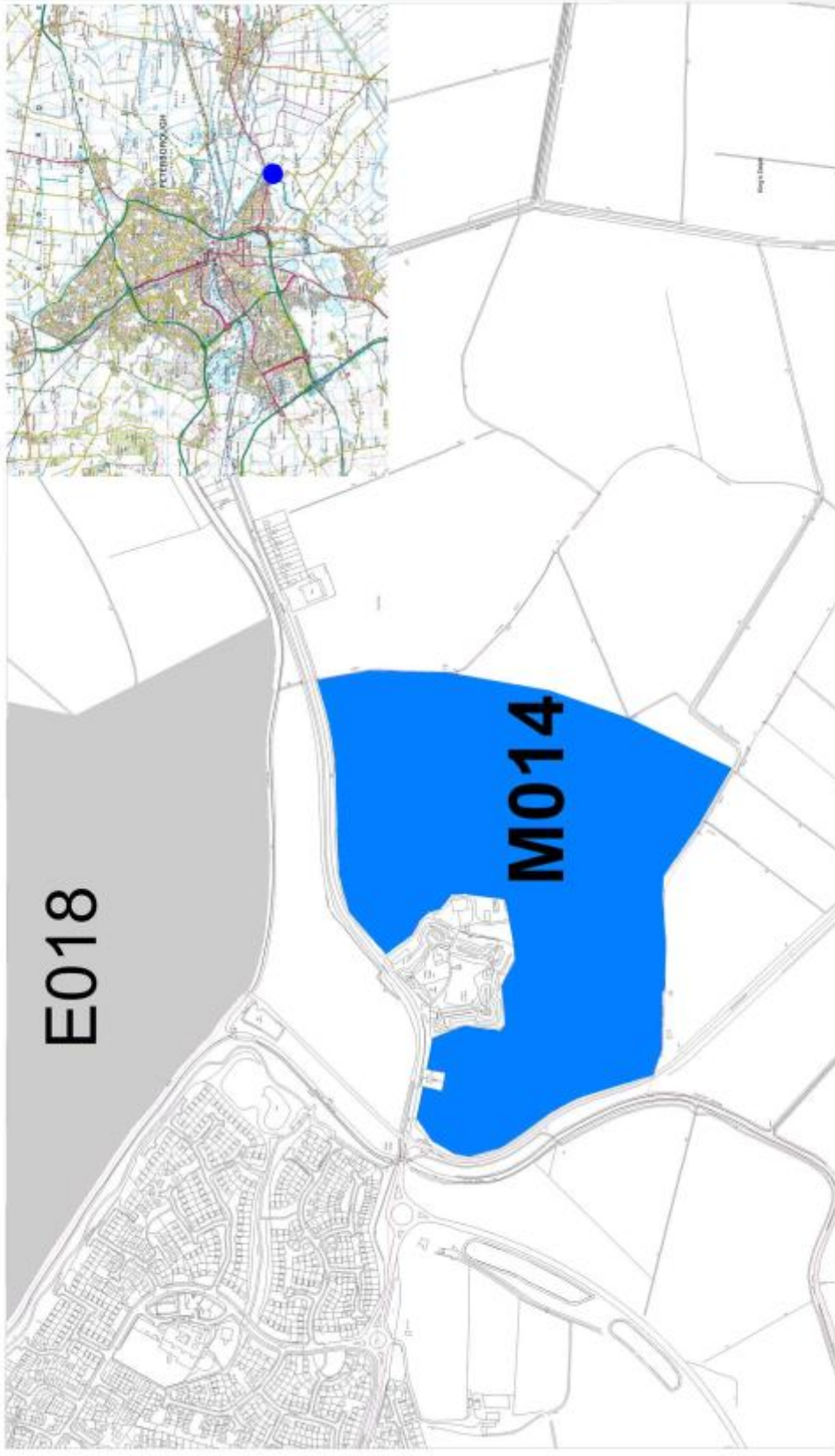
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Site Number M014

