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PETERBOROUGH CITY COUNCIL SUMMONS TO A MEETING

You are hereby summonsed to attend a meeting of the Peterborough City Council, which will be held in the Council Chamber, Town Hall, Peterborough on

WEDNESDAY 8 DECEMBER 2010 at 7.00 pm

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Julian Beasley

Chief Executive

30 November
2010
Town Hall
Bridge Street
Peterborough



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PETERBOROUGH CITY COUNCIL

MINUTES OF COUNCIL MEETING HELD 13 OCTOBER 2010

The Mayor – Councillor Keith Sharp

Present:

Councillors: Allen, Arculus, Ash, Burton, Cereste, Collins, S Dalton, S Day, Dobbs, Fitzgerald, Fower, JA Fox, JR Fox, Goldspink, Goodwin, Harrington, Hiller, Holdich, Jamil, Khan, Kreling, Lamb, Lane, Lee, Lowndes, Miners, Morley, Murphy, Nawaz, Newton, North, Over, Peach, Rush, Saltmarsh, Sanders, Sandford, Scott, Seaton, Serluca, Shaheed, Simons, Stokes, Swift, Thacker, Todd, Walsh, Wilkinson and Winslade.

Announcement from the Mayor:

The Mayor asked those present to join him in a minute's silence as a mark of respect for the two runners who died in the Great Eastern Run on Sunday 10 October 2010.

In accordance with the Council's Constitution (Part 4, Section 3, Standing Orders which apply to the Council and Committees), Members confirmed their agreement to photographs being taken during the signing of the Corporate Parenting Pledge (agenda item 4).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Benton, M Dalton, D Day, Eley, Fletcher, Hussain and Nash.

2. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Councillor Miners declared a personal interest in respect of agenda item 8 (i): Notice of Motion relating to changes regarding Disability Living Allowance, as he was employed by a charity for the disabled.

Councillor Sandford declared a personal interest in agenda item 8 (ii) Home of the Environment Capital 2010, as a board member of the Peterborough Environment City Trust.

3. MINUTES OF COUNCIL MEETING HELD 14 JULY AND CONTINUED ON 26 JULY 2010

The minutes of the Council Meeting held 14 July, and continued on 26 July 2010 were approved subject the addition of Councillor Stokes to the list of Members present on 14 July 2010.

4. CORPORATE PARENTING PLEDGE TO CHILDREN IN CARE

The Mayor welcomed two representatives from the Children in Care Council, Jack Wagstaff and Chloe Ford to the meeting. He advised that following an introduction from the Cabinet Member for Children's Services, Jack Wagstaff would address Members to explain what the Corporate Parenting Pledge meant to children in care.

In presenting the Pledge to Council, Councillor Scott advised that every local authority was required to have in place a Pledge (or Promise) for Children in Care. She emphasised that the corporate parenting role also applied to the Council's partners in areas such as health, education, police, and youth services. The Pledge represented the culmination of the history of corporate parenting in the city and reflected the Council's commitment to children in care. Councillor Scott paid tribute to the many city councillors (both past and present) who had, over the years, played an important role in corporate parenting and developing the Council's services for children.

In addressing the meeting, Jack Wagstaff described how it felt to be taken from familiar surroundings, family and friends and placed in care. He emphasised that Members' support for the Pledge was important to children in care as it demonstrated that the Council cared about their lives and future achievements.

Councillor Scott advised that the Pledge, which had been developed jointly by the Corporate Parenting Group and the Children in Care Council, set out the Council's commitment to children in care and its belief that being taken into care should not hold any child back. The Council had high expectations of what children in care could achieve and was committed to supporting them to achieve their full potential. In conclusion, Councillor Scott stated that the Pledge gave all Members the opportunity to champion children in care and urged them to add their support by signing the document.

The Mayor, Deputy Mayor, Leader of the Council and the Cabinet Member for Children's Services signed the Pledge. The Mayor then announced a brief adjournment to allow other Members to add their signatures to the document.

The meeting adjourned at 7.25 p.m. and reconvened at 7.40 p.m.

5. COMMUNICATIONS TIME

5 (i) Mayor's Announcements

Members noted the report outlining Mayoral engagements for the period 3 July to 30 September 2010.

5 (ii) Leader's Announcements

The Leader announced that he had recently attended the 8th European Week of Regions and Cities Open Days event in Brussels in order to showcase the Sustainable City Visualisation Project. The project, which was receiving interest and recognition from business leaders and government officials throughout the world, had been jointly developed by the Council, IBM, Royal Haskoning and Green Ventures. It enabled an extensive array of environmental performance data covering energy, water, transport and waste systems to be displayed on a Google Earth platform known as the 'Peterborough Platform', allowing performance to be monitored and effective working with utility suppliers to plan a sustainable energy and water infrastructure.

5 (iii) Chief Executive's Announcements

There were no announcements from the Chief Executive.

6. COMMUNITY INVOLVEMENT TIME

6 (i) Questions with Notice by Members of the Public

There were no questions from members of the public.

6 (ii) Questions with Notice by Members relating to Ward Matters and to Committee Chairmen.

Details of the above questions and associated responses are set out at **Appendix A.**

6 (iii) Questions with Notice by Members to representatives of the Police and Fire Authorities

Details of the above questions and associated responses are set out at **Appendix A.**

6 (iv) Petitions

Councillor Sanders presented a petition on behalf of residents of Tintern Rise, Eye seeking replacement of the available grass area in order to ensure essential access and sufficient parking provision.

7. EXECUTIVE BUSINESS TIME

7 (i) Questions with Notice to the Leader and Members of the Executive

Questions were submitted in respect of the following:

- The cost of consultant services in respect of the research project 'Working with Rural Communities';
- Members' Interests;
- Environment Capital aspirations and objectives;
- Proposal for a Local Enterprise Partnership;
- Progress in respect of a designated transit site for gypsies and travellers;
- Top ten paid positions within the authority;
- Statements for children with special needs;
- Savings resulting from the purchase of Bayard Place;
- Westcombe.

A summary of all questions and answers raised within agenda item 7 (i) is attached at **Appendix B.**

7 (ii) Questions without Notice on the Record of Executive Decisions

Members received and noted a report summarising:

- Decisions from the Cabinet Meeting held 29 September 2010;

- Use of the Council's special urgency provision and waive of call-in provisions in respect of the following Cabinet Member Decision Notices:
 - (i) Peterborough Bridges Refurbishment Programme 2010/11
 - (ii) Termination of Betta Cars Contract
- Cabinet Member Decisions taken during the period 2 July to 30 September 2010.

A question was asked about the following:

Petition for pavement resurfacing in Dudley Avenue and Rockingham Grove

Councillor Sandford advised that this matter remained unresolved. He asked the Leader to refer the matter to the relevant Cabinet Member and sought a meeting on site with the Cabinet Member and relevant Ward Councillors to discuss the issues. Councillor Cereste agreed to this request and advised that a site meeting would be arranged.

8. COUNCIL BUSINESS TIME

8 (i) Notices of Motion

1. Motion from Councillor John Fox

Councillor Fox advised that he wished to withdraw this motion, which had proposed the introduction of a Citizens' Award Scheme.

2. Councillor John Fox moved the following motion:

That this Council:

- (i) Notes that the Government is debating the following changes to the rules regarding Disability Living Allowance (DLA):
 - a) A child under the age of 16 who is eligible for DLA shall stop receiving payments once they have spent 84 days, (which may be linked rather than consecutive) in hospital or other medical setting;
 - b) A child under the age of 16 who first becomes eligible for DLA whilst in hospital or another medical setting is not able to start receiving payments until they have been discharged home;
- (ii) Acknowledges that research shows that there are extra costs for a family when their child is in hospital or another medical setting, which includes loss of earnings, travel, parking, childcare for siblings and meals away from home and that the level of care provided by parents remains the same or increases when their child is hospitalised, with many families at their child's bedside 24/7.
- (iii) Acknowledges that many health professionals recognise that the presence of a parent is important for the child's wellbeing and can help their recovery and that parents are often experts in their child's care and sometimes required to continue carrying out the same, if not increased, level of care; and
- (i) Requests the Leader of the Council to write to our Members of Parliament asking them to oppose any proposed actions that reduce the amount of DLA to parents with disabled children and actively lobby the Government to prevent the introduction of any such measures.

The motion was seconded by Councillor Judy Fox and CARRIED unanimously.

3. Councillor Goldspink moved the following motion:

That this Council:

- (i) Agrees that it was a mistake to abolish free bulky waste collections and introduce a £23 charge;
- (ii) Notes that around 12,000 bulky waste loads per annum that used to be collected by the Council are now potential fly tips which will have to be cleared up by the Council;
- (iii) Acknowledges the concerns of Members and public alike that fly tipping is on the increase, understands that an amber indicator for this performance area is inadequate for an environment city and agrees to call on Cabinet to abolish the charge immediately.

This was seconded by Councillor Murphy.

Following debate, a vote was taken and the motion was DEFEATED: 12 in favour, 37 against and 1 abstention.

4. Councillor Fower moved the following motion:

That this Council:

- (i) Recognises that it is important to provide accurate and timely information to the press and public;
- (ii) Notes that local Councillors are likely to have a better understanding of many issues within their wards than Cabinet Members;
- (iii) Recognises that the current practice of quoting only Cabinet Members in press releases is archaic and undemocratic;
- (iv) Revises its current practice in the interests of openness and accountability, to require the Communications Team to contact the relevant local Councillor(s) for a one-line quote if a press release is to be issued that affects their ward.

This was seconded by Councillor Sandford.

Following debate, a vote was taken and the motion was DEFEATED: 7 in favour, 34 against and 7 abstentions.

8 (ii) Executive Recommendations

(a) Revised Biodiversity Strategy

Cabinet, at its meeting of 29 September 2010 received the Council's updated Biodiversity Strategy for consideration prior to its submission to full Council for adoption as part of the Major Policy Framework. The update to the Strategy took account of the Biodiversity duty introduced by the National Environment and Rural Communities Act S40 and the Department for the Environment Food and Rural Affairs Guidance to Local Authorities.

Councillor S Dalton moved the recommendation and this was seconded by Councillor Hiller.

It was RESOLVED to:

Adopt the Biodiversity Strategy as part of the Council's Major Policy Framework.

(b) Home of Environment Capital Policy 2010

Cabinet received the proposed Home of Environment Capital Policy 2010 at its meeting of 29 September 2010. The Council's current Environment Policy did not take into account Peterborough's growth targets, global environmental challenges, or the wide range of policies, plans and strategies that had been developed since 2000 that now contributed to environmental improvement.

Councillor S Dalton moved the recommendation and emphasised that adoption of the policy would ensure that environmental considerations were placed at the heart of all Council policies, strategies and services, ensuring that Peterborough could grow substantially and sustainably.

This was seconded by Councillor Goodwin.

A query was raised concerning the objective of the Home of Environment Capital Policy and the way in which it supported the city's aspirations to become the Environment Capital. In response, Councillor Dalton advised that the policy endorsed the Council's commitment to becoming the Environment Capital and marked the launch of the Council's approach to ensure that Peterborough was recognised as a place where environmental issues were put first, and a city which aspired to be a role model and leader in all aspects of sustainable development.

Following a vote (41 in favour, 4 against, and 4 abstentions), it was RESOLVED to:

Adopt the Home of Environment Capital Policy 2010 as part of the Council's Major Policy Framework.

(c) Executive Arrangements

Council had considered a report outlining changes to executive arrangements resulting from the Local Government and Public Involvement in Health Act 2007 at its meeting of 26 July 2010. Cabinet, at its meeting of 29 September 2010, had received a report outlining the response to the public consultation exercise concerning this matter and had recommended that Council adopt the 'new style' Strong Leader and Cabinet model.

The Mayor advised that the Solicitor to the Council had, with the endorsement of Cabinet, submitted a detailed report in relation to this matter (agenda item 8 (iii) (a)) and that this item would therefore be debated at that point in the meeting.

(d) Proposal to Change the Name of Fletton Ward to Fletton and Woodston Ward

At its meeting of 29 September 2010, Cabinet considered a request to change the name of Fletton Ward to Fletton & Woodston Ward to reflect the fact that Fletton ward is made up of the Fletton and Woodston areas.

Councillor Hiller moved this item with an additional recommendation that the Council agree to consult all appropriate persons on the proposed change of name from Stanground Central Ward to Stanground and Fletton East Ward.

Members were informed that the ward Councillors for Stanground Central ward had received representation from a number of their constituents commenting that they lived in Fletton rather than Stanground, and that the current name of the ward did not reflect the geographical area it covered – therefore it would be sensible to commence a consultation on a proposed change of name from Stanground Central to Stanground and Fletton East Ward and to run this concurrently with the consultation for the proposed change of name from Fletton to Fletton and Woodston Ward.

Council was advised that responsibility for ward names had been transferred from the Electoral Commission to the Local Government Boundary Commission for England (LGBCE) which had advised that both ward names were currently ‘protected’. However, the Council had received assurance that permission to change the ward names would not be unreasonably withheld, providing the Council undertook an effective consultation process that supported the proposed name changes. The Council would need to request consent from the LGBCE following consultation with appropriate persons before holding a meeting and passing a resolution to change the name of both wards.

This item, including the additional recommendation, was seconded by Councillor Lee.

Following debate, it was RESOLVED to:

- (i) Agree to consult all appropriate persons on the proposed change of name for Fletton Ward to Fletton and Woodston Ward; and
- (ii) Agree to consult all appropriate persons on the proposed change of name from Stanground Central Ward to Stanground and Fletton East Ward.

8 (iii) Reports and Recommendations

(a) Report from Solicitor of the Council with endorsement of Cabinet – New Executive Arrangements under Local Government and Public Involvement in Health Act 2007

At its meeting of 29 September 2010 Cabinet received a report outlining the response to the public consultation concerning changes to the Executive arrangements used at the Council. The Local Government and Public Involvement in Health Act 2007 had introduced changes to the models of executive arrangements and the Council now had a legal obligation to change to one of two models: either an Elected Mayor and Cabinet model or a ‘new style’ Strong Leader and Cabinet model.

Cabinet had recommended that the Council adopt the Strong Leader and Cabinet style model of Executive Arrangements and had noted that this option would provide more flexibility to change the executive arrangements again when the Government introduces additional changes to executive arrangements which were anticipated in the forthcoming Localism Bill.

Councillor Cereste moved the recommendation and this was seconded by Councillor Stokes.

Clarification was requested regarding the outcome of the website-based public consultation exercise which had sought views on the two options available. It was clarified that the consultation exercise had resulted in 43 respondents favouring an elected Mayor and Cabinet model, with 25 preferring the Strong Leader and Cabinet Model.

Following debate, a vote was taken (37 in favour, 0 against, 10 abstentions) and it was RESOLVED to:

Adopt the 'new style' Leader and Cabinet model under Part 3 of the Local Government and Public Involvement in Health Act 2007.

(b) Report from the Monitoring Officer – Changes to the Constitution

Council received a report outlining changes to the Constitution. The proposals had been developed in consultation with the Council's Constitution Review Group comprising Group Leaders and the Deputy Leader.

The report further recommended that, subject to the approval of the changes outlined within the report, Council approve the recalculation of the seat allocations under the political balance rules and appoint the members of the Planning Review Committee that would deal with the call-in of planning decisions (and also determine any other new appointments to committees that were proposed).

Councillor Cereste moved the recommendations, which were seconded by Councillor Lee.

In response to a query, Councillor Cereste assured Members that the possibility of webcasting future meetings would be kept under review and a low cost method of achieving this would continue to be sought.

Before moving to the vote, the Mayor advised that the following Members had been nominated to the Planning Review Committee:

Councillors Allen, Benton, Cereste, Elsey, Holdich, Lamb and Seaton (Conservative);
Councillors John Fox and Saltmarsh (Peterborough Independent Forum);
Councillor Sandford (Liberal Democrats). Sub: Councillor Fower.

It was RESOLVED to:

- (i) Approve the changes to the Constitution outlined within the report and to authorise the Monitoring Officer to undertake any consequential amendments to, and updating of, the Constitution;
- (ii) Approve the re-calculation of the seat allocations under the political balance rules and appoint the following as Members of the Planning Review Committee:

Councillors Allen, Benton, Cereste, Elsey, John Fox, Holdich, Lamb, Saltmarsh, Sandford (Fower as sub) and Seaton.

Meeting closed 9.55 p.m.

MAYOR

COUNCIL MEETING – 13 OCTOBER 2010

QUESTIONS AND ANSWERS

Questions were received under the following categories:

AGENDA ITEM 6 - COMMUNITY INVOLVEMENT TIME

6. (i) Questions with Notice by Members of the Public

None received.

6. (ii) Questions with Notice by Members of the Council relating to Ward Matters and to Committee Chairmen

1. Councillor Fower asked the Cabinet Member for Resources:

How many people in the Werrington and Gunthorpe ward currently pay their Council Tax by credit card and does the Cabinet Member support the use of credit cards to pay Council Tax?

The Cabinet Member for Resources responded:

The number of council tax payments for Werrington and Gunthorpe made by credit card during current financial year 109 - that is 1.06% of all accounts for area. Where a credit card payment is shown on an account, it does not automatically mean the council tax payer makes all payments that way.

I support the use of credit cards, although debit card payments are very much preferred due to the increased cost of processing credit cards: credit card - 2% of the value of the transaction, compared with debit card of 20p per transaction. The Council's overall preferred method of payment for council tax is direct debit, which is by some distance the most cost effective, secure and efficient method of collection and is easy to set up as it can be done electronically or over the phone. 63% of all council tax payers currently use this method, and around 60% of council tax payers in Werrington and Gunthorpe areas use this method.

Councillor Fower asked the following supplementary question:

In the present financial situation that many people outside this Town Hall find themselves in, I do not think it sensible, or that the practice should be encouraged, for the use of credit cards to pay debt as this simply puts people back into debt and it has been noted by the Cabinet Member there is the additional charge which is the highest level, so financially and socially I don't believe it makes sense.

The Cabinet Member responded:

My personal opinion is that it is sensible for any person to pay off their credit card every month in which case there is no impact.

2. Councillor Ash asked the Cabinet Member for Resources:

I note that the Council is considering demolishing the public toilet block on the corner of Welland Road and Dogsthorpe Road and although now run-down, this block has in the past been well maintained and, like the one at Eastfield Cemetery, has provided much needed facilities to the public.

I believe that to lose both blocks, particularly the one at Eastfield, will be a great inconvenience to the public.

Can the Cabinet Member assure me that he is not shunning vulnerable people and making it difficult for anyone who may be in urgent need of these facilities? Has the provision of toilets at these sites been seriously considered and can we be assured that visitors to the cemetery will not be inconvenienced?

The Cabinet Member for Resources responded:

In respect of the Eastfield Cemetery (Newark Hill) toilets, a survey was carried out from which it was identified that for a whole week the facilities were used by a total of 142 persons of which 15 were women.

At present, indicative prices are being obtained for the demolition of the Welland Road / Dogsthorpe toilets (also known as Bluebell Toilets). These were closed in April 2010, along with those at Eastfield Cemetery, as part of the Council's decision to close six public conveniences across the city as part of the Council's cost and efficiency measures.

All the toilets closed were in need of substantial refurbishment and they did not comply with the Disability Discrimination Act requirements for access. The state of the toilets made it very difficult to keep the cleanliness to a standard that was acceptable to members of the public. I can also inform Councillor Ash that the properties are not currently being marketed for sale by the Growth Team.

Councillor Ash asked the following supplementary question:

If the Cabinet Member is not going to refurbish these toilets, then is he not shunning those people wishing to use the facilities?

The Cabinet Member for Resources responded:

Representatives of the local neighbourhood who expressed concerns over the decision to close these facilities were offered the opportunity to take responsibility for the opening and running of the toilets in accordance with the Government's policy of community engagement and leadership, but they declined to proceed. However, if Councillor Ash is willing to lead a group in the community to look at re-opening the facilities and maintaining them, I would be very happy to speak with him.

6. (iii) Questions from Members to Representatives of the Police / Fire Authorities

1. Councillor Sanders asked the Council's representative on the Police Authority:

Will Cambridgeshire Police Authority, under the current financial restrictions, consider reverting to a shared service with Norfolk to enable there to be extra financial resources available for front line policing?

Councillor Fitzgerald responded:

The Authority took the decision (in 2005) to set up its own Executive Team because the previous shared service with Norfolk was felt to be remote and as a result the Authority's ability to hold the Chief Constable to account was not as effective as it might have been. Since that time, the Authority (and Force) has improved its performance and this is evidenced by audit and inspection activity.

The Authority's operating costs are around 0.7% of police spending in the current year and the Authority has already identified savings of 10% from its operating budget towards the current cuts target of £30m over the next four years.

In 2012 it is expected that Police and Crime Commissioners will be in place.

In light of the above there are no plans to consider returning to a shared service with Norfolk.

AGENDA ITEM 7 – EXECUTIVE BUSINESS TIME

7. (i) Questions with Notice from Members to the Leader and Members of the Executive

1. Councillor Sanders asked the Cabinet Member for Housing, Neighbourhoods and Planning:

With reference to the current research project 'Working with Rural Communities' that is being conducted by a consultant, could the relevant Cabinet Member please inform myself, and also Thorney Parish Council, of the cost of this consultant's services and does the Cabinet Member feel that it is a good use of the City Council's resources in the current economic climate?

The Cabinet Member for Housing, Neighbourhoods and Planning responded:

The 'Working with Rural Communities' project is an important piece of work which will help to define a practical, workable way of ensuring that communities in Peterborough's rural areas are able to influence the Council's decision-making in line with the principles of the Big Society. We believe that this consultant's expertise in rural issues, outlined in his recent letter to rural Ward Members, will help to deliver this ambition.

The project supports a review of the relationship between Parish Councils and Neighbourhood Councils that is already underway, and is essentially a research project that will also make recommendations where appropriate. Councillor Sanders may be aware that his ward, as well as my own ward's Neighbourhood Council, may well undergo a transformation in the way it relates to the people it serves and I am looking forward to the consultant's research contributing to that review.

The work is being carried out for us by Richard Inman who is an employee of Government Office East. His work in Peterborough is being carried out at absolutely no cost to PCC, including travel or expenses costs, so I do think it is good value to tax payers, especially rural tax payers, such as the people of Thorney.

2. Councillor Murphy asked the Leader:

How important does the Leader feel it is for all Councillors to steer clear of any possible conflicts of interest when carrying out their duties as a Councillor, with the Government stating that they will make this a criminal act?

The Leader responded:

At present Councillors are required to follow a Code of Conduct, which sets out quite clearly when they must register and declare their interests. The government has stated its intention to abolish this Code, along with the Standards Board regime that accompanies it.

The government has said, and I agree with them, that the Standards Board regime ended up fuelling petty complaints and malicious vendettas. If a Councillor behaves

ineffectively or irresponsibly, that is a matter for the electorate, not for a Standards Committee.

The government intends to legislate to deal with the more serious matters, to ensure that if a Councillor is corrupt and abuses their office for personal gain they will be dealt with in the criminal courts.

Under the new system I believe that there will still be a requirement for Councillors to register certain personal interests in a publicly available register; this could include anything that could reasonably be regarded as likely to influence or affect their actions or conduct when on business for the authority or voting.

Answering your specific question, I don't believe it's necessary for Councillors to steer clear of any potential conflicts of interest. I believe that both under the current system, and under any new system introduced, what is necessary is that Councillors clearly understand the obligations on them, and ensure that they apply them intelligently, taking advice where necessary. Councillors should not be so cautious that they cannot operate effectively in the role to which they were elected, but nor should they be reckless about their obligations. As with so many issues in life, those who are successful are those who fully understand all the risks associated with their actions, and behave accordingly.

3. Councillor Goldspink asked the Cabinet Member for Environment Capital:

How is the Council ever going to achieve its policy objective of having Peterborough crowned the Environment Capital when none of the officers, consultants, specialists or partner agency employees involved can tell me what objectives we must meet, by when, and who is responsible for delivering each, to reach that goal?

The Cabinet Member for Environment Capital responded:

Peterborough has been focused on 'creating the UK's Environment Capital' since the publication of the Sustainable Communities Strategy in 2005 and there is significant partnership working around this ambition. As a city we have a track record which evidences our environmental credentials - one of Four UK Environment Cities, one of three Sustainable Travel Demonstration Towns (branded locally as TravelChoice), a Zero Waste Place, Gold winner in Britain in Bloom and a whole host of environmental awards and plaudits. The Council's response is delivered through a wide range of policies and strategies including the Biodiversity Strategy, Waste 65+, Local Transport Plan and so on. Others, such as the Trees and Woodland Strategy and Open Space Strategy are under development. Each of these documents contains a wide range of outcomes and targets against which performance is measured. In addition, the City Council is currently working with GPP partners to produce a Single Delivery plan for the city. The document, due for publication early next year, will contain a range of outcomes and measures to move us towards our goal of becoming the UK's Environment Capital. We are not there yet.

What our Environment Capital ambition *has* achieved is the galvanising of support and activity from all sectors and a widespread recognition locally, nationally and internationally that the Council and its partners are focussed on a single and very powerful vision. In reality, we will only achieve our goal when the majority of local residents, business and visitors to the city see Environment Capital as bringing about tangible improvements for them. Creating the UK's Environment Capital is about actions, not words, and it is a challenge that the city has set for itself and calls on everybody in the city to collaborate to make Peterborough a better place to live, work and play.

Councillor Goldspink asked the following supplementary question:

I would like to thank Councillor Dalton for this full answer and indeed I had a briefing on this matter from two officers yesterday, which was very helpful. I am however concerned about people locally understanding what this is about and would ask what the Cabinet Member thinks needs to be done in order to ensure that the message gets across to the population of Peterborough so that there is an understanding of what we are trying to achieve and that it is people's personal actions that will make the change happen.

The Cabinet Member responded:

We are putting together a single delivery plan for the city and have been quite bold in setting out key actions and how we will deliver. Simply put, our priorities are to increase the level of environmentally active citizens and employers. We need to ensure that people consider what they can do on a personal level to help Peterborough deliver this ambition.

4. Councillor Sandford asked the Leader:

Will the Leader of the Council make a statement on the current situation regarding Peterborough's proposal for a Local Enterprise Partnership?

Some Councils carried out public consultation in advance of submitting proposals. Could he tell us why this did not happen in Peterborough and why no cabinet member decision notice was published authorising the proposal?

The Leader responded:

Peterborough, like other local authorities was asked to submit a case to Ministers on 29 June 2010 – time was limited: we were given until 6 September to build a comprehensive case for the new Local Enterprise Partnership, something that was innovative and new and outside the usual scope of boundaries and something that we wanted Peterborough to play an active and important part in to deliver the sort of economic growth we need in our city. We have subsequently submitted an outline case to Government. The proposal is titled Greater Cambridge Greater Peterborough. This covers both Cities and their hinterland. For Peterborough this includes Rutland and King's Lynn, while early conversations have taken place with South Kesteven, South Holland and East Northamptonshire.

At present we do not know when we can expect to hear from Government. It is believed that some proposals will be asked to become formal LEPs in an advanced announcement over coming days. These are likely to be the country's major cities such as Birmingham and Manchester. Other LEP proposals, like ours are likely to be informed after the Comprehensive Spending Review. We do not currently know when the announcement about the Greater Cambridge Greater Peterborough LEP will be made. There is little clarity available at present.

Peterborough has conducted more consultation than most areas. Through Opportunity Peterborough we have been in contact with over 400 local businesses, this work has also been supported by the local Chamber of Commerce. The vast majority of responses have confirmed that working with Greater Cambridge will be of good economic value to our local economy. The consultation has been conducted via email and breakfast meetings. Many of our businesses have written to confirm their willingness to become formally involved in the LEP. As the LEPs are business

focused, there has been no requirement to engage more widely than the business community. Taking additional consultation forward would have been an expense that we could not justify at this stage.

The proposal made to Government is at this stage an early expression - if our proposition receives Government endorsement we will at this stage formally bring forward a LEP. At this point we will be preparing a Cabinet Member Decision Notice. To do so earlier would be premature, particularly with such a fluid process in place.

Councillor Sandford asked the following supplementary question:

The proposal emphasizes the brand of Cambridge and the high technology companies that it has. Could the Leader explain the rationale behind joining Peterborough up with Cambridgeshire, and isn't there a possibility that Cambridge will use Peterborough as a housing area to feed people into Cambridge?

The Leader responded:

It is possible that Cambridge may want to use Peterborough as a housing feed area into Cambridge. However, if that also means more jobs will be provided in our city, then so be it. I see nothing wrong with two cities working together and using their best qualities to their mutual advantage. Cambridge is an international brand, known for its innovation, its university and sciences and its diversity, so we should embrace its proximity to Peterborough.

5. Councillor John Fox asked the Cabinet Member for Neighbourhoods, Housing and Planning:

Following a question at Council in December 2009 concerning the possibility of providing a designated transit site for gypsies and travellers visiting the City, the Cabinet Member for Neighbourhoods, Housing and Community Development advised Members that a multi-agency Steering Group had been established to consider various issues facing the gypsy and travelling community and that this group had particularly identified the need for transit site provision in order to alleviate the problem of unauthorised encampments. Members were informed that a working group had been set up to look at how a transit site could be provided for gypsies and travellers passing through Peterborough.

Could the Cabinet Member please advise me of the progress made by this working group (including details of its membership and how many times it has met), the impact of the change in government on the Council's policy in respect of gypsies and travellers and whether a way forward has been identified in order to ensure that a transit site can be established?

The Cabinet Member for Neighbourhoods, Housing and Planning responded:

Progress made since the previous answer was given led to the Council submitting an application to Government to fund a new transit site. However, before it was approved the Council were informed that all applications were being placed on hold, and this remains the position at present. At the point the application was placed on hold the sub-group had met once.

Despite this, the Core Strategy commits the Council to finding and allocating a transit site and this supports the findings of the earlier working group. Details of this are contained in the Site Allocations DPD, which recommends a transit site at Norwood

Lane. The DPD has not yet been finalised, and so this is subject to change, Council sign off, consultation and Government inspection.

We will continue to actively attempt to allocate a transit site via the planning policy process. We have also now formed a working group to focus on Gypsy and Traveller issues, and this comprises representatives from elected Councillors, PCC officers, Police, Health services, the voluntary sector and the Greater Peterborough Partnership. The group was formed last year and meets bi-monthly and a list of members will be provided to Councillor Fox after the meeting.

Councillor Fox asked the following supplementary question:

Could the Cabinet Member advise me how many unauthorised encampments there have been this year, and the cost to the taxpayer of clearing up after these encampments?

The Cabinet Member for Neighbourhoods, Housing and Planning responded:

An estimated cost of dealing with unauthorised encampments from the initial visit to eviction, including clean-up costs is just less than £400. This year we have had 54 encampments; which therefore have a theoretical cost has been just over £20,000. I have said 'theoretical' as most of the cost is against officer time spent dealing with the issue which is in fact the time that officers are diverted from other duties rather than the cost of an officer dealing with just these matters.

6. Councillor Fower asked the Leader:

In light of the recent announcement by the Conservative Communities and Local Government Secretary Eric Pickles, calling on Council Chief Executives to cut their own 'ludicrous' pay by as much as 10 per cent, can you let me know which positions are the top ten paid within the local authority, how much they get paid, and whether there are any plans in place to request they take a cut in their pay?