# Amended Site Allocation

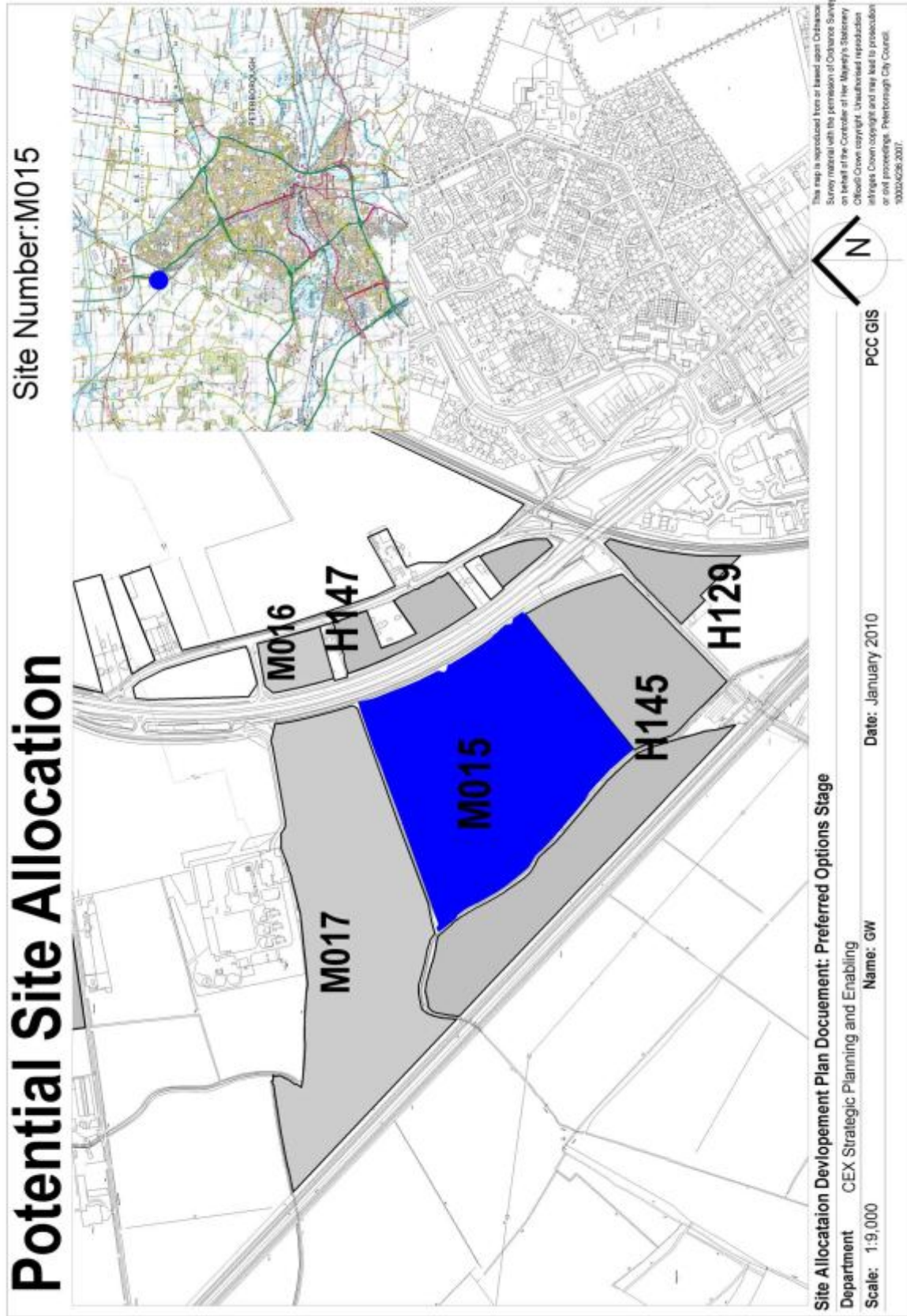


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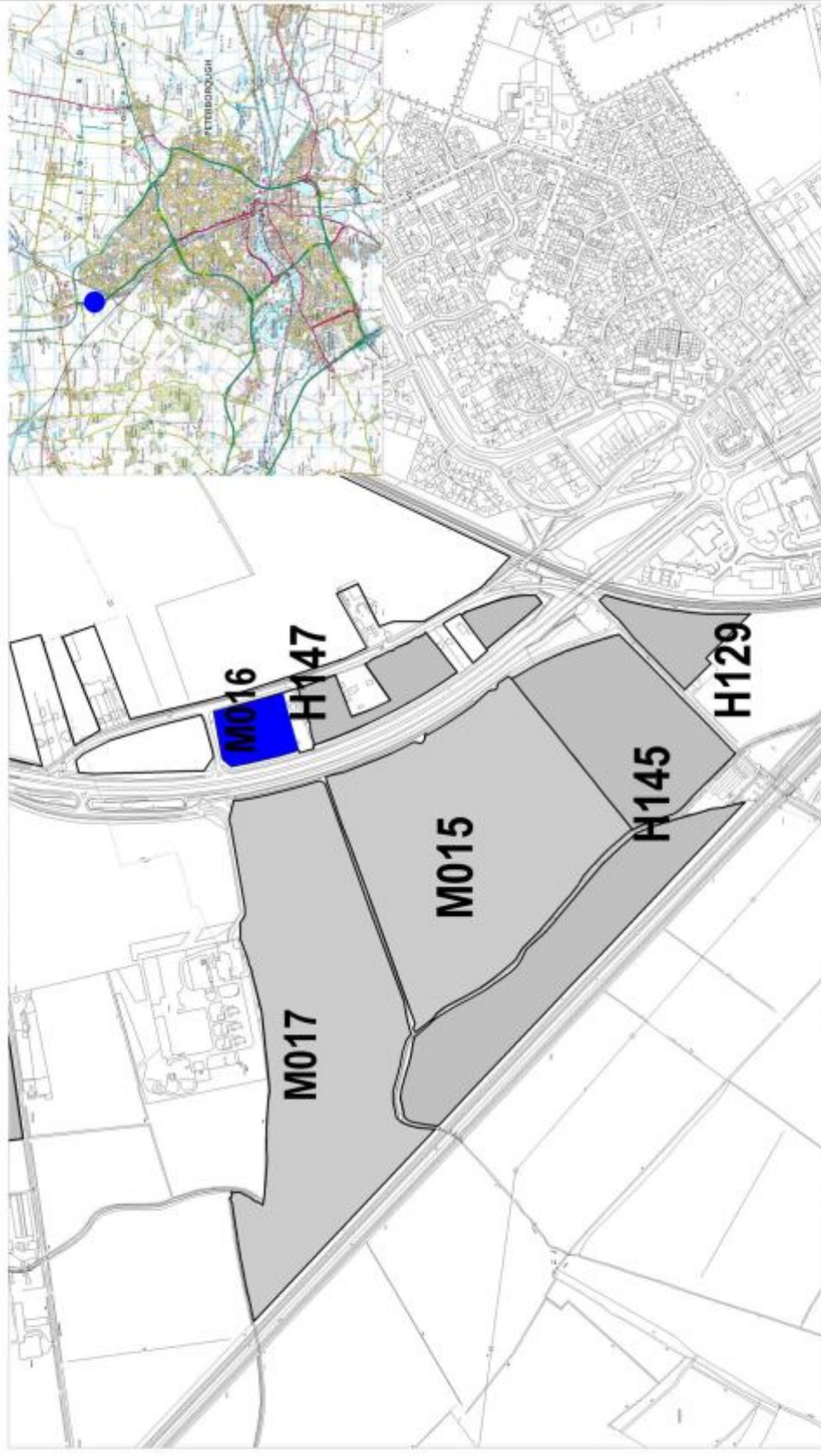
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**Site Allocation Development Plan Document: Preferred Options Stage**  
Department CEX Strategic Planning and Enabling  
Name: GW  
Date: January 2010  
Scale:

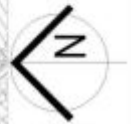


Site Number: M016

# Potential Site Allocation



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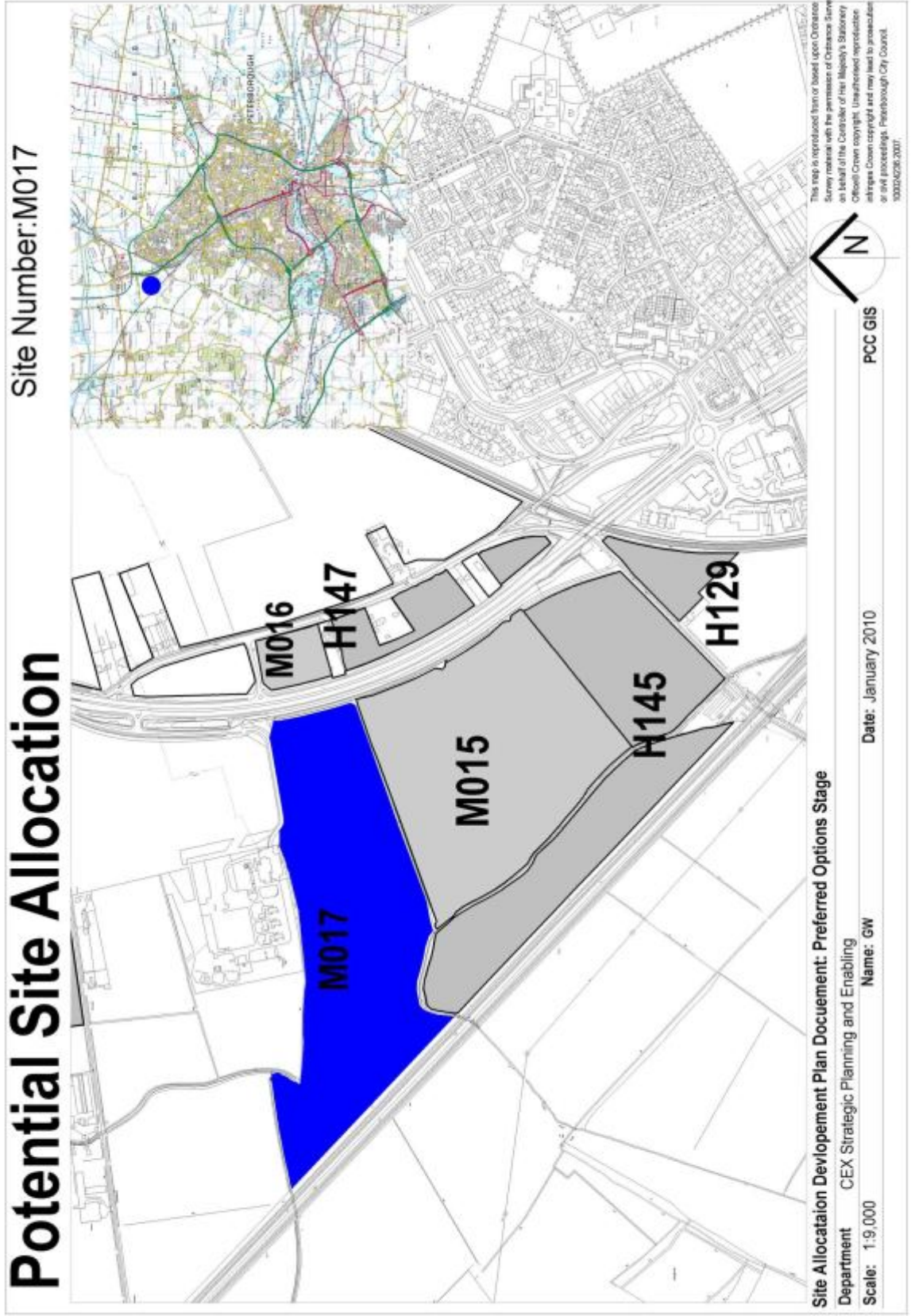
Date: January 2010