The Leader responded:

If this is something that I can give you, I will let you have the information, although I believe that a lot of it is in the public domain anyway. As far as cutting salaries by 10% is concerned: if we had not done anything at all, then I would have some sympathy with that view, but if you look at senior managers' pay in this authority the top ten have not had a cost of living rise since 2008, didn't have more money in 2009 and are not getting more in 2010, so that is greater than 10% in real terms in their salary, and the chances are that they may volunteer not to take a cost of living rise in 2011. We are about to go through a really difficult time and are going to expect our officers to work longer, harder and be much more productive for the same or less pay. As an authority, it is all very well to say we listen to the 'soundbites' that say 'cut this and cut that', and 'this person is overpaid', but they say that about Councillors as well and would you say that Councillors are overpaid? In fact, our own independent panel tell us we're underpaid, but are we going to vote through a pay increase for Councillors next year? I bet we're not, so it should be remembered that the people we employ, we employ to do a good job and we are expecting them now to do a very difficult job and we can't then cut away even more when they've been as sensible and reasonable as they have been over the last 3 years.

7. The question from Councillor Ash to the Cabinet Member for Resources was raised under agenda item 6, 'Questions with Notice relating to Ward Matters' (Appendix A refers.)

In accordance with time constraints outlined in Part 4 of the Constitution, Council Rules of Procedure, (Section 1, paragraph 14.2 refers) responses to the following questions were provided in writing after the meeting:

8. Councillor John Fox would have asked the Cabinet Member for Children's Services:

When special needs children have a statement, can the relevant Cabinet Member confidently say that we as an authority are reviewing each and every child on a regular basis to assess their individual needs, bearing in mind that disabilities within children can change dramatically in such a short time

The Cabinet Member for Children's Services may have responded:

Yes we can. Each child has an annual review, which is a full and holistic review of their needs, progress and provision. Where a child or young person needs change significantly between reviews there are a number of processes which can be accessed:

1. The school can apply for additional hours – citing how the needs have changed and what extended provision is needed;
2. the school and / or parents can request an emergency review at any time;
3. we have a multiagency placement panel for children and young people with statements. This meets every 3 weeks and is a forum for discussing additional support for any pupil whose placement is at risk for any reason;
4. parents can contact the Parent Partnership Officer for advice and guidance;
5. Head of Inclusion is accessible to parents, school staff and other professionals.

For children and young people without a statement who may unexpectedly require support there is a process for applying for medical hours – supported by medical opinion – this has been used this year to support children with epilepsy, diabetes, a brain tumor, rehabilitation after an accident, and temporary disability due to broken limbs.

9. Councillor Fower would have asked the Cabinet Member for Resources:

In 2006, the City Council bought its offices at Bayard Place in an £8.25 million deal with the expectation to save the authority almost £1 million a year. Would the relevant Cabinet Member inform me how much has been saved so far, the details of the savings, and whether or not the Cabinet Member believes that buying the offices was then, and continues to be, an effective business decision and prudent use of resources by the Council?

The Cabinet Member for Resources may have responded:

The freehold of the property was purchased in 2004 using Prudential borrowing of £8.25m with a further £750k for remediation works to address water ingress. The property was purchased off-market at a competitive price with the option to dispose on

the market, which was buoyant at that time for a price estimated to be in the region of £10m.

The estimated savings at the time of purchase were based on the rental due up to the end of the lease term 31st January 2008. These amounted to £1,957,500 and were identified in the report to the Leader of the Council.

If PCC had continued to rent, assuming a 2% annual rental increase, a further £704,900 would have been due, giving a cumulative rental saving of £2,662,400 (2004 – 2010).

The cost of borrowing is estimated at £2,095,106 (this figure will vary dependent on the interest rates between purchase and current date).

Running costs would be the same irrespective of whether or not we owned or leased the property since the lease arrangement we had in place was a full repairing and insuring lease.

Although the cashable savings are small, the council owns an investment property in a prime city centre location of considerable value to do with as it pleases.

Had the Council not purchased the property at the time, the lease would have had to be renewed with a new landlord at potentially less favourable terms. The alternative was to relocate services from that building, which would have entailed finding suitable alternative accommodation, disruption and costs associated with moving, and PCC would have been obliged to return Bayard Place to the condition agreed at commencement of the lease.

10. Councillor Goldspink would have asked the Leader:

Can the Leader remind Council of what he said when answering my previous questions on the Council's policy and action on Westcombe (October 2009 and July 2010), and review his performance in adhering to his own promises, then tell me what is the Council's policy on Westcombe – keep it or dispose of it?

The Leader may have responded:

When Westcombe Engineering came back into the Council's control, the Council appointed an interim Managing Director in July 2009, with the brief to turn the business around, or, if that proved impossible, to prepare it for closure. A great deal of work has been done into reshaping the business, including introducing efficiencies and price reviews that were long overdue. As a result, trading figures have shown a marked improvement this year. Perkins were involved in the process, and this led to them having renewed confidence in the business, which they demonstrated by nominating Westcombe Engineering for a supplier award for achieving a 100% record in terms of quality and deliveries. This is a fantastic achievement, for which the business is to be congratulated. In fact, in recognition of the positive changes and the award received from Perkins, Westcombe Engineering was recently given an Excellence Award by the Chief Executive.

The improvements in Westcombe Engineering have been so impressive that it now has the support of its major customer, Perkins, and a viable future. As a result I am delighted to announce to Council this evening that it is intended that Westcombe will not be closed, and will remain part of the Council for the foreseeable future. The workforce and Perkins have been told of this today, and I intend to refer this matter to Cabinet in November for it to consider and formally overturn the previous decision

taken in 2007 to close the business. I am delighted with the progress that has been made since Westcombe came back into Council control, and congratulate all who have been involved in that success.

As to what I said in response to previous questions from Councillor Goldspink, I believe that the October 2009 question related to the report into Councillor Fletcher's complaints about the transfer of Westcombe to his management, and when I proposed to release the report about Councillor Fletcher's allegations. I said at the time that an action plan was being implemented to secure Westcombe's future as a supplier to Perkins, and most importantly to secure the future of the employees. I said then that excellent progress was being made on both fronts, and the result of that is the wonderful news that I have just given you about the current success of Westcombe.

As to the report, I said in October, and I repeat now, that issues have been dealt with, but I cannot comment publicly on any of the detail nor share the contents of the confidential report, because it details the acts and omissions of individuals on both sides, and I am legally constrained from doing so. I did undertake to share as much information as I was able to by the next meeting of full Council, and make as many details as possible available to the public at the earliest opportunity. I am as frustrated as you are at not being able to do this, but although considerable progress has been made, there are still some confidential matters being dealt with, and until they are concluded I have no choice but to respect the need to keep such matters confidential. I am satisfied that progress is being made as quickly as possible, and believe me, I will share what I can as soon as I can, because I would like to stop dwelling on the past, and allow Westcombe to move forward and celebrate its successes.

As to your question of July 2010, I can't tell you what I said in response to it, because as you will see from the minutes on page 24 of the Council agenda, you withdrew the question.

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COUNCIL	AGENDA ITEM No. 4 (i)
8 DECEMBER 2010	PUBLIC REPORT

MAYOR'S ANNOUNCEMENTS

1. PURPOSE OF REPORT: FOR INFORMATION

This report is a brief summary of the Mayor's activities on the Council's behalf during the last meetings cycle, together with relevant matters for information. (Events marked with * denotes events attended by the Deputy Mayor on the Mayor's behalf).

2. ACTIVITIES AND INFORMATION – From 27 September to 28 November 2010

2.1 Civic Events

- Attended Citizenship Ceremony on 28 September
- Attended Civic Society reception on 8 October
- Attended Citizenship Ceremony on 12 October*
- Attended Citizenship Ceremony on 26 October
- Attended Citizenship Ceremony on 9 November
- Attended Annual Remembrance Sunday parade and service in Peterborough Cathedral on 14 November
- Attended Citizenship Ceremony on 23 November

2.2 Visitors to the Mayor's Parlour

- Meeting with Cllr Swift and Mark Speed on 27 September
- Hosted War Memorial Planning meeting on 28 September
- Hosted Holocaust Memorial Planning Meeting on 29 September
- Hosted presentation evening for retired/non-elected members on 30 September
- Hosted meeting to discuss sponsorship opportunities 4 October
- Hosted meeting to discuss new museum proposal on 5 October
- Hosted meeting to discuss issues around taxis on 7 October
- Hosted meeting to discuss briefing and preparation for council meeting on 13 October
- Hosted meeting to discuss final briefing prior to council meeting
- Hosted Vinnitsa group meeting on 14 October
- Met with Bailey's catering re Charity Ball on 25 October
- Hosted meeting re Focus Youth Centre on 25 October
- Hosted meeting with Pastor Callisto and Ian Smith re regeneration of Central Ward on 25 October
- Hosted Charity Committee Meeting on 28 October
- Hosted presentation of Elizabeth Crosses on 1 November
- Papa Luigi visited to present cheque raised at Italian event on 1 November
- Hosted War Memorial planning group meeting on 2 November
- Glinton Beavers visited parlour on 3 November
- L Corp Alan Taylor visited Mayor for tea on 5 November
- Hosted meeting with the Dean and Canon Steele on 8 November

- Hosted visit by Fulbridge School on 9 November
- Hosted meeting for Vinnitsa Fundraising Group on 9 November
- Hosted visit by the Bluebell Club on 17 November
- Hosted visit by a group accompanied by Cllr Miners on 19 November
- Hosted meeting with Mr Ahmed and Mr Ramadan from Muslim Association
- Hosted visit by Glyn Plumb and members of art group
- Hosted visit by Nene Scouts
-

2.3 Charity Events

- Attended Nat West charity selection meeting on 30 September*
- Took part in the Great Eastern Run on 10 October
- Attended photo shoot for charity ice hockey match at ice rink on 8 November
- Took party in 'Sleep Rough 2010' at Sainsburys on 11 November

2.4 Council and Other Events

- Attended Balloon release at Alma Road Primary Care Centre on 27 September
- Attended Rotary Mock interviews at the King's School on 27 September
- Hosted 'Celebrations with the Mayor' on 28 September
- Attended Good Neighbours media project at the Voyager School on 28 September
- Attended Rotary Club of Peterborough at Red Lion, Warmington on 28 September
- Attended lunch with the pupils at Queens Drive School on 29 September
- Attended Launch of Cabaret Communications at the Farmer's Carvery, Yaxley
- Attended presentation to Bluebell Residents on 30 September
- Attended School Meals Launch at St Botolph's Primary School on 30 September
- Attended buffet lunch at the Lions Rugby Club on 1 October
- Attended presentation ceremony for Peterborough in Bloom on 1 October*
- Attended 50th Independence Anniversary and Official launching of the Nigerian Association in Peterborough at the Loxley Centre, on 2 October
- Attended India Night at the Cresset on 2 October
- Attended Mayor of Godmanchester Charity Quiz night on 2 October*
- Attended High Sheriff's Justice Service in Cambridge on 3 October
- Attended Civic Service and Parade in Rushden on 3 October*
- Met Macmillan team at CAB on 4 October
- Attended Macmillan Advisory Group inaugural meeting on 4 October
- Attended the opening of the Bridge Fair followed by sausage supper on 5 October
- Attended Celebration of Handover at Peterborough City Hospital on 6 October
- Attended Our Nobby performance at Dogsthorpe Infant School on 7 October
- Attended launch at Dogsthorpe Junior School (School Energy Resource) on 7 October
- Attended theatre performance at former Waterstones unit on 7 October
- Attended performance of the Gondoliers at Key Theatre on 7 October*
- Attended Booze'n'Chat at Parkway Club on 8 October
- Attended Pasta Party at the Park Inn Hotel on 9 October
- Attended visits with meals on wheels at 53 Welland Close on 12 October
- Attended 75th Anniversary of Fulbridge School on 12 October
- Attended launch of the volunteering Cambridgeshire & Peterborough Partnership on 14 October*
- Attended Gifted and Talented Enterprise event at Ken Stimpson Community School on 14 October
- Attended Celebration of Navrati at the Cressett on 15 October
- Attended Autumn Festival at Longthorpe Village Hall on 16 October
- Attended Last Night at the Proms in Stamford on 16 October

- Attended Mayor's Charity Celidh and Supper, Wisbech on 16 October
- Attended Space Hop on 17 October
- Attended Space Hop on 17 October
- Attended dinner at the Rotary Club of the Ortons on 18 October
- Attended soup kitchen at Millfield Community Centre on 19 October
- Attended Good Neighbours Day centre at Salvation Army on 19 October
- Opened The Crown Pub on Lincoln Road on 19 October
- Attended Debt Advice Service Launch at Salvation Army on 20 October
- Attended wine and cheese evening at Peterborough Deaf Blind Club on 22 October
- Hosted Mayor's charity quiz night on 22 October
- Attended Art Exhibition on 23 October
- Attended launch of Young People's modify car raffle on 23 October
- Attended T S Gildenburgh Annual Mess Dinner on 23 October
- Attended Charity Quiz, St. Ives on 23 October*
- Attended Re-dedication service and dedication of new standard on 24 October
- Attended Volunteer Awards on 26 October*
- Attended fishing trip to Decoy Lakes, Whittlesey on 27 October
- Attended 'Amphibious Peterborough' on 27 October
- Attended presentation at Decoy Lakes, Whittlesey on 27 October
- Opened Millfield Co-operative Food Store on 28 October
- Attended 'Lincoln Rd' performance on 28 October
- Attended Minster Resident's Fun Day on 30 October
- Attended 'A Night in New York' on 30 October
- Attended Diwali Dinner & Dance on 30 October*
- Attended Cookhouse Sausage Making Class on 1 November
- Attended Reception at House of Commons on 1 November
- Attended sausage making at the Wheatsheaf on 1 November
- Attended reception at the House of Commons on 1 November
- Attended opening of Youth Work Week on 3 November
- Attended 'Civil War' speech on 3 November
- Attended St Theresa's AGM on 3 November*
- Attended March for Honour in Stamford on 4 November
- Attended Youth Work Week on 4 November
- Attended launch of Crighton's Inspirations Ltd on 4 November
- Opened Alzheimer's Society event on 5 November*
- Attended presentation of GCSE certificates at the Peterborough School on 5 November
- Attending lighting of bonfire at Fireworks Fiesta on 6 November
- Attended Peterborough Volunteer Fire Brigade Annual Dinner at the Bull Hotel on 9 November
- Attended Peterborough Art Society Annual Exhibition at St Johns Church on 9 November*
- Attended official opening of Advance Performance store in Fengate on 10 November
- Attended Apprentice Awards Ceremony in Etton on 10 November
- Attended John Clare Cottage at St Johns Church on 10 November*
- Attended Peterborough Scouts Gang Show at the Key Theatre on 10 November
- Attended 'Journey's End' in St.Ives on 11 November
- Attended PCC sponsored POSH match on 13 November
- Attended City of Peterborough Symphony Concert at the Voyager on 14 November*
- Attended 115 Sqn-At Home at Sqn HQ on 15 November
- Attended 'Creating Place' lecture at St Johns Church on 16 November
- Attended AGM at Ormiston Bushfield Academy on 16 November
- Attended Peterborough's second intergenerational conference at Town Hall on 17 November

- Attended Chief Constables Award Ceremony on 17 November
- Attended re-opening of Wilkinson Store on 18 November
- Attended University Centre Peterborough Graduation Ceremony at the Bull Hotel followed by a procession to Peterborough Cathedral on 18 November
- Attended ET Business Awards 2010 on 19 November*
- Attended Charter Rotary Dinner at Town Hall on 19 November
- Attended Launch Peterborough FM RSL on 20 November
- Attended Martin Court Christmas Bazaar on 20 November
- Attended Christmas light switch on 20 November
- Attended Messa di Gloria on 20 November*
- Attended Rudolf Fund Christmas party on 21 November
- Attended Xmas light switch on at Central Avenue on 22 November*
- Attended Celebrate Success Awards at West Road Theatre, Cambridge on 22 November
- Attended Creating a Forest at Thomas Deacon Academy on 22 November*
- Attended Philia Lodge to open new sensory and activity centre on 23 November
- Attended UN Children's Day Service at Peterborough Cathedral on 23 November
- Attended 'A Glimpse Into Valley Railway' at St Johns Church on 24 November
- Attended pizza making at Riverside Community Pavilion on 24 November
- Attended Christmas Volunteers Evening at the Salvation Army on 24 November*
- Attended MASK production at Key Theatre on 25 November*
- Opening of Carousel Day Nursery at City College*
- Attended monthly awards at ChromaSport, Bretton on 27 November
- Attended Christmas Bazaar, The Cresset on 27 November*
- Attended Eid and Diwali Dinner and Dance on 27 November
- Attended Hereward Relay on 28 November
- Attended Soke Military Society annual exhibition on 28 November
- Attended Macmillan Cancer Support Concert on 28 November
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3. BACKGROUND DOCUMENTS (IN ACCORDANCE WITH THE ACCESS TO INFORMATION ACT 1985)

None.

COUNCIL	AGENDA ITEM No. 6 (ii)
8 DECEMBER 2010	PUBLIC REPORT

**EXECUTIVE REPORT – FOR INFORMATION
RECORD OF EXECUTIVE DECISIONS**

1. DECISIONS FROM CABINET MEETING HELD 8 NOVEMBER 2010

FUTURE OF WESTCOMBE ENGINEERING

Cabinet considered a report recommending the retention of Westcombe Engineering as part of the council and by doing so overturning the Cabinet decision made in September 2007 to close the business.

CABINET RESOLVED TO:

Overturn its previous decision in 2007 to close Westcombe Engineering and to retain it as part of the Council.

BUDGET AND MEDIUM TERM FINANCIAL STRATEGY

Cabinet considered the draft Medium Term Financial Plan 2011/12 to 2015/16 including necessary in-year savings before public consultation started on the document.

CABINET RESOLVED TO:

1. Note the impact of the state of national public finances on the Council's grant settlements, as outlined in the emergency budget in June and Spending Review in October including the grant reductions notified for the current and the estimated impact for future financial years;
2. Note the position in the current financial year to the end of September and approve the actions to manage budgetary pressures in the current financial year that will ensure that the Council delivers a balanced budget position;
3. Note the future financial position for the Council and approve the approach to delivering a financially sustainable budget for the next two years, with significant progress to delivering a balanced budget in the third year;
4. Approve the budget proposals as the basis to consult with Scrutiny, Staff, Unions, Stakeholders and the public, and to approve this consultation starting one month earlier than previous years, reflecting Cabinets desire to be open, transparent and inclusive and give people a chance to put forward their suggestions and ideas;
5. That Cabinet approve that a further report is presented to the December Cabinet meeting on the impact of the provisional grant settlement, due in early December.

2. CALL-IN BY SCRUTINY COMMITTEE OR COMMISSION

Since the last report to Council, the call-in mechanism has not been invoked.

3. SPECIAL URGENCY AND WAIVE OF CALL-IN PROVISIONS

Scrutiny Procedure Rule 14 and Executive Procedure Rule 7 require any instances where the Council's special urgency provisions have been invoked, and/or the call-in mechanism was not applied, to be reported to the next available meeting of the Council, together with reasons for urgency.

Since the last report to Council special urgency provisions have not been invoked.

4. CABINET MEMBER DECISIONS

CABINET MEMBER AND DATE OF DECISION	REFERENCE	DECISION TAKEN
Councillor Seaton 4 October 2010	OCT10/CMDN/100	Extension of the Banking Services Contract with Barclays Bank The Cabinet Member approved the extension of the current banking contract with the Council's current banking provider, Barclays Bank Plc, with revised tariffs.
Councillor Cereste 8 October 2010	OCT10/CMDN/101	Railworld - Appointment of Council Representative The Leader approved the appointment of Councillor Colin Burton to represent the city council in Railworld.
Councillor Seaton 13 October 2010	OCT10/CMDN/102	Discretionary Rate Relief from Business Rates for Charities, Similar Organisations Not Established or Conducted for Profit and Rural Businesses The Cabinet Member: 1) Approved the award of Discretionary Rate Relief for charities and similar organisations and approved the award of Discretionary Rural Rate Relief for the organisations shown in Appendix A of the Decision. 2) Rejected the applications for awards of Discretionary Rate Relief for charities and similar organisations shown in Appendix B of the Decision.

Councillor Seaton 13 October 2010	OCT10/CMDN/103	Discretionary Rate Relief from Business Rates on the grounds of Hardship The Cabinet Member considered the application for hardship relief and accepted the recommendation that it be refused as outlined in the background information relating to the company named in the exempt annex.
Councillor Seaton 13 October 2010	OCT10/CMDN/104	Discretionary Rate Relief from Business Rates for Charities, Similar Organisations Not Established or Conducted for Profit and Rural Businesses The Cabinet Member rejected the applications for awards of Discretionary Rate Relief for charities and similar organisations shown in Appendix A of the Decision.
Councillor Holdich 13 October 2010	OCT10/CMDN/105	Appointment of Authority Governor - Hampton Hargate Primary School The Cabinet Member appointed Mrs Ruth Catlin who had been nominated by the Local Authority.
Councillor Holdich 13 October 2010	OCT10/CMDN/106	Appointment of Authority Governor - Brewster Avenue Infants School The Cabinet Member appointed Mr Andrew Green who had been nominated by the governing body.
Councillor Holdich 26 October 2010	OCT10/CMDN/107	Determination of Competition - Stanground South Primary School The Cabinet Member approved the bid from the Ely Diocesan Board of Education to establish a Voluntary Aided Primary School at the Stanground South development.
Councillor Cereste 29 October 2010	NOV10/CMDN/108	Provision of grant to TJX UK, a subsidiary of TK Maxx Limited in respect of 64 Bridge Street The Cabinet Member approved a grant of £175,000 payable to TJX UK, a subsidiary of TK Maxx Limited which holds property interests for the TK Maxx group of companies, in accordance with the UK Framework for Small Amounts of Compatible Aid.
Councillor Holdich 8 November 2010	NOV10/CMDN/109	Appointment of Authority Governor - Matley Primary School The Cabinet Member appointed Mrs Jennifer Ferry who had been nominated by the local authority.

Councillor Holdich 8 November 2010	NOV10/CMDN/110	Appointment of Authority Governor - Matley Primary School The Cabinet Members appointed Mrs Elaine Kiernan who had been nominated by the local authority.
Councillor Holdich 8 November 2010	NOV10/CMDN/111	Appointment of Authority Governor - Thorpe Primary School The Cabinet Member appointed Mrs Haroz Kaur who had been nominated by the local authority.
Councillor Holdich 11 November 2010	NOV10/CMDN/115	Award of Contract - The Beeches Primary School The Cabinet Member authorised the award of the contract for an extension to Beeches Primary School to provide three new classrooms, entrance and reception area, offices and extended kitchen and general refurbishment to E.N. Suiter and Sons Ltd for the sum of £1,499,927.28.
Councillor Holdich 11 November 2010	NOV10/CMDN/116	Award of Contract - Extension to Leighton Primary School The Cabinet Member authorised the award of the contract for the extension to Leighton Primary School to provide two new classrooms, staffroom, library and group room to Burmor Construction Ltd. for the sum of £649,444.08.
Councillor Hiller 15 November 2010	NOV10/CMDN/117	Traffic Signals Maintenance Contract The Cabinet Member approved a novation (transfer) of the existing Traffic Signals Contract from Traffic Signals (UK) Limited to Telent Technology Services Limited.

COUNCIL	AGENDA ITEM No. 7 (i)
8 DECEMBER 2010	PUBLIC REPORT

EXECUTIVE REPORT – RECOMMENDATIONS

1. SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Cabinet, at its meeting of 8 November 2010, received the Site Allocations Development Plan Document (proposed submission version) for consideration and was requested to refer it to Full Council to approve for the purposes of public consultation before submission to the Secretary of State.

The Site Allocations DPD is probably the second most important statutory planning document for Peterborough, after the Core Strategy (see Cabinet agenda papers of 12 October 2009 for full details of the Core Strategy). For the public, it is probably the most sensitive planning document, for the reason that, unlike the Core Strategy, it allocates, on a map, specific sites for new development (and hence the public can see precisely what is proposed in their community).

Due to the Leader of the Council declaring a pecuniary interest in the document, Cabinet resolved that the Deputy Leader be authorised to approve, by Cabinet Member Decision Notice, a list of amendments (if any) to be incorporated into the Site Allocations DPD arising from either (a) the outcome of the Core Strategy Examination (if available) or (b) any other relevant new information which arises after the date of the Cabinet meeting, with that list of amendments being presented to Council for approval together with the Site Allocations DPD.

Cabinet further requested that an amendment to paragraph 4.12 of the Site Allocations document (on page 54 of the Cabinet report or page 31 of the Site Allocations document) be made so that the second sentence of that paragraph relating to Rail Freight Interchange reads:

“A potential developer has shown interest in such a strategic rail freight interchange in Peterborough on a site to the south-east of the city, immediately north-east of Stanground.”

Cabinet has endorsed the document, prior to its submission to full Council. A copy of the report to Cabinet is attached at **Appendix A**, together with a copy of the Site Allocations DPD proposed submission version, which incorporates the recommended changes from Cabinet, at **Appendix B**.

<p>IT IS RECOMMENDED that Council approves the Site Allocations DPD (Proposed Submission Version) for the purposes of public consultation and submission to the Secretary of State.</p>
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APPENDIX A

<u>CABINET</u> REPORT OF 8 NOVEMBER 2010	
	PUBLIC REPORT

Cabinet Member(s) responsible:	<i>Cllr Marco Cereste, Portfolio Holder for Growth, Strategic Planning and Economic Development</i>	
Contact Officer(s):	<i>Richard Kay – Policy and Strategy Manager, Chief Executives</i> <i>Andrew Edwards – Head of Peterborough Delivery Partnership</i>	Tel. 863795 384530

PETERBOROUGH SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD) – PROPOSED SUBMISSION VERSION

R E C O M M E N D A T I O N S	
FROM : Head of Peterborough Delivery Partnership	Deadline date : Council on 8 December 2010
<ol style="list-style-type: none">1. That Cabinet recommends the Peterborough Site Allocations DPD (Proposed Submission Version) to Council for approval for the purposes of public consultation and submission to the Secretary of State.2. That the Cabinet Member for Strategic Planning, Growth and Economic Development be authorised to approve, by Cabinet Member Decision Notice, a list of amendments (if any) to be incorporated into the Site Allocations DPD arising from either (a) the outcome of the Core Strategy Examination (if available) or (b) any other relevant new information which arises after the date of the Cabinet meeting, with that list of amendments being presented to Council for approval together with the Site Allocations DPD.	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to Cabinet following approval of the Preferred Options version of the Peterborough Site Allocations DPD for the purposes of public participation at the meeting of Cabinet on 8 February 2010, and following the ensuing public participation and further evidence gathering since that date.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to enable Cabinet to consider and recommend to Council a document which forms part of the major policy framework – namely the Peterborough Site Allocations DPD (Proposed Submission version). If it is approved by Council, it will be published for public consultation and then submitted to the Secretary of State.
- 2.2 The recommended Site Allocations DPD (Proposed Submission version) is available at Appendix 1, with the exception of the accompanying ‘Proposals Map’ which is available on the Council’s website <http://democracy.peterborough.gov.uk> and copies have been placed in each of the Members Group Rooms.
- 2.3 This report is for Cabinet to consider under its Terms of Reference No. 3.2.4, ‘to promote the Council’s corporate and key strategies and Peterborough’s Community Strategy and approve

strategies and cross-cutting programmes not included within the Council's major policy and budget framework'.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Cabinet Meeting	8 November 2010
Date for relevant Council meeting	8 December 2010	Date for submission to Government Dept <i>(please specify which Government Dept)</i>	CLG - April 2011 (approx)

4. PETERBOROUGH SITE ALLOCATIONS DPD (PROPOSED SUBMISSION VERSION)

- 4.1 The Site Allocations DPD is probably the second most important statutory planning document for Peterborough, after the Core Strategy (see Cabinet agenda papers of 12 October 2009 for full details of the Core Strategy). For the public, it is probably the most sensitive planning document, for the reason that, unlike the Core Strategy, it allocates, on a map, specific sites for new development (and hence the public can see precisely what is proposed in their community).
- 4.2 In short, the Core Strategy sets the headlines and 'broad' areas for growth; the Site Allocations DPD translates the Core Strategy into actual proposed development sites.
- 4.3 We are reaching the final stages of preparing the Site Allocations DPD. Numerous consultations have taken place over the past 2-3 years (see Cabinet agenda papers of 8 February 2010, for example), all of which have influenced what is to be included in what is known as the "Proposed-Submission" version of the plan. If approved by Council, it will be made available for formal public comments and then "Submitted" to the Secretary of State, together with any comments received from the public (i.e. the public comments submitted at this stage are, in simple terms, NOT considered by the Council, but rather an Inspector appointed by the Secretary of State. Under the current regulations, the Inspector has the final say on whether to accept or reject such objections).
- 4.4 Main features of the recommended Site Allocations DPD (proposed submission version):
- Main locations for new **dwelling**s 2010-2026 are (and delineated on an Ordnance Survey based map):
 - District Centres - 1,155
(of which: 224 are already committed / 931 are new allocations)
 - Elsewhere within the urban area of Peterborough - 4,214
(1,458 committed / 2,756 new allocations)
 - Urban Extensions (Hampton / Paston Reserve / Norwood / Stanground South / Great Haddon) – 14,041
(6,391 committed / 7,650 new allocations)
 - Key Service Centres (Eye/Eye Green and Thorney) – 531
(256 committed / 275 new allocations)
 - Limited Growth Villages (Ailsworth, Barnack, Castor, Glinton, Helpston, Newborough, Northborough and Wittering) – 468
(145 committed / 323 new allocations)
 - Major locations for new **employment** at Alwalton Hill, Great Haddon and Red Brick Farm.
 - Confirmation of a **Regional Freight Interchange** at Stanground (Magna Park).

- Other policies (and delineation on a map as applicable) on issues such as green wedges and safeguarded land.
- Unlike an earlier draft, it no longer includes any **Gypsy and Traveller** sites other than the proposed transit site at Norwood.

4.5 Cabinet should be aware that the Site Allocations DPD has been prepared on the **assumption that the Core Strategy is found 'sound'** by the Core Strategy Inspector (with or without relatively minor changes). The Core Strategy Hearing sessions closed on 15th October 2010, and we hope (but no guarantee) that the Inspector's Report will be with us in December, ideally for Council on 8 December.

4.6 If the Inspector finds major fault with the Core Strategy (either finding the plan 'unsound' or making significant changes to the plan to make it 'sound'), then the Site Allocations DPD is likely to require changes or even a complete re-think. This may subsequently result in the Site Allocations DPD: (i) being pulled from Council on 8 December 2010, reconsidered by Cabinet, and submitted to Council at a later date; (ii) adjustments made to the Site Allocations DPD directly by Council to ensure it remains in line with the Core Strategy; or (iii) a delegated authority to amend the Site Allocations DPD in advance of Council in December to ensure it remains in line with the Core Strategy. We regard any of these scenarios to be unlikely (because officers believe we defended robustly the content of the Core Strategy at the Hearing sessions), but there is a small risk that one will occur. The recommendations at the head of this report hopefully enable an efficient procedure to be put in place so as not to unnecessarily hold up the preparation of the Site Allocations DPD.

4.7 For clarity, Cabinet should also note that the Site Allocations DPD covers the entire unitary area of the authority **except the City Centre**. The City Centre is subject to its own equivalent plan (the City Centre Area Action Plan) which is due in 2011.