Site Allocation Development Plan Document: Preferred Options Stage

Department CEX Strategic Planning and Enabling

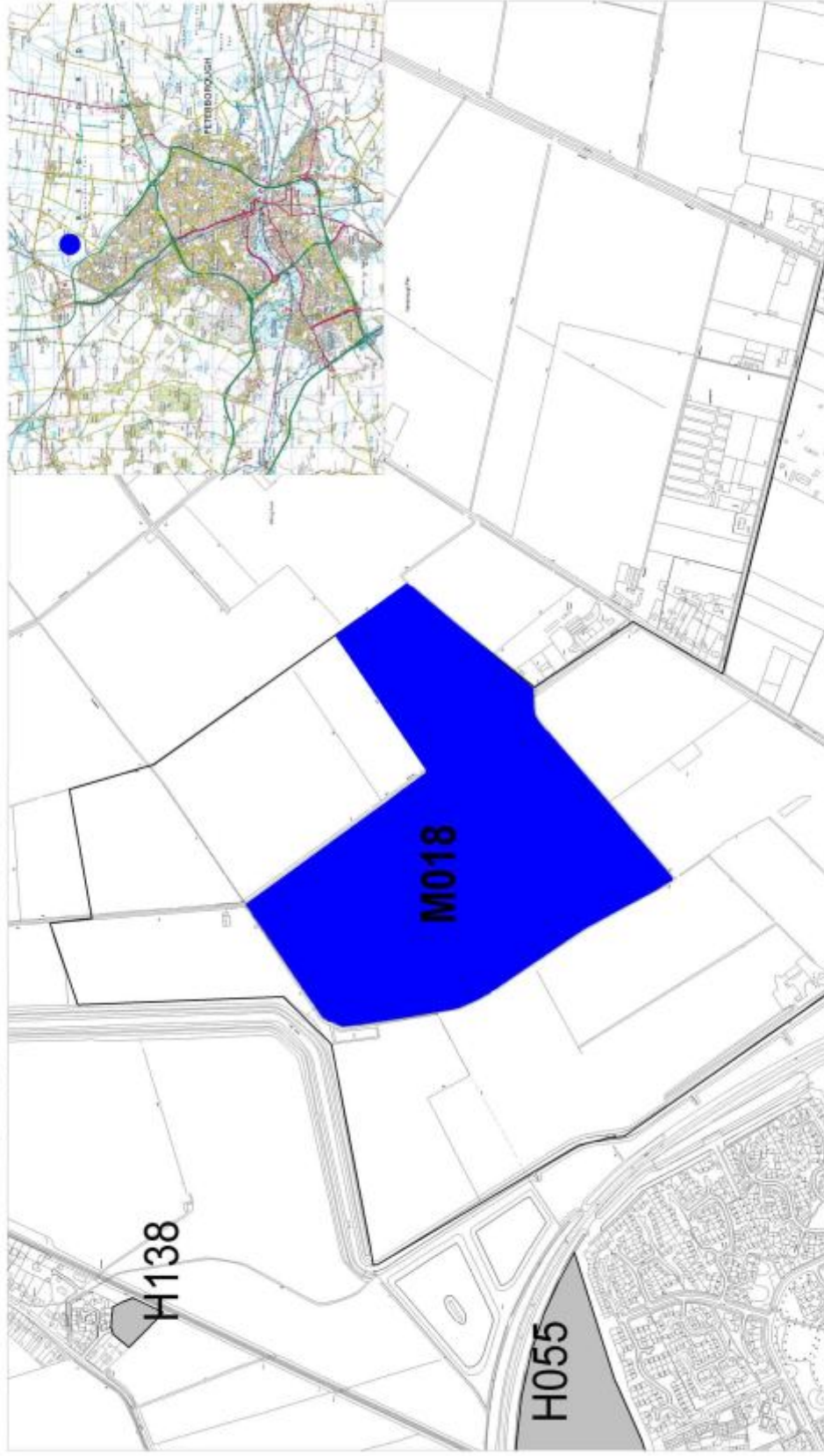
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Name: GW



# Potential Site Allocation

Site Number: M018



Site Allocation Development Plan Document: Preferred Options Stage

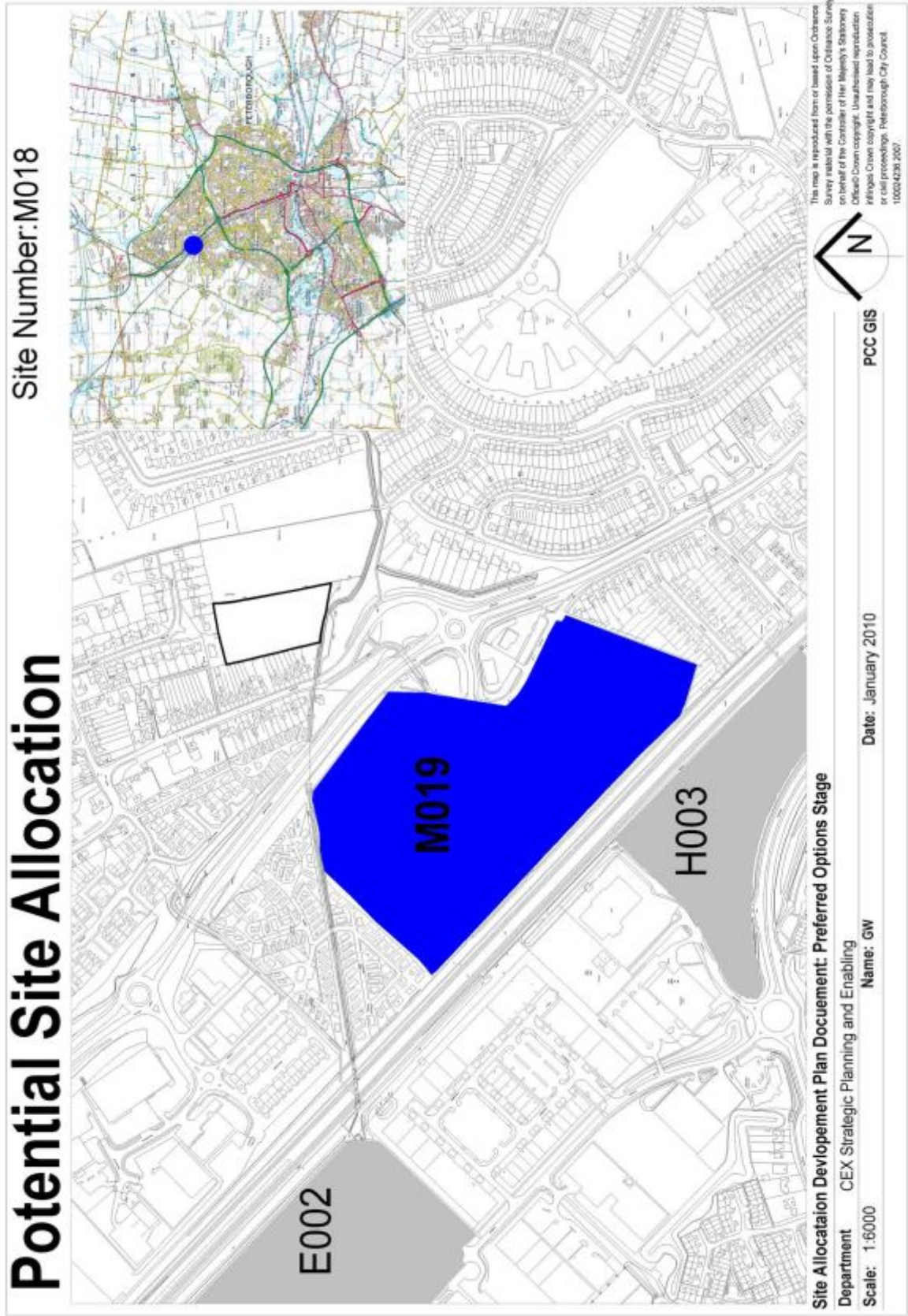
Department: CEX Strategic Planning and Enabling