5. CONSULTATION

5.1 Extensive consultation has already taken place on the emerging Site Allocations DPD, in line with the following summary table:

Stage	Description	Date
Evidence gathering	<ul style="list-style-type: none"> • Identification of main issues • Submission of approximately 200 potential development sites. 	July 2007 - Oct 2008
Issues and Options	<ul style="list-style-type: none"> • Public consultation on all potential sites. 	Oct 2008 - Jan 2009
Preferred Options	<ul style="list-style-type: none"> • Public consultation on the Council's preferred sites. 	March 2010 - April 2010
Cemetery Provision Options	<ul style="list-style-type: none"> • Public Consultation relating specifically to Cemetery Provision. 	August - September 2010
Proposed Submission	<ul style="list-style-type: none"> • Final opportunity for public consultation on the proposed sites. 	Due Early 2011
Submission and examination	<ul style="list-style-type: none"> • Site Allocations Document submitted to government along with all public comments received during the proposed submission consultation. • Independent Examination by a Planning Inspector. 	April 2011 and Aug 2011
Adoption	<ul style="list-style-type: none"> • Council adopts Final Plan. 	Dec 2011

Monitoring and Review	<ul style="list-style-type: none"> Each year, identified targets are monitored. 	Ongoing
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- 5.2 All of the consultation to date has been carefully logged, considered and subsequently influenced the final version of the document. A report on the consultation is being prepared, and will be made available to the public on the website. Whilst, obviously, we have not been able to meet everyone's requests, we have attempted to prepare the document on a collaborative and iterative basis, whilst at the same time ensuring it conforms to the guiding principles of the Core Strategy and national planning policy.
- 5.3 The latest two consultations included the 'preferred options' consultation, which was carried out in March - April 2010. We received over 4,000 comments, with a particularly high level of response from Eye and Helpston residents (the vast majority of which objected to the allocation of new development in the two villages).
- 5.4 Some representations we received came from landowners supplying new information, especially on sites we did not list as 'preferred' choices. Such information has been very helpful in reconsidering those sites, and has resulted in changes to some of the allocations. These changes are explained in the early pages of the document itself.
- 5.5 The most recent consultation took place over the summer, and focussed on options for cemetery provision. The responses received, together with analysis of the technical abilities of option sites to best meet cemetery needs, has resulted in a recommended site to the north of Castor and the A47 to be selected.

Consideration prior to Cabinet

- 5.6 Prior to this being presented to Cabinet, the emerging 'Proposed Submission' Site Allocations DPD has been presented to all seven **Neighbourhood Councils** throughout September 2010. A numbers of issues were raised at those meetings, and a set of draft minutes are attached at Appendix 2. Cabinet is asked to read these minutes alongside this agenda report.
- 5.7 Next, Local Development Framework (LDF) Scrutiny Group was presented with a draft of the proposed development sites on 18 October 2010. A lengthy discussion took place, and the key issues which the Scrutiny Group wished to raise at Cabinet were:
- Cemetery - Concern over the location of the additional cemetery, especially poor access;
 - Gypsy and Travellers (lack of sites allocated for) – concern that there may be future problems if the Council did not allocate sites;
 - Loss of employment sites – concern at the loss of some sites, but noted such loss could enable the development of more mixed use sites;
 - Design – emphasised the need for very careful design of development on some of the proposed sites (e.g. those near railway lines); and
 - Villages – acknowledged the importance of having some housing development in villages, including mixed use sites.
- 5.8 Planning and Environment Protection Committee considered the proposals on 26 October 2010. A very lengthy debate took place, including a full explanation of where the housing numbers came from and the need for the Site Allocations Document to conform to the Core Strategy targets. With specific reference to the Site Allocations Plan, the Committee asked Cabinet to consider the following points before reaching a decision:
- The **majority** of committee members were concerned with the amount of housing in **Eye**, which they considered was still too high, especially considering the high level of public objection in April 2010 to the 'preferred options' Site Allocation Document. *(For information: the Site Allocations Document which is now recommended proposes 324 dwellings in Eye, of which 229 are already committed with planning permission and 95 are 'new' allocations. The 'preferred options' version had proposed 498 dwellings in Eye, of which 193 were committed and 305 were new allocations)*

- **Half** the committee members were concerned with the amount of housing in **Thorney**, which they considered was too high.
(For information: the Site Allocations Document which is now recommended proposes 205 dwellings in Thorney, all of which are 'new' allocations. The 'preferred options' version had proposed 141 dwellings in Thorney, all of which were new allocations)
- The committee supported a suggestion raised by a committee member of setting up a Members 'working group' to determine the best location for the **Gypsy and Traveller Transit Site**. However, the committee did not seek changes to the Transit policy in the Site Allocations DPD which only 'safeguards' (rather than commits) a transit site at Norwood Lane and leaves open the option of the transit site being delivered elsewhere in the city.

Future consultation

- 5.9 After the Proposed Submission version has been approved by Council, it will be published and there will then be a consultation opportunity for the public to lodge formal representations on the 'soundness' of the document (consultation due in Jan/Feb 2011). The document, and any representations made, will be submitted to the Secretary of State, who will arrange for a public examination by an independent inspector from the Planning Inspectorate. The inspector will produce a report with recommendations, but these are binding on the Council.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will recommend the Site Allocations DPD (Proposed Submission version) for approval by Council.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Cabinet is recommended to approve the Site Allocations DPD (Proposed Submission version) because it will help to progress the Sustainable Community Strategy vision for a bigger and better Peterborough that grows the right way; and because production of the Site Allocations DPD is a statutory requirement.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The alternative options of not producing a Site Allocations DPD or not taking into account comments made at the Preferred Options stage were rejected, as the Council would not be fulfilling its statutory requirement.

9. IMPLICATIONS

- 9.1 The Site Allocations DPD will have implications for all sectors of society and all wards and parishes of the local authority area. The process of sustainability appraisal, based on social, economic and environmental criteria, ensures that all potential implications are taken into account in a systematic way.
- 9.2 Legal Implications: The Council would be in breach of planning legislation if it did not comply with the plan making regulations.
- 9.3 Financial Implications: There are some immediate direct financial implications flowing from the approval of the Site Allocations DPD (Proposed Submission), and these relate to public consultation costs and, in due course, paying the Planning Inspectorate for their services in examining the submitted document. However, these are items that have been anticipated and planned for, and budgets are set aside for this purpose.
- 9.4 Indirectly, there are other financial implications. For example, a small number of the proposed new sites for development are owned by the Council. Allocations can affect land values, usually positively but not always. However, plan making decisions of the Council must not take into account any financial gain or loss of its property holdings, other than (as with all

development sites) consideration as to whether the proposed use is deliverable. A key aspect of this test is whether the landowner (i.e. the Council in some cases) is willing to develop the site for the intended proposed use. We understand that all sites affected by the Site Allocations DPD which the Council has a direct interest in are 'deliverable', and that satisfies that particular plan making test. No assessment of whether this would result in a financial book gain or loss to a Council asset has been undertaken by planning officers, nor would it be taken into account if it had.

- 9.5 Even more indirectly, the detailed financial implications of the growth that will occur on the new development sites will be assessed as individual development schemes develop, and these will be incorporated into the Council's Capital and Revenue financial planning processes as appropriate.

10. BACKGROUND DOCUMENTS

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

- 10.1 A vast amount of evidence has been compiled as part of the plan making process and is either already available on the Council website or will be made available as part of the consultation and examination process to take place in 2011.

Attached:

Appendix 1 – Proposed Submission Site Allocations DPD

Appendix 2 – Neighbourhood Council draft minutes



PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK

PETERBOROUGH SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Proposed Submission Version

(Full Council 8th December 2010)

Head of Delivery
PETERBOROUGH CITY COUNCIL
Stuart House East Wing
St John's Street
Peterborough
PE1 5DD

www.peterborough.gov.uk

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 area administered by the Council. 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, 2009 and 2010, we have published this Proposed Submission Version. It is called a 'Proposed Submission Version' because it is your final chance to make formal representations (comments) before the plan is submitted to the Secretary of State. After it is submitted, he will appoint a planning Inspector to carry out an examination into the soundness of the document, taking all representations into account.

How to respond

We welcome formal representations on this Site Allocations DPD (Proposed Submission Version) on the soundness of the document. The document can be viewed at: <http://consult.peterborough.gov.uk> where you can also submit representations on-line. This is our preferred method as it will save resources.

Alternatively, paper copies of the document, representation forms and guidance notes are available in all local libraries and the Council offices at Bayard Place. The representation form can also be downloaded at: www.peterborough.gov.uk

Representations can be submitted to us by e-mailing – planningpolicy@peterborough.gov.uk

The postal address for representations is:

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

The six week period during which representations can be made will start at **9.00am on xxxxxx**. The closing date is **5pm on xxxxx**. **Please note that any representation received before the start date or after the closing date cannot be considered.**

At this stage in the process representations must relate to either legal compliance of the plan or whether the plan is sound (that it is justified, effective and consistent with national policy). Before submitting any representations, please read the 'How to Make Your Comments Effective' section below and the guidance note (also available in local libraries).

Supporting Documents

There are a number of documents which support this plan, but perhaps the most important ones are as follows:

- **Proposals Map** - The Site Allocations Document 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 allocated sites, we have produced a separate document called the Evidence Report. This provides further detail about our methodology and the scoring of each site.

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- **Sustainability Appraisal Report** - This is a separate report which sets out how policies in the Document help to achieve sustainable development (see section 2.15).
- **Habitats Regulation Assessment (HRA) Report** - This is a separate report which assesses the potential impact of the Document on designated nature conservation sites of European Importance.

The above documents can be viewed at <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files> and are also available in local libraries.

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. We will not consider any new sites, but we will pass them to the Inspector who conducts the Examination.

How to make your comments effective

Tests of Soundness

If you intend to submit a representation (comment) on this document, it should relate to one or more of the 'tests of soundness'.

As required by national government legislation, the 'tests of soundness' are considered by the Council when preparing each DPD. The tests consider whether the submitted plan has been prepared in accordance with legal requirements and if the contents of the plan are sound. These are set out in the tables below.

Table 1 Tests of Soundness

Test of Soundness	Explanation
Are the policies justified?	To be justified, the policies must be based on a robust and credible evidence base and be the most appropriate when considered against reasonable alternatives.
Are the policies effective?	To be effective, the policies must be deliverable, flexible enough to deal with changing circumstances and able to be monitored.
Are the policies consistent with National Policy?	National Policy is set out in Planning Policy Statements, Planning Policy Guidance Notes and Circulars. The DPD should have regard to these policies. Where a departure is made, local evidence is needed to justify why.

Table 2 Legal Compliance

Test of Soundness	Explanation
Have the policies been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development) (England) Regulations, as amended in 2008 and 2009?	The Local Development Scheme sets out the documents the Council will prepare and over what timescales. The Statement of Community Involvement sets out how the Council will engage the community during the process of preparing the Local Development Framework documents. The Town and Country Planning (Local Development) (England) Regulations 2004, as amended, set out the

Test of Soundness	Explanation
	detailed legal requirements about the way in which plans have to be prepared.
Have the policies been subject to Sustainability Appraisal?	Local Planning Authorities are required to prepare and submit a Sustainability Appraisal to accompany the document. The Sustainability Appraisal tests the potential social, environmental and economic impacts of the policies.
Do the policies have regard to National Policy?	National Policy is set out in Planning Policy Statements, Planning Policy Guidance Notes and Circulars. The DPD should have regard to these policies. Where a departure is made, local evidence is needed to justify why.
Do the policies have regard to any sustainable community strategy for the area?	The Peterborough Sustainable Community Strategy (SCS) is prepared by the Local Strategic Partnership, with representatives from a range of interest areas. The SCS is subject to consultation but not independent examination.

For more information on the tests of soundness, please see the guidance note which supports this consultation document.

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 section 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/>

How we have reached this stage

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 proposing a wide variety of development types. 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.

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 documents, including all comments received during the consultation period, can be viewed at <http://consult.peterborough.gov.uk/portal>.

All sites submitted to the Council were then assessed against a detailed set of criteria as set out in Chapter 2 - Approach to Site Selection (full details of the site assessment process are contained in the supporting Evidence Report). From this, we identified our "Preferred Sites" and these sites were consulted on in March - April 2010 as part of the Preferred Options consultation. The Preferred Options document and supporting evidence report can be viewed at: <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo>, along with all comments received.

Preface

The Preferred Options consultation document did not include any sites or policies relating to cemetery provision. Therefore a separate options consultation was carried out in September 2010 to help identify the most suitable site. This can be viewed at:

http://consult.peterborough.gov.uk/portal/planning/peterborough/site_allocations_options_for_cemetery_provision/saocp.

During the consultation on the Preferred Options version of this document in March - April 2010, we received over 4,500 comments. As well as objections to some sites, comments included additional supporting information for some sites and queries on the assessment process. As a result, we have reassessed or amended some of the sites that were in that version of the document.

Amended Sites

During the Preferred Options consultation a number of changes to the boundaries or uses of sites were suggested to the Council. Individual site plans for all amended sites are contained in the Evidence Report

In some cases, this has resulted in a smaller site area; in others this has resulted in a larger site area. Some sites have the same boundary, but the proposed new site use has changed. Sites are coded a, b, or c after the number to show which original site has been changed.

Table 3

Site Number	Site Address	Proposed Use	Amendment Justification	Total Housing
E021a	Red Brick Farm	Employment	Site area extended to allow for further flood attenuation works. Overall net area is now 30 hectares	0
E023 (E006 and E011)	Oxney North (Amended site boundary of E006 and E011)	Employment	Combines and amends sites E006 and E011, as part of these sites have been built	0
E025 (formerly part of H150)	Eye	Employment	Site H150 previously proposed 1 hectare of employment land as part of a mixed use development. This new site is allocated as an employment site in its own right	0
H027a	Land South of Oundle Road, Alwalton.	Housing	Site has been extended	210
H104a	St Martins Road, Newborough	Housing	Site extended to include vacant land adjoining site	62
H137b	Land West of Peterborough Road, Stanground	Housing	Site reduced to retain part of Green wedge between Peterborough and Farcet. Gypsy and Travellers requirements removed	110

Site Number	Site Address	Proposed Use	Amendment Justification	Total Housing
H150c	Land North of Thorney Road, Eye	Housing	East of Eye development area reduced to now only include land north of Thorney Road. Gypsy and Travellers requirements removed	50
H151 (formerly E007a)	Perkins North, Newark Road	Housing	This site was originally proposed for employment/mixed use development. The site is now allocated for housing development only.	190

Previously Rejected Sites Now to be Included

The following site was rejected at the Preferred Options stage. However, during the consultation period, comments were received and additional information provided to help in the reassessment of the site. The table below summarises the site that was reassessed and is now included in this Proposed Submission document.

Table 4

Site Number	Site Address	Proposed Use	Justification	Total Housing
H078	Land off Sandpit Road, Thorney	Housing	Transport and access issues have been resolved. Allocation of the site ensures there will be sufficient land to deliver the quantity of residential development identified for Key Service Centres.	60

New Sites

A number of new sites were suggested for inclusion in the Proposed Submission document. We have accepted two of them as being suitable development opportunities, as follows:

Table 5

Site Number	Site Address	Proposed Use	Justification	Total Housing
H152	Former Freemans' Site, Ivatt Way	Housing	Brownfield development site, with good access	460
H154	Hempstead, London Road	Housing	Part of this site was originally identified for employment as part of a mix of uses. It is now allocated for housing development only.	160

Preface

Note: Please note that this Preface is intended to be helpful to the reader during the consultation period. When the document is submitted to the Secretary of State (due April/May 2011), the Preface will be removed and will not form part of the Submission document. In the policies that follow, each site has a new Site Allocation reference beginning with 'SA'. To help readers, the previously used reference numbers appear in the column headed 'PO Ref', but these columns will also be removed when the document is submitted. If you intend to comment on any site, it is essential that you quote its 'SA' reference number.

Peterborough Site Allocations DPD

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1 Introduction

- 1.1** The Peterborough Site Allocations Development Plan Document (DPD) forms part of the Statutory Development Plan for Peterborough, known as the Local Development Framework (LDF). It identifies land required over the period to 2026 to deliver the scale of growth and development set out in the Peterborough Core Strategy.
- 1.2** The role of this document is to establish the principle that a suitable form of development can be located on a particular site. However, it does not to give permission to any particular proposal – this will still need to be secured through the planning application process. The intention is to provide developers, service providers, 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, although one of the intentions is to allocate sites which have the potential to enable development to take place without undue delay.
- 1.3** For more detailed information on the Peterborough LDF, and how documents in the LDF relate to one another, please see the Peterborough Local Development Scheme (LDS) and the Peterborough Core Strategy DPD, both of which are available on our website: http://www.peterborough.gov.uk/planning_and_building/planning_policy.aspx

Production Stages

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

MAIN STAGES		DATE
Evidence gathering	Identification of main issues	
	Submission of approximately 200 potential development sites	July 2007 - Oct 2008
Issues and Options	Public consultation on all potential sites	Oct 2008 - Jan 2009
Preferred Options	Public consultation on the Council's preferred sites	March 2010 - April 2010
Cemetery Provision	Public Consultation relating specifically to options for the allocation of a site for a cemetery	August - September 2010
Proposed Submission	Final opportunity for making comments (representations) on the document	January/February 2011
Submission and examination	Site Allocations Document submitted to government along with all public comments received during the proposed submission consultation.	April 2011
	Independent Examination by a Planning Inspector.	Summer 2011
Adoption	Council adopts Final Plan	Winter 2011/12
Monitoring and Review	Each year, identified targets are monitored	

- 1.5** 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 proposing a wide variety of development types. In October 2008, an Issues and Options consultation document was

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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.

- 1.6 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.
- 1.7 All sites submitted to the Council were then assessed against a detailed set of criteria as set out in Chapter 2 - Approach to Site Selection (full details of the site assessment process are contained in the supporting Evidence Report). From this, we identified our "Preferred Sites" and these sites were consulted on in March - April 2010 as part of the Preferred Options consultation.
- 1.8 The Preferred Options consultation document did not include any sites or policies relating to cemetery provision. Therefore a separate options consultation was carried out in September 2010 to help identify the most suitable site for a new cemetery.
- 1.9 We are now at the Proposed Submission stage; this version contains what the Council considers to be the final sites that it proposes to allocate. However, this is not the 'final' plan.
- 1.10 Before the Site Allocations DPD is adopted by the Council, and any site has the status of being formally allocated, the document has to go through a public examination conducted by an independent planning Inspector. The comments you make will be considered by that Inspector before the final plan is adopted.

Relationship with other Documents

Peterborough Core Strategy DPD

- 1.11 The Peterborough Core Strategy DPD is the overarching document for the Peterborough LDF. It is a strategic document which sets out the "core" principles for the future of Peterborough, establishing a strategic vision, objectives and policies that guide development and gives broad indications of where new development can go. However, it does not identify individual parcels of land for future development. This level of detail is provided through this Site Allocations DPD and a separate City Centre Area Action Plan DPD (see below).
- 1.12 The Core Strategy was adopted [TBC -due December 2010 or February 2011]. The Site Allocations DPD is consistent with, and helps to deliver, the policies of the Core Strategy which itself has regard for the Peterborough Sustainable Community Strategy.
- 1.13 The most relevant sections of the Core Strategy for the Site Allocations DPD are set out below.

Core Strategy Policy	Key policy contents to which this Site Allocations DPD conforms
CS1 (TBC)	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 City Centre Area Action Plan
CS2 (TBC)	Provision of approximately 213 to 243 hectares of employment land over the period from April 2009 to March 2026, excluding approximately 3.5 hectares that will be identified through the City Centre Area Action Plan

Core Strategy Policy	Key policy contents to which this Site Allocations DPD conforms
CS3 (TBC)	The identification of a location for a Regional Freight Interchange north-east of Stanground
CS4 (TBC)	The identification of locations for new Urban Extensions to the City of Peterborough
CS5 (TBC)	Focuses growth in and around the City of Peterborough, at Key Service Centres and, to a lesser extent, at Limited Growth Villages

1.14 The Core Strategy sets out the distribution of new dwellings (as at April 2009) and employment land (as at April 2007). This Site Allocations DPD updates these figures (where possible) in Chapters 3 and 4.

Peterborough City Centre Area Action Plan DPD

1.15 Recognising the important role of the City Centre, the City Council is to prepare a separate document which focuses directly on that area - the City Centre Area Action Plan DPD. In many ways that Area Action Plan will serve a similar function to the Site Allocations DPD, but it will focus its attention on the identification of development sites and the establishment of policies that will regenerate and enhance the centre of the city.

1.16 Accordingly, this Site Allocations DPD does not allocate any sites in the City Centre.

Peterborough Planning Policies DPD

1.17 The Planning Policies DPD will set out the detailed and technical policies against which planning applications are assessed. Until it is adopted, planning applications will be assessed against the policies of any adopted LDF documents, the remaining saved policies in the Peterborough Local Plan (First Replacement) and relevant national policies.

Peterborough Proposals Map

1.18 The Proposals Map for Peterborough is a separate Local Development Document, which shows the locations and areas to which policies in DPDs apply, on an Ordnance Survey base map. The location and extent of sites, and the geographic coverage of other policies in this Site Allocations DPD are all shown on the Peterborough Proposals Map. It will be updated each time that the Council adopts a DPD which has policies for specific geographic areas.

Introduction

Approach to Site Selection

2 Approach to Site Selection

Introduction

2.1 This section explains the approach undertaken in selecting sites for inclusion in the DPD. The site selection process was carried out in an open and transparent way, including consultation and the production of a full evidence base to support and justify the conclusions reached. The Evidence Report sets out the detailed methodology and site selection criteria, and includes a two page summary of each site that was considered, its score, and full reasoning and justification for allocation or not. The Evidence Report can be viewed at <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files> .

Summary of Methodology

- 2.2** All potential development sites were assessed against a detailed and wide ranging list of criteria, which were based on the principles of sustainable development and mirror the Sustainability Appraisal Framework (see paragraphs 2.15 to 2.19). The assessment included site visits and desk based research.
- 2.3** The assessment criteria were developed through consultation with relevant stakeholders and internal Council departments to ensure that all relevant issues were addressed and the most appropriate and sustainable sites were selected. The criteria were made available for comments in October 2008 as part of the Issues and Options public consultation, and were amended and refined to take account of comments received. Full details were also published in the Preferred Options Evidence Report.
- 2.4** The assessment criteria were each scored using a 5 point colour matrix. This provided 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>

- 2.5** There was 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.
- 2.6** 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 the way in which a site scores.

Approach to Site Selection

Major Criteria

2.7 To help eliminate clearly unsuitable sites, we identified 'major criteria or constraints' as being:

- **Compliance with the Core Strategy** – Sites had to conform to the Core Strategy; for residential sites, this meant the overall spatial distribution of growth set out in policy CS1. As a result, suggested sites located in Small Villages and in the countryside were rejected.
- **Flood risk** – An approach based on the flood risk sequential test was carried out for all suggested sites. Housing sites located within Flood Zones 3a and 3b (based on Environment Agency maps at December 2009) were rejected. Details of the way in which this impacted on the selection of employment sites appears in the section below.
- **Proximity to Hazardous Pipelines and Gas Compressor Stations** – Suggested sites located within the Inner Zones (450 metres) or Middle Zones (600 metres) were rejected, based on information from HSE and the PADHI process (last updated March 2008).
- **Proximity to and impact on International and National Wildlife Sites** - Suggested sites located within areas protected for their international or national wildlife significance were rejected. In addition, any sites where it was likely that development would have a significant negative effect on protected wildlife sites were also rejected.
- **Deliverability** – Sites were only included if they were likely to be available and deliverable within the plan period (15 years).

Other Criteria

2.8 Other issues which were taken into consideration in assessing sites, by way of examples only, include:

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

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

Employment Sites and Flood Risk Issues

2.10 A key part of the process of allocating development sites is the need to undertake a sequential approach to help steer development to the areas at the lowest probability of flooding, in accordance with PPS25 'Development and Flood Risk' (2010).

2.11 Through undertaking the sequential approach for housing allocations, we were able to allocate enough suitable sites on land with the lowest probability of flooding (Flood Zone 1). For employment sites, however, we were not able to identify enough suitable and available sites in this lowest risk category and it was necessary to consider the suitability of sites within Flood Zone 2 (medium probability) and Flood Zone 3 (high probability). To assist in this consideration, we used the information contained in the Peterborough Stage 2 Strategic Flood Risk Assessment (2009) (SFRA2). National policy in PPS25 does not preclude employment development occurring in Zone 2 and 3 areas, as employment uses are categorised as 'less vulnerable'. However, it will be necessary for the developer of any employment site allocated in this DPD, and falling within Zone 2 or 3, to submit a Site Specific Flood Risk Assessment at the application stage.

Approach to Site Selection

Cemetery

2.12 A basic assessment of land throughout Peterborough was carried out to identify suitable options for the provision of a new cemetery. This was based on the following criteria:

- Level ground
- Flood risk
- Natural features for landscaping
- Soil quality
- Proximity to aquifers
- Environment Agency guidance and Ground Water Regulations
- Access
- Availability and deliverability of the site

2.13 Once options had been identified and subject to consultation, they were further assessed against a detailed and wide ranging list of criteria which included:

- Archaeology
- Transport and access
- Public transport
- Agricultural land classification
- Public rights of way
- Landscape Character Area

2.14 The results from this detailed assessment, including all criteria used and the scoring system, are presented in the Evidence Report.

Sustainability Appraisal

2.15 The Site Allocations DPD was 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.

2.16 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.

2.17 A scoping report was produced by consultants for the Core Strategy in June 2006. This was the first stage of the SA process and highlighted 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 all other documents within the Peterborough LDF, including this Site Allocations DPD.

2.18 Emerging options were appraised using these criteria, so that the process has informed the selection of sites.

2.19 The conclusions of the sustainability appraisal appear in a separate Site Allocations DPD Sustainability Appraisal Report, which is available at <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files> .

Approach to Site Selection

Habitats Regulations Assessment

- 2.20** 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 of nature conservation importance. The purpose is to assess the impact of the plan against the conservation objectives of the protected site.
- 2.21** There are three designated sites of European importance in Peterborough and others nearby. The process of assessment of the Site Allocations DPD in relation to those sites has been carried out in parallel with the Sustainability Appraisal.
- 2.22** A separate HRA Screening Report has been produced and can be viewed at:
<http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files> .

3 Residential Sites

Introduction

- 3.1** The Peterborough 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. Table 1 below guides the selection of the site allocations, and demonstrates the relationship with the Core Strategy.
- 3.2** The second column of the table presents the approximate dwelling requirement figures from the Core Strategy, for which provision must be made over the period 1st April 2009 to 31st March 2026, broken down according to the locations in the first column. Since this DPD does not deal with the City Centre, there are no further details for the City Centre, and it is excluded from the total figures across the bottom row.
- 3.3** The third column provides details of the net dwellings actually gained during the year 1st April 2009 to 31st March 2010. Once these have been deducted from the original Core Strategy requirements from 1st April 2009, a revised Core Strategy approximate requirement for 1st April 2010 to 31st March 2026 appears in the fourth column.
- 3.4** The columns headed "Committed Sites at 1st April 2010" provide details of the number of dwellings committed on sites of 0.3 hectares and over; and on sites under 0.3 hectares; together with the totals. Commitments are defined as dwellings which remain to be completed on sites under construction, dwellings which have full planning permission and dwellings which have outline planning permission as at 31st March 2010. The 2010 Housing Monitoring Report provides information on all committed sites and can be viewed at: <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files>. This DPD does not allocate any sites that are under 0.3 hectares. All of the committed dwellings on sites of 0.3 hectares and over are included in policies SA1 to SA6 below.
- 3.5** The column headed "New Allocations" shows the number of dwellings that are assumed to be deliverable from new sites that are allocated in policies SA1 to SA6 below. These are sites without any planning permission at 1st April 2010.
- 3.6** The column headed "Total Dwellings 2010 to 2026" shows the sum of "Total Commitments" and "New Allocations". The difference between the figures in this column and those in the "Core Strategy, as adjusted 2010 to 2026" column are presented in the final column. This reveals the extent to which the allocations in this DPD deliver the approximate requirements from the Core Strategy. In overall terms, the allocations, along with existing commitments on sites under 0.3 hectares, are capable of delivering the dwelling requirement of the Core Strategy, with a modest surplus of almost 300 dwellings.

Residential Sites

Table 1 Residential Development: Relationship between Dwelling Provision Figures in the Core Strategy and Site Allocations DPDs

	Core Strategy 2009 to 2026	Completed 1st April 2009 to 31st March 2010 (Net)	Core Strategy, as adjusted 2010 to 2026	Committed Sites at 1st April 2010		New Allocations	Total Dwellings 2010 to 2026	Difference from Core Strategy, as adjusted 2010 to 2026
				Sites of 0.3ha and over	Sites Under 0.3ha			
City Centre	4,300							
Urban Extensions	14,400	505	13,895	6,391	0	7,650	14,041	+146
District Centres	1,300	122	1,178	116	108	931	1,155	-23
Urban Area	4,400	335	4,065	1,296	162	2,756	4,214	+149
Key Service Centres	600	47	553	229	27	275	531	-22
Limited Growth Villages	450	2	448	118	27	323	468	+20
Small Villages	50	13	37	0	45	0	45	+8
Countryside	0	1	0	0	19	0	19	+19
Total Excluding City Centre	21,200	1,025	20,176	8,150	388	11,935	20,473	+297

Completions since 2009, committed and new sites will be set out in the City Centre Area Action Plan

Residential Sites

- 3.7** In the policies that follow, each site allocated for residential development has a figure in the column headed "Indicative Number of Dwellings". Where a site already has planning permission (at 1st April 2010), but no development has started, the figure is the number of dwellings for which permission was granted. Where development had already started (at 1st April 2010), the figure is the remaining number of dwellings still to be completed in accordance with the permission. Where the site is 'new' (i.e. without any existing permission), the figure is an estimate based on the size of the site, an assumption about the net developable area, and an assumption about the net residential density which would be appropriate for the area in which the site is located. The densities used are based on the average densities referred to in the Core Strategy. There is a full explanation of the assumptions made in the Evidence Report. The indicative numbers of dwellings are used to demonstrate how the approximate Core Strategy dwelling requirements can be met. It is emphasised that they are only "indicative", and do not represent a fixed policy target for each individual site.
- 3.8** The following section breaks down the approach to site selection for the different spatial areas: the City Centre, Urban Extensions, District Centres, the Urban Area of the City of Peterborough, Key Service Centres, Limited Growth Villages, and Small Villages and the Countryside; and also deals with the issues of Gypsy and Traveller Accommodation and Prestige Homes.

City Centre

- 3.9** Approximately 4,300 dwellings are proposed in the Core Strategy for 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. As referred to in paragraphs 1.15 and 1.16, sites within the city centre will be allocated through a separate DPD, the City Centre Area Action Plan (CCAAP). The Proposal Map defines the geographical extent of the CCAAP, and there are no allocations or policies for that area within this Site Allocations DPD.