Scale: 1:10000 Name: GW

Date: January 2010

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# Amended Site Allocation

Site Number: E007a



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Department CEX Strategic Planning and Enabling

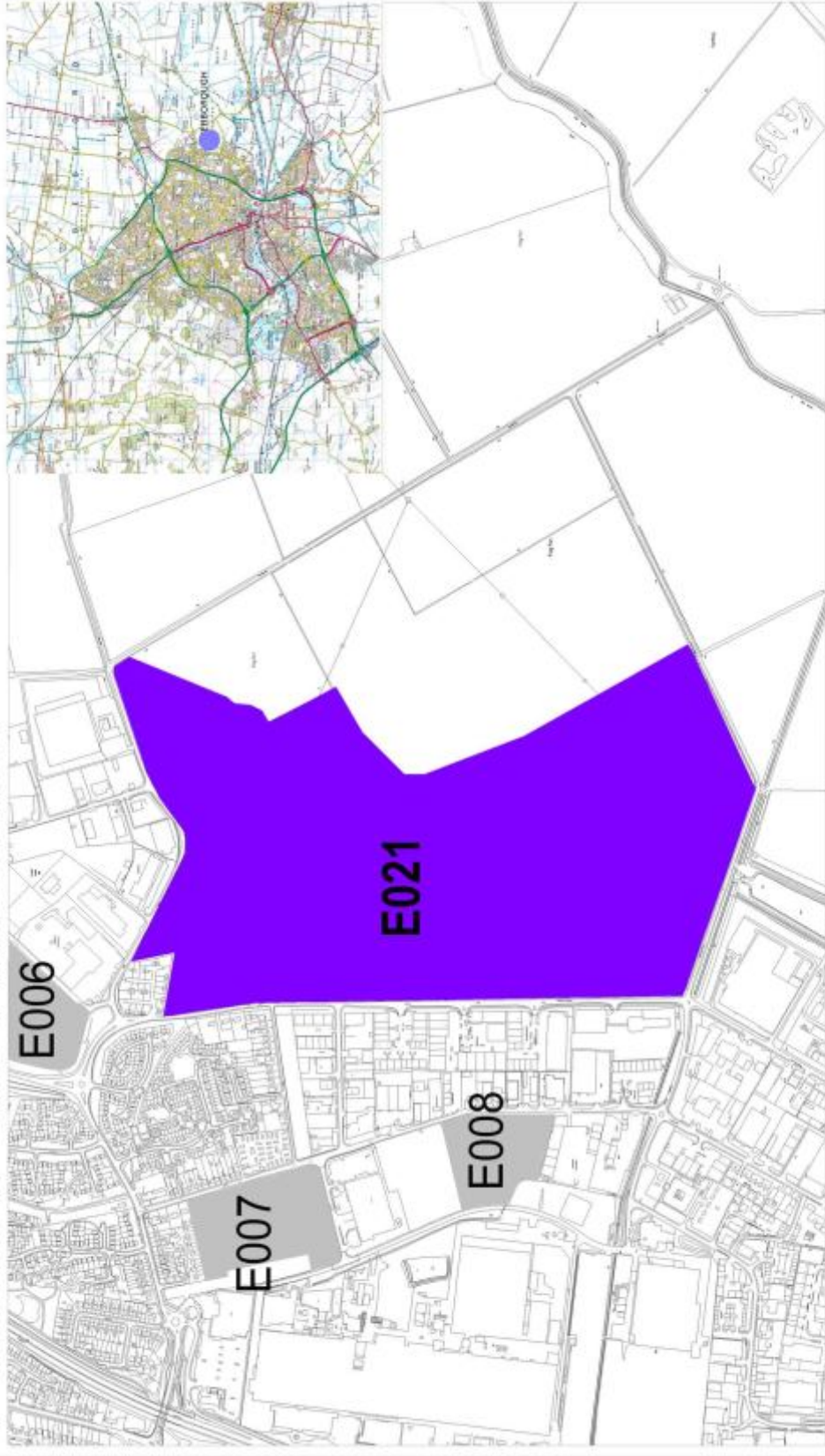
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# Potential Site Allocation