Urban Extensions

- 3.10** Three urban extensions allocated in the Peterborough Local Plan (First Replacement) 2005, at Hampton (SA1.1), Paston Reserve (SA1.2) and Stanground South (SA1.3), have planning permission and are partially developed, but remain to be completed. Their continued allocation is reconfirmed in the Core Strategy and in this document.
- 3.11** The Core Strategy proposes two further urban extensions at Great Haddon (SA1.4) and Norwood (SA1.5). Given the importance and strategic nature of these two extensions, they were consulted on as part of the preparation of the Core Strategy. This document does not therefore seek to revisit these sites as a matter of principle, other than to define their precise boundary on the Proposals Map. Policy CS4 of the Core Strategy sets out the key policy criteria relating to these two urban extensions.

Residential Sites

Policy SA1

Urban Extensions

The following sites, as identified on the Proposals Map, are allocated for development in accordance with Core Strategy policy CS4 and, where applicable, in accordance with the principles of any planning permissions for each respective site which were in place at 31st March 2010.

Site Reference	PO Ref ⁽¹⁾	Location	Status*	Site Area (ha)	Indicative number of dwellings
SA1.1		Hampton	UC	752.00	3,709
SA1.2		Paston Reserve	UC	45.45	1,154
SA1.3		Stanground South	UC	70.30	1,528
SA1.4	UE01	Great Haddon		345.38	5,350
SA1.5	UE02	Norwood		76.12	2,300
		Total: Urban Extensions		1,289.25	14,041

Notes:

⁽¹⁾ PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

*O = Outline Permission. NS = Not Started, with full planning permission. UC = Under Construction

District Centres

- 3.12** The Core Strategy proposes intensification (such as retail, housing and leisure) in and adjoining the five existing district centres of Bretton, Hampton, Millfield, Orton and Werrington, the extent of such centres being defined on the Proposals Map via this Site Allocations DPD. 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.
- 3.13** The Site Allocations document confirms the boundaries of the District Centres, but mostly does not allocate specific development sites within each. This will be the task of individual regeneration master plans, which the Council will support coming forward.
- 3.14** The District Centre likely to be provided at Great Haddon (see Core Strategy) is not defined on the Proposals Map as its extent is not yet known. A future review of the Site Allocations Document will confirm its boundary on the Proposals Map.

Residential Sites

Policy SA2

District Centres

Through the allocation of sites and the preparation of masterplans or other studies, sites will be identified in and around those District Centres identified in Core Strategy policy CS14, and as shown on the Proposals Map, in order to deliver the following levels of new housing for each centre:

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Site Area (ha)	Indicative number of dwellings
DC01 - Bretton					
SA2.1	H010	Site of Bretton Woods Community School		1.93	143
		Other sites through masterplanning			88
Total: Bretton District Centre					231
DC02 - Hampton					
		Sites to come forward through masterplanning			250
Total: Hampton District Centre					250
DC03 - Millfield					
SA2.2		163 Lincoln Road	NS	0.10	14
SA2.3		Rear of 42-48 St Pauls Road	NS	0.15	12
SA2.4		150-150A Cobden Avenue	NS	0.26	23
SA2.5		Welland Gospel Hall, 177 St Pauls Road	O	0.56	18
SA2.6		583 Lincoln Road	UC	0.06	12
SA2.7		Springfield House, 170A Lincoln Road, Peterborough	UC	0.25	23

Residential Sites

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Site Area (ha)	Indicative number of dwellings
SA2.8		Land rear of 108-110 Burghley Road	UC	0.12	14
SA2.9	H032	Bus Depot, Lincoln Road		0.5	50
		Other sites through masterplanning			0
Total: Millfield District Centre					166
DC04 - Orton					
		Sites to come forward through masterplanning			300
Total: Orton District Centre					300
DC05 - Werrington					
		Sites to come forward through masterplanning			100
Total: Werrington District Centre					100
Total: All District Centres					1047

Notes:

⁽¹⁾ PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

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3.15 The boundaries of Local Centres are also identified on the Proposals Map, in line with Core Strategy policy CS14.

The City of Peterborough

- 3.16** The Core Strategy proposes approximately 4,400 additional dwellings in the urban area of Peterborough. This figure is amended to 4,065 once the 335 net completions between 1st April 2009 and 31st March 2010 are taken into account. 162 dwellings are committed (with planning permission) on sites under 0.3 hectares, leaving a requirement to allocate sites for approximately 3,903 dwellings.
- 3.17** These dwellings 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 (2008). 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.

Residential Sites

Policy SA3

Urban Area

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

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Site Area (ha)	Indicative number of dwellings
SA3.1		106 Star Road	NS	0.18	16
SA3.2		Land formerly part of East of England Showground	UC	17.11	270
SA3.3		Rear of 219-237 Peterborough Road, Stanground	NS	0.54	14
SA3.4		St Nicholas Reception Home, South Parade	UC	0.26	24
SA3.5		48 Scotney Street and 61 Crown Street, New England	NS	0.20	14
SA3.6		Land rear of 1-43 South View Road	NS	0.62	40
SA3.7		Site of Towermead Business Centre, High Street, Fletton	NS	3.30	102
SA3.8		157-161 Fletton Avenue	UC	0.11	14
SA3.9		19 Shakespeare Avenue	UC	0.18	10
SA3.10		Land west of 15 Warwick Road	O	0.44	13
SA3.11		659 Lincoln Road	NS	0.19	24
SA3.12		12 North Street	UC	0.13	16
SA3.13		The Royal Oak, 1099 Lincoln Road	NS	0.31	14
SA3.14		Land to the north of 88 South Street, Stanground	NS	0.34	22
SA3.15		80 London Road	NS	0.20	22
SA3.16		Land off Willow Avenue	UC	0.31	9
SA3.17		Land formerly part of Peterborough Regional College	O	3.02	70
SA3.18		Land to rear of The Cherry Tree, Oundle Road	O	0.37	30
SA3.19		17 Oundle Road	NS	0.31	13

Residential Sites

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Site Area (ha)	Indicative number of dwellings
SA3.20		Breaks Snooker Club, adj 261 Eastfield Road	NS	0.35	33
SA3.21		Heltwate Court, Heltwate	NS	0.41	26
SA3.22		Rear of 12-16 Broadway Yaxley	O	0.96	27
SA3.23		Hempstead, east and west of London Road	UC	38.45	473
SA3.24	H016b	Former John Mansfield School Site, Western Avenue		4.06	140
SA3.25	H017b	Former Hereward Community College Site, Norman Road		1.15	40
SA3.26	H019	Site off New Road, Woodston (EH Lee Ltd)		0.98	40
SA3.27	H021	North of Fletton Avenue		0.69	30
SA3.28	H022	Galvanising Works, Oundle Road This site must be subject to a Site Specific Flood Risk Assessment due to a small percentage of the site falling within Flood Zone 2		1.44	40
SA3.29	H025	Site of Former Lady Lodge Arts Centre, Goldhay Way		0.71	30
SA3.30	H027a	Land South of Oundle Road, Alwalton		5.66	210
SA3.31	H030	Woodston Point, Shrewsbury Avenue		1.40	60
SA3.32	H036b	Former Honey Hill Primary School Site, Paston Ridings		1.6	50
SA3.33	H040	PPDC, Cottesmore Close		0.85	35
SA3.34	H041a	Land South of Fletton High Street 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.		4.12	155
SA3.35	H045	Land off Wessex Close, Tenter Hill, Stanground		0.75	30

Residential Sites

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Site Area (ha)	Indicative number of dwellings
SA3.36	H049	Stanground Stables, Whittlesey Road		0.82	35
SA3.37	H053	Windsor Avenue, Walton		1.97	85
SA3.38	H054a	Land off Itter Crescent, Walton		1.38	25
SA3.39	H058c	Land south of Westfield Road, The Grange		4.28	156
SA3.40	H137b	Land West of Peterborough Road, Stanground		4.85	110
		This site must come forward with the benefit of an agreed masterplan for the whole site			
SA3.41	H148	Former John Mansfield School playing field, Poplar Avenue		3.20	150
SA3.42	H151	Perkins North, Newark Road		5.08	190
SA3.43	H152	Former Freemans Site, Ivatt Way		15.42	460
		This site must come forward with the benefit of an agreed masterplan for the whole site			
SA3.44	H154	North Hempstead, London Road		4.25	160
SA3.45	M020	Hampton Court and Shops, Ravensthorpe		1.40	25
		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.			
SA3.46	H029	Site of Orton Brick Works, south of Hampton Vale		15.10	350
SA3.47	H031	Triangle Land West of Hampton Vale		6.47	150
Total: Urban Area					4,052

Notes:

Residential Sites

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Rural Area

3.18 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 indicates a total of approximately 1,100 dwellings in the wider rural area between 2009 - 2026.

Village Envelopes

3.19 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 CS5).

3.20 Changes to some of the village envelopes have been made in conjunction with this Site Allocations DPD, to incorporate sites which are allocated for development. Any further minor changes to village envelopes which are necessary for other reasons will be progressed through the forthcoming Peterborough Planning Policies DPD.

Policy SA4

Village Envelopes

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

Decisions on the type and scale of development within and outside Village Envelopes will be based on policy CS5 of the Peterborough Core Strategy DPD and any relevant policies in the forthcoming Peterborough Planning Policies DPD.

Key Service Centres

3.21 The two Key Service Centres of Eye and Thorney are the highest placed villages within the settlement hierarchy, and they will see the majority of the growth in the rural area. It is important that development on allocated sites contributes towards the continued vitality of these villages. The Core Strategy requires the development of approximately 600 dwellings in the villages of Eye and Thorney over the period 2009 to 2026. Between 1st April 2009 and 31st March 2010, a total of 47 dwellings were completed. 27 dwellings are committed (with planning permission) on sites under 0.3 hectares, leaving a requirement to allocate sites for approximately 526 dwellings.

Residential Sites

Policy SA5

Key Service Centres

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

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Area (ha)	Indicative number of dwellings
Eye					
SA5.1		Land off Thorney Road	UC	2.94	158
SA5.2		Land off High Street	UC	2.57	25
SA5.3		Warehouse Rear of 66 Crowland Road	UC	1.28	46
SA5.4	H075a	Land South of Nature Reserve		2.44	35
SA5.5	H150c	Land North of Thorney Road, adjacent to Dalmark Group		2.49	50
Total: Eye					314
Thorney					
SA5.6	H131	Land off Whittlesey Road		6.25	130
SA5.7	H078	Land off Sandpit Road		2.79	60
Total: Thorney					190
Total: Key Service Centres					504

Notes:

⁽¹⁾ PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

Residential Sites

*O = Outline Permission. NS = Not Started, with full planning permission. UC = Under Construction

Limited Growth Villages

3.22 Limited Growth Villages have a number of facilities and services, but not to the extent of the Key Service Centres. In accordance with the Core Strategy, approximately 450 dwellings (over the period 2009 to 2026) should be divided between the villages of Ailsworth, Barnack, Castor, Glinton, Helpston, Newborough, Northborough and Wittering. Taking into account completions to 31st March 2010 (2 dwellings) and commitments (with planning permission) on sites under 0.3 hectares (27 dwellings), the remaining requirement is to allocate sites for approximately 421 dwellings.

Residential Sites

Policy SA6

Limited Growth Villages

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

Site Reference	PO Ref ⁽¹⁾	Site Name	Status*	Area (ha)	Indicative number of dwellings
SA6.1		Aborfield Mill, Glington Road, Helpston	NS	1.43	42
SA6.2		The Crown Inn, Lincoln Road, Glington	NS	0.32	12
SA6.3		54 Guntons Road, Newborough	O	0.32	10
SA6.4		Adj Village Hall, Newborough	UC	0.55	13
SA6.5		Land west of Uffington Road, Barnack	NS	1.76	41
SA6.6	H084	Land adjacent to 29 Maxey Road, Helpston		0.32	6
SA6.7	H086	Land between Helpston Road and Main Street, Ailsworth		0.42	8
SA6.8	H087	Clay Lane, Castor		1.67	25
SA6.9	H091	Land adjoining the Surgery, Glington		1.09	28
SA6.10	H098f	Land off Lawrence Road, Wittering (see also site SA14.1)		6.73	160
SA6.11	H104a	St Martins Road, Newborough		2.81	62
SA6.12	H141	Broadwheel Road, Helpston		1.98	34
Total: Limited Growth Villages					441

Notes:

⁽¹⁾ PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

*O = Outline Permission. NS = Not Started, with full planning permission. UC = Under Construction.

Small Villages

3.23 Within the villages identified in the settlement hierarchy of the Core Strategy as Small Villages, the scale of residential development will be very modest. At 31st March 2010 there were 45 dwellings already committed on sites under 0.3 hectares, 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. New sites within small villages are not allocated in this Site Allocations DPD.

The Countryside

3.24 At 31st March 2010, there were 19 dwellings committed in the countryside - i.e outside the urban area of Peterborough and the village envelopes. 8 had not yet started construction and 11 were under construction. Development in the open countryside contributes to the overall housing delivery 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 a 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 Core Strategy targets or to make up any shortfall from allocated sites not coming forward.

3.25 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.

Gypsy and Traveller Accommodation

3.26 Planning policy for Gypsy and Traveller accommodation is set out in the Core Strategy (policy CS7). No permanent Gypsy and Traveller sites are identified through this Site Allocations DPD. However, there is an identified need for a transit site and following an extensive search, the City Council will safeguard a parcel of land at Norwood Lane until provision is made there or elsewhere.

Residential Sites

Policy SA7

Gypsy and Traveller Transit Pitches

The following site is safeguarded on the Proposals Map as a potential Gypsy and Traveller transit site with the potential to make provision for approximately 10 pitches. If a transit site is provided elsewhere in Peterborough, and is of a sufficient size to negate the need for any further transit pitch provision (as evidenced by our up to date needs assessment), then the safeguarding applied to the following site is automatically revoked.

Site Reference	PO Site reference (1)	Site name	Area (ha)	Indicative number of pitches
SA7.1	H034a	Land adjacent to Norwood Lane	0.75	10

A transit site should consist of essential facilities, amenity blocks and a warden's office.

Notes:

⁽¹⁾ PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

Prestige Homes

- 3.27** 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.
- 3.28** A report assessing the need for prestige homes was produced in March 2009 ('Need for 'top of the market' Prestige Homes in Peterborough'), concluding 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.
- 3.29** 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.
- 3.30** The following policy identifies sites which the Council considers would be particularly suitable for prestige homes, although prestige homes on parts of other allocated sites may also be appropriate.

Policy SA8

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:

- SA1.4 - Great Haddon
- SA1.5 - Norwood
- SA3.38 - Land off Itter Crescent
- SA3.46 - Site of Orton Brick Works, south of Hampton Vale (Hampton)
- SA3.47 - Triangle Land West of Hampton Vale (Hampton)
- Allocated sites in the Rural Area

Residential Sites

4 Employment Sites

- 4.1** As part of creating a "bigger and better Peterborough" we need to ensure that the right amount of suitable land is available to attract businesses and enable existing businesses to grow. The purpose of this section is to allocate a range of different sized employment sites, in a number of locations that are suitable for businesses.
- 4.2** 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, for example, employment in shops, retail warehouses, school, hospitals or those offices found predominantly in shopping areas such as estate agents and solicitors.
- 4.3** 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.
- 4.4** Table 2 overleaf sets out the relationship between the Core Strategy and this Site Allocations DPD. The second column of the table shows the employment land requirement figures from the Core Strategy, broken down according to the locations in the first column. Since this DPD does not deal with the City Centre, there are no further details for the City Centre, and it is excluded from the total figures across the bottom row.
- 4.5** The column headed "Existing Commitments (ha)" provides details of the amount of employment land with planning permission (including sites under construction) at 31st March 2007. This DPD does not allocate any sites that are under 0.3 hectares (and the commitment figure for the urban area includes a number of small sites which provide a total of 4.08 hectares of employment land). All of the committed sites of 0.3 hectares and over are included in policies SA9 and SA11 below.
- 4.6** The column headed "New Allocations (ha)" shows the amount of employment land from new sites that are allocated in policies SA9 to SA14 below. These are sites without any planning permission at 1st April 2007.
- 4.7** The final column reveals the extent to which the allocations in this DPD deliver the approximate requirements from the Core Strategy. In overall terms, the allocations, along with existing commitments on sites under 0.3 hectares, are capable of delivering the employment land requirement of the Core Strategy, providing a range of sites, in terms of size and location, for potential developers.