Site Number: E021



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1000046380.0007

Site Allocation Development Plan Document: Preferred Options Stage

Department CEX Strategic Planning and Enabling

Scale: 1:10000

Name: GW

Date: January 2010

PCC GIS

# Amended Site Allocation

Site Number: H016b



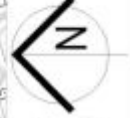
Site Allocation Development Plan Document: Preferred Options Stage

Department: CEX Strategic Planning and Enabling

Scale: Name: GW

Date: January 2010

PCC GIS



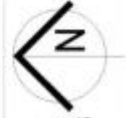
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# Potential Site Allocation

Site Number: H017b



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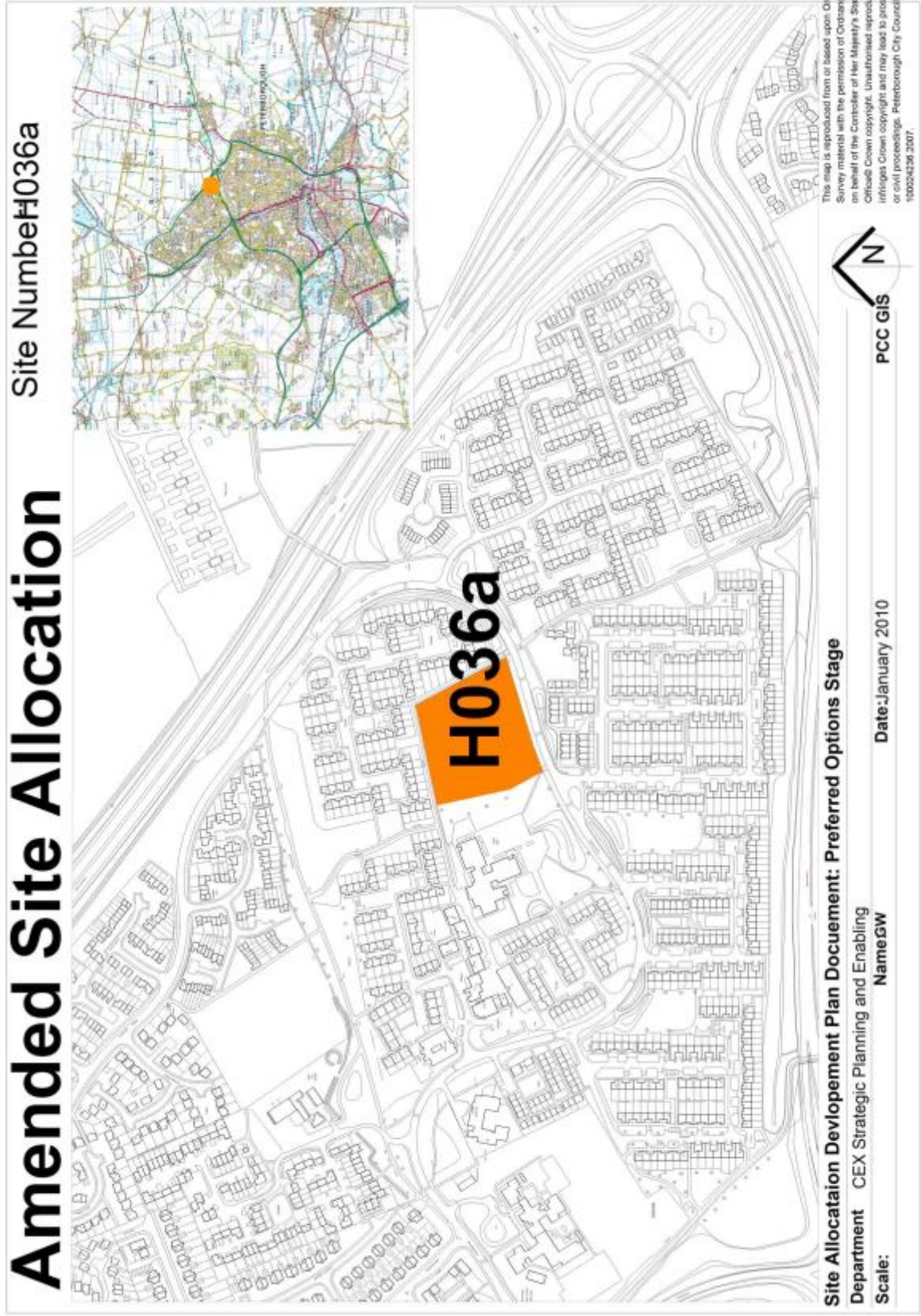
Site Allocation Development Plan Document: Preferred Options Stage

Department CEX Strategic Planning and Enabling

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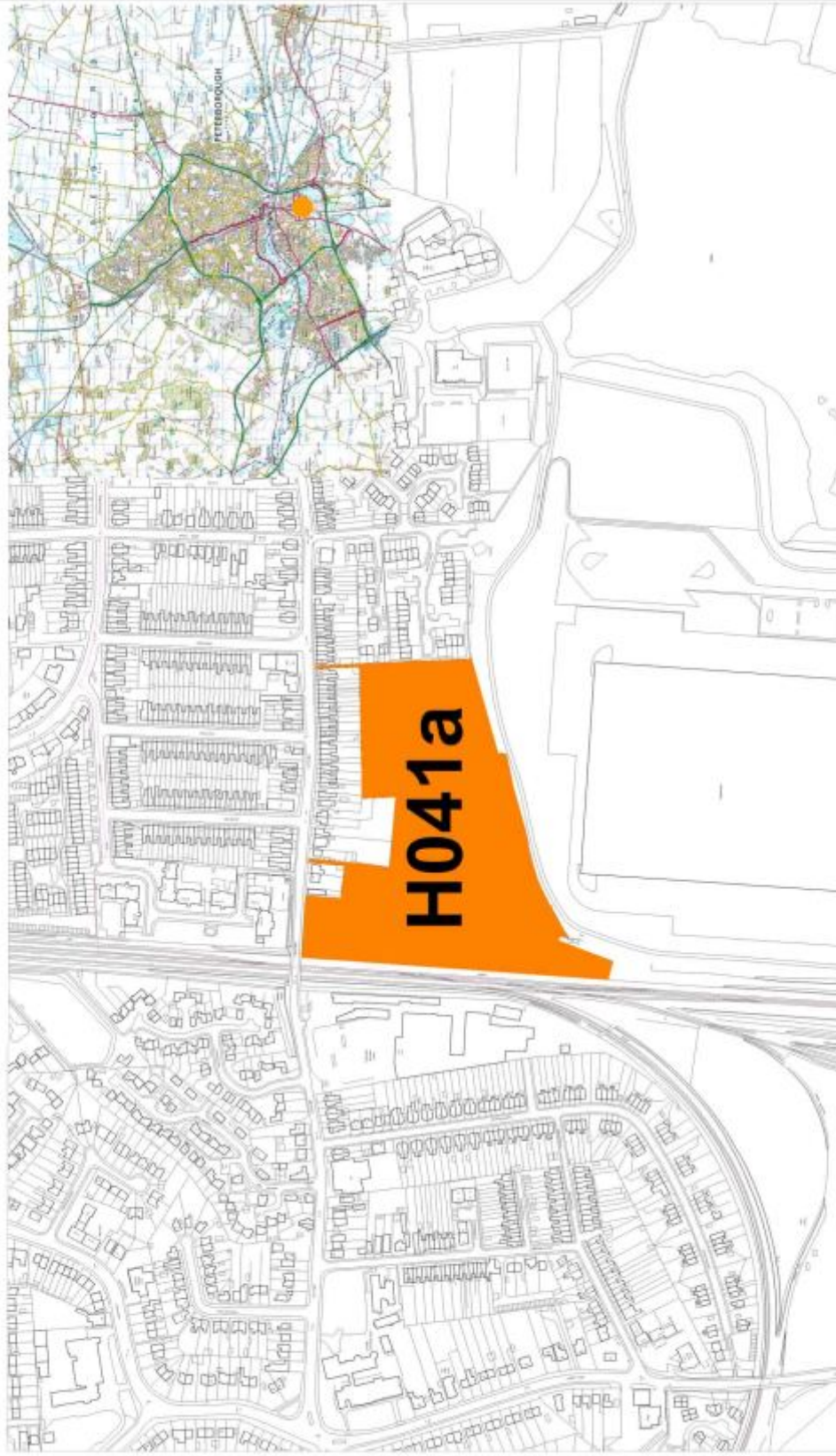
Name: GW

Date: January 2010

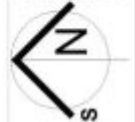


Site Number H041a

# Amended Site Allocation



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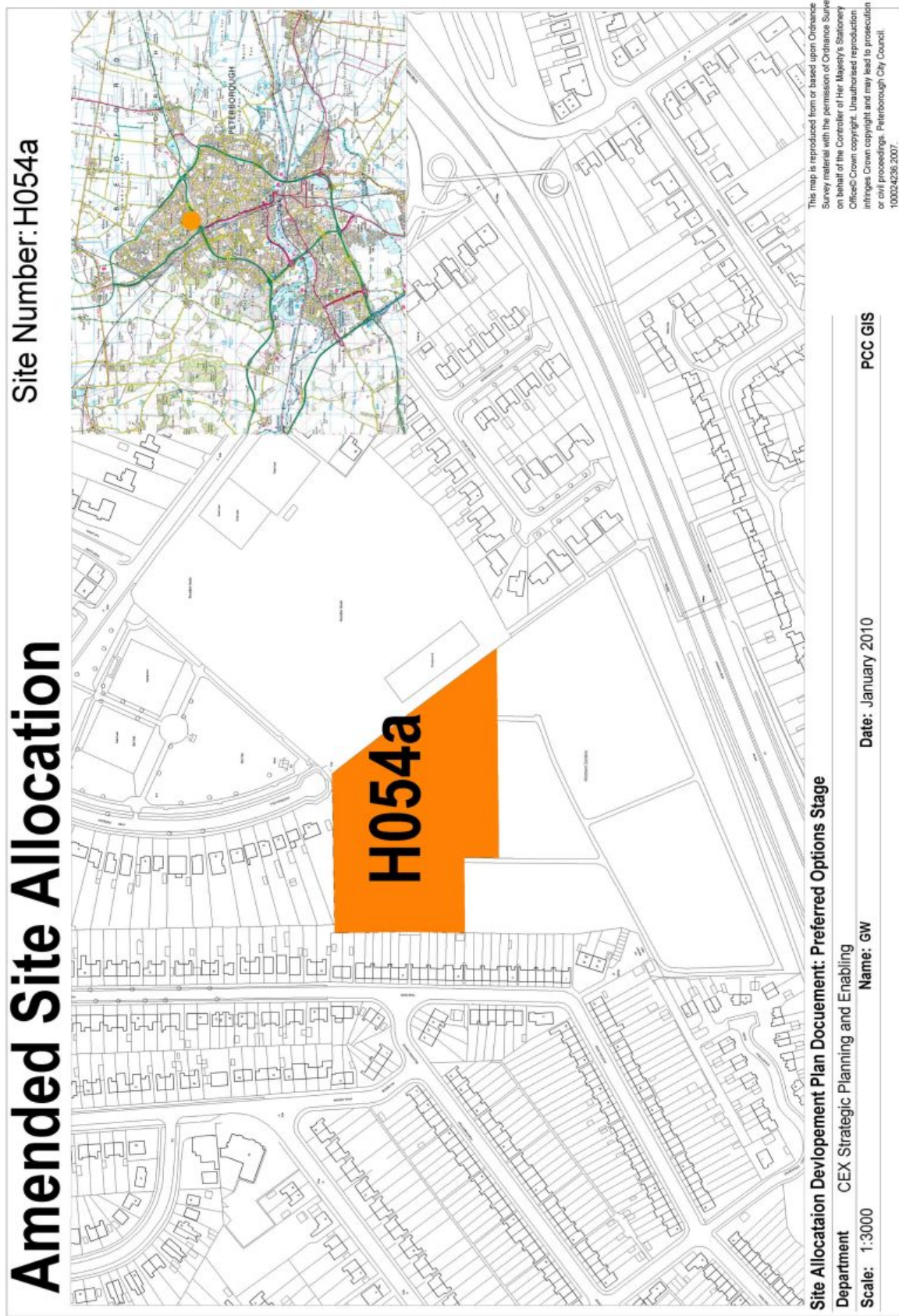
Site Allocation Development Plan Document: Preferred Options Stage

Department CEX Strategic Planning and Enabling

Scale: 1:4500

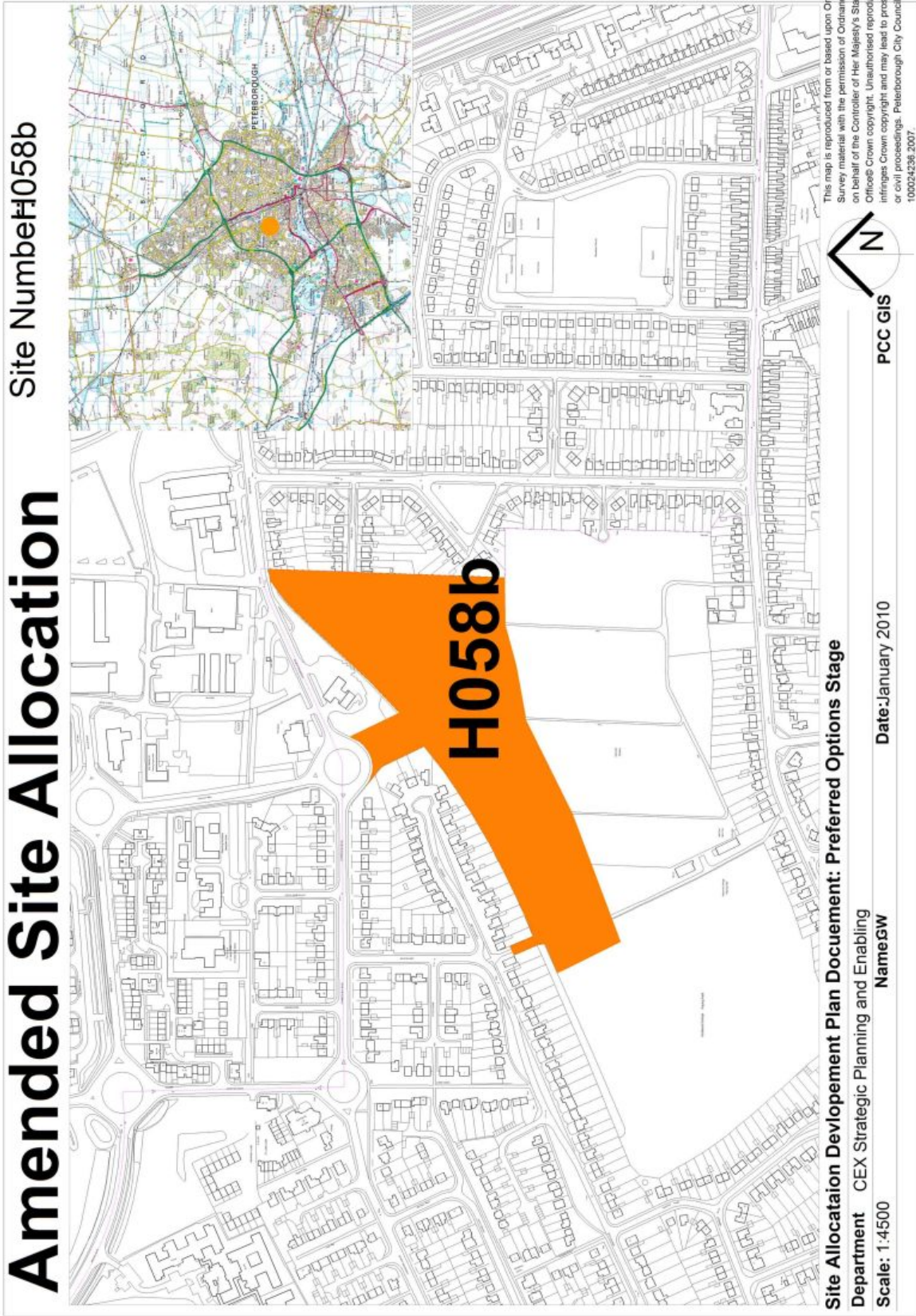
Name: GW

Date: January 2010



Picture 1

Picture 2



# Amended Site Allocation

Site Number H098e



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**Site Allocation Development Plan Document: Preferred Options Stage**  
Department CEX Strategic Planning and Enabling  
Scale: 1:4500  
Name: GW  
Date: January 2010



# Amended Site Allocation

Site Number H137a



## H137a

**Site Allocation Development Plan Document: Preferred Options Stage**

**Department** CEX Strategic Planning and Enabling

**Scale:** 1:4500

**Date:** January 2010

**Name:** GW



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