Employment Sites

Table 2 Relationship between Employment Land Figures in the Core Strategy and Site Allocations DPDs

Core Strategy Broad Locations	Core Strategy (to find) (ha)	Existing Commitments (ha)	New Allocations (ha)	Total (ha)
City Centre	3.5	(To be determined through the CCAAP)		
Urban Extensions	155.5	88.5	67.0	155.5
Within and adjoining the urban area	51 - 81	28.78 ⁽¹⁾	49.41	78.19
Villages	3.0	0	3.0	3.0
Total (excluding the City Centre)	209.5 - 239.5	117.28	119.41	236.19

1. Includes 4.08 hectares on various small sites, which are not identified in this DPD

City Centre

4.8 The equivalent of approximately 3.5 hectares of employment space is 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 will detail the specific locations for employment development and the strategy to increase the attractiveness of the City Centre as a location for offices.

Urban Extensions

4.9 Approximately 65 hectares of employment land is proposed in the Core Strategy 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.

4.10 The Norwood Urban Extension has approximately 2 hectares of employment land proposed in the Core Strategy as part of the mixed-use development.

4.11 The Core Strategy re-affirms employment development on committed sites (i.e sites with planning permission) at Hampton Township (approximately 43 hectares), Alwalton Hill (approximately 40 hectares) and Stanground South (5.5 hectares).

Employment Sites

Policy SA9

Urban Extensions - Employment Land

The following sites, as identified on the Proposals Map, are allocated for development primarily for uses within Classes B1, B2 and B8, in accordance with Core Strategy policy CS2.

Site Reference	PO Reference (1)	Site Name	Area (ha)
SA9.1		Hampton	43.0
SA9.2		Stanground South	5.5
SA9.3	UE001	Great Haddon	65.0
SA9.4	UE002	Norwood	2.0
SA9.5		Alwalton Hill	40.0
		Total	155.5

Notes:

⁽¹⁾ PO Reference is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

Regional Freight Interchange

- 4.12** Government 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. A potential developer has shown interest in such a strategic rail freight interchange in Peterborough on a site to the south-east of the city, immediately north-east of Stanground.
- 4.13** The principle and broad location for the Interchange have been set by the Core Strategy, together with policy requirements and arrangements for joint authority working to consider detailed proposals for the site (see Core Strategy policy CS3). The purpose of the Site Allocations DPD is to define the precise boundaries of the site.

Employment Sites

Policy SA10

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 are set out in policy CS3 of the Peterborough Core Strategy DPD.

Site Reference	PO Reference (1)	Site name	Site Area (ha)
SA10.1	E018	Regional Freight Interchange	102 ⁽¹⁾ (approx)

1. The total site area is approximately 135 hectares. The majority (102 hectares) lies within Peterborough administrative area, with about 33 hectares likely to be required in the Fenland administrative area

Notes:

⁽¹⁾ PO Reference is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.

General Employment Areas and Business Parks

- 4.14** 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.
- 4.15** 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).
- 4.16** Business Parks (BP) are expected to accommodate development within the Use Classes B1(a) and B1(b) 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.

Employment Sites

Policy SA11

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 the 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). Other development will not be permitted unless ancillary to a B1 use.

The individual sites listed below, as identified on the Proposals Map, are allocated for development for uses consistent with the Employment Area within which they are located.

Employment Area Name and Reference	Site Reference	PO Ref ⁽¹⁾	Site Name	Area (ha)	Status*
General Employment Areas (GEA)					
Bourges (GEA1)			None	0	
Bretton (GEA2)			None	0	
Eastern (GEA3)	SA11.1		Land off Third Drove and fronting Fengate	7.9	UC
	SA11.2		Land between Second & Third Drove	6.43	UC
	SA11.3	E008a	Perkins South	4.16	
	SA11.4	E021a	Red Brick Farm (see also policy SA12)	30.00 (approx)	
Hampton (GEA4)			(See policy SA9)		
Lakefield (GEA5)			None		

Employment Sites

Employment Area Name and Reference	Site Reference	PO Ref ⁽¹⁾	Site Name	Area (ha)	Status*
Orton Southgate (GEA6)	SA11.5		Land Adjacent Pegasus, Bakewell Road, Orton Southgate	1.88	NS
	SA11.6		4B Culley Court	1.24	UC
Oxney (GEA7)	SA11.7		Oxney Road Site A	2.01	O
	SA11.8		Oxney Road Site B	0.51	O
	SA11.9	E023	Oxney Road Site C	9.55	
Paston (GEA8)			None	0	
Werrington (GEA9)	SA11.10		Plot 2, Papyrus Road	0.84	UC
Westwood (GEA10)			None	0	
Woodston (GEA11)	SA11.11	E014	Shrewsbury Avenue	0.96	
Alwalton Hill/Great Haddon (GEA12)	See policy SA9		None	0	
Business Parks					
Bretton (BP1)			None		
Peterborough BP (Lynch Wood) (BP2)	SA11.12		Site F, Peterborough Business Park	1.14	NS
	SA11.13	E012	Lynchwood (South), Orton	0.97	
	SA11.14	E013	Lynchwood (North), Orton	1.29	

Employment Sites

Employment Area Name and Reference	Site Reference	PO Ref ⁽¹⁾	Site Name	Area (ha)	Status*
Thorpe Wood (BP3)	SA11.15	M001	Land adjacent to Thorpe Wood House	2.48	
			Total	71.36	

Notes:

⁽¹⁾ *PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.*

* O - Outline permission. NS - Not Started, with full planning permission. UC - Under Construction

4.17 The Red Brick Farm site (SA11.4) is a large allocation which has a number of detailed issues that warrant an additional policy to ensure appropriate delivery of the site. The policy is set out as follows:

Policy SA12

Red Brick Farm

Planning permission for the Red Brick Farm site will only be granted once appropriate solutions to the following issues are demonstrated and proved to be 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 Site Specific Flood Risk Assessment and associated evidence.**
- 3. Historic environment issues, in terms of managing and minimising the impact of the development on the archaeology of the Flag Fen basin, and conserving and enhancing the area's heritage assets.**
- 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 require the submission of sufficient information from the applicant to enable it to complete a project level Appropriate Assessment under the Habitats Regulation Assessment process. Such an assessment will need to demonstrate that the development will have no harm to protected species and habitats, in particular the Nene Washes, in accordance with the relevant regulations.

4.18 For point 3 of the policy, assessment of the impact on Flag Fen and the surrounding waterlogged deposits should include a full archaeological and palaeoenvironmental evaluation, incorporating hydrological and geo-archaeological assessments. An analysis of the impacts on setting is also required.

Employment Sites

Employment Sites Within and Adjoining the Urban Area

4.19 One site is identified for employment development as part of a mixed-use scheme outside any defined Employment Area, but within the Urban Area.

Policy SA13

Employment Sites Within and Adjoining the Urban Area

The following site, as identified on the Proposals Map, is allocated for development primarily for uses within Classes B1, B2 and B8.

Site Reference	Site Name	Area (ha)	Status*
SA13.1	Hempstead	2.75	O
	Total	2.75	

* O - Outline permission. NS - Not Started, with full planning permission. UC - Under Construction

4.20 A total of 4.08 hectares of employment land is committed on various small sites within and adjoining the Urban Area which are not identified on the Proposals Map.

Rural Employment Sites

4.21 There is 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.

4.22 Policy SA14 allocates sites which will enable this figure to be achieved, but there may be scope for employment creation elsewhere in the rural area, subject to policies in the forthcoming Peterborough Planning Policies DPD.

Employment Sites

Policy SA14

Rural Employment Sites

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

Site Reference	PO ref ⁽¹⁾	Site Name	Area (ha)
SA14.1	H098f	Land off Lawrence Road, Wittering (see also site SA6.10)	1.0
SA14.2	E025	North of Thorney Road, Eye	1.0
SA14.3	E017	Station Road, Thorney	1.0
		Total	3.0

Notes:

⁽¹⁾ *PO Ref is the reference number of the site at the Preferred Options consultation stage. This is provided for information only, and will be removed when this DPD is submitted to the Secretary of State.*

Employment Sites

Other Site Allocation Policies

5 Other Site Allocation Policies

5.1 The following sections set out site related policies.

Safeguarded Land for Future Key Infrastructure

- 5.2 The City Council has 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 anticipated economic and housing growth. The value of the IDP is to bring together key infrastructure requirements and identify any major constraints to wider development proposals. Policy CS11 'Infrastructure' of the Core Strategy could be used to prevent development from being commenced or, in certain cases, from being permitted, in the absence of essential infrastructure capacity.
- 5.3 Sometimes infrastructure which may not be viable or needed in the short-term 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 certain forms of development in order to protect it for future infrastructure needs.

Policy SA15

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
SA15.1	Passenger Rail Station	Land at Hampton	Railway Infrastructure
SA15.2	Land Beside the A15	Glington/Northborough bypass	Highway Infrastructure
SA15.3	Former Wansford to Stamford and Peterborough to Wisbech Railway Lines	Wansford - Stamford; Peterborough - Wisbech.	Walking and Cycling Infrastructure
SA15.4	A1 Wittering Junction Improvements	A1 adjacent to Wittering	Highway Infrastructure
SA15.5	Thorpe Lea Road Playing Fields Flood Attenuation	Thorpe Lea Road	Water Management Zone

Hampton Country Park

- 5.4 Under the terms and conditions of the Hampton planning legal agreement (March 1993), the developer of the Hampton Township has agreed to a creation, management and maintenance scheme for a country park, covering some 162 hectares of land.

Other Site Allocation Policies

- 5.5** The City Council will encourage the use of the country park for 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 water-based recreational pursuits such as sailing and canoeing.
- 5.6** 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, in line with policy SA8 (Prestige Homes), provided these would be compatible with the Country Park allocation and would not prejudice its integrity and continuity.

Policy SA16

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, especially if it would also contribute to or enhance its landscape character.

Green Wedges

- 5.7** 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.
- 5.8** One of these wedges separates Peterborough from Ginton; a second separates Peterborough from Eye; a third separates Stanground from Farcet; and a fourth 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 SA17

Green Wedges

Within the areas identified on the Proposals Map as 'Green Wedges', and in addition to the provisions of policy CS5 of the Peterborough Core Strategy DPD relating to development in the countryside, planning permission will not be granted for any development that would reduce the degree of physical separation between settlements.

East of England Showground

- 5.9** All of the land which comprises the East of England Showground lies outside the Urban Area boundary. Normally this would mean that policies relating to the countryside would be applicable. However, it is recognised by the City Council that the Showground is a unique facility and that its operations cover a variety of land uses. Further development relating to sporting, social and recreational events, in keeping with the open character of the area, will be acceptable. Any

Other Site Allocation Policies

proposal will be subject to an assessment of the environmental and traffic impacts on the adjoining residential areas and on the nearby village of Alwalton, and suitable measures will be taken to alleviate any adverse impacts.

Policy SA18

East of England Showground

Within the East of England Showground, as shown on the Proposals Map, planning permission will be granted for development for sport, leisure and social purposes which specifically relate to the existing use as a showground and would not impair its continued use for that purpose. Proposals for development should not have an unacceptable adverse impact on the surrounding uses, and all development should ensure the open character of the area is maintained.

Special Character Areas

- 5.10** A number of areas in Peterborough have been designated as Conservation Areas because of their special architectural or historic interest.
- 5.11** In addition, whilst not of Conservation Area quality, three locally specific Special Character Areas have been designated to acknowledge their strong landscape character, architectural quality and development patterns that together provide a high environmental quality. All three Special 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.
- 5.12** The development criteria identified below are intended to provide additional design guidance in respect of these Special Character Areas.
- 5.13** Further details on these Special Character Areas are available in the Evidence Report.
- 5.14 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 developed 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.
- 5.15 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.
- 5.16 Ashton:** The settlement is formed by a loose collection of three historic farmsteads, a small number of 19th Century cottages and some post-1950 infill 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 19th Century

Other Site Allocation Policies

Policy SA19

Special Character Areas

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

SA19.1- Wothorpe Area:

- All development proposals must ensure that the mature landscape character is 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.
- There will be 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.

SA19.2 -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.

SA19.3 - Ashton Area:

Other Site Allocation Policies

- Any development should respect the linear form of Ashton. As such, there is a presumption against all backland development.
- The special relationship between the settlement and its agricultural setting must not be undermined by new development. As such, views of surrounding countryside must be maintained.

Village Design SPD

5.17 In addition to Conservation Areas and Special Character Areas in the rural area, the Council has adopted (due Spring 2011) a Village Design Supplementary Planning Document (SPD). This gives additional detailed design policy and will be taken into account when determining applicable development proposals.

Cemetery Provision

5.18 There is a requirement to safeguard an area of land to meet future need for cemetery provision. The size, design, layout and scale of buildings required to enable the functioning of the site as a cemetery will need very careful consideration. This will include testing proposal against the full range of LDF planning policies such as transport and access, design and landscaping impacts.

Policy SA20

Cemetery Provision

The following site, as shown on the Proposals Map, is safeguarded for the provision of a new cemetery. Built development will only be permitted where it is required to enable the functioning of the site as a cemetery and where it would not harm the character of the surrounding area, including landscape character.

Site Number	Previous number	Address	Area
SA20.1	C003	Land North of A47 and west of Marholm Road	15ha

Other Site Allocation Policies

Implementation and Monitoring

6 Implementation and Monitoring

- 6.1** 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.
- 6.2** 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 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.
- 6.3** 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 policies within this document, in particular to establish when interventions might be necessary to ensure timely delivery of what is proposed.
- 6.4** The purposes of monitoring are:
- to assess the extent to which policies and sites in the Site Allocations DPD 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
- 6.5** 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 DPD will be the Peterborough Annual Monitoring Report (AMR).
- 6.6** The impact of the Site Allocation DPD on sustainability will be monitored through the AMR process by looking at the indicators identified in the Sustainability Appraisal Report.
- 6.7** The tables on the following pages show our Implementation and Monitoring Strategy for this document.

Implementation and Monitoring

Housing Section (Policies SA1 to SA8)	
Key responsible organisations	What is the delivery of the policies dependent upon?
<p>Peterborough City Council Opportunity Peterborough</p> <p>Greater Cambridge-Greater Peterborough Local Enterprise Partnership</p> <p>Developers and Housebuilders Housing Associations</p> <p>Registered Social Landlords</p> <p>Private and public land owners</p> <p>Homes and Communities Agency</p>	<p>Delivery of development on each site will rely on private (predominantly) and public funding, and the willingness of landowners to make their land available to developers.</p> <p>Delivery will rely on the state of the national economy and the availability of funding from financial institutions.</p> <p>The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.</p>
How will the policies be implemented?	Indicators
<p>Planning Policies DPD will provide detailed policies for the consideration of planning applications for housing.</p> <p>Masterplans or other studies for District Centres will identify scope for further residential intensification.</p> <p>Continuous partnership working with relevant organisations to ensure targets are met.</p> <p>Funding from the National Affordable housing programme and PCC affordable housing grant.</p>	<p>Net additional dwellings provided (by location)</p>
	<p>Net additional dwellings (cumulative) since April 2001</p>
	<p>Supply of ready to develop housing sites (assessed annually)</p>
	Risks
	Contingencies
	<p>State of national economy, and impact on housebuilding sector</p> <p>Lending policies of financial institutions</p> <p>Review planning policies.</p> <p>Seek further engagement with developers and OP to identify why development is not coming forward.</p> <p>Work with developers to overcome site-specific obstacles.</p>
	<p>1420 per year (cumulative average)</p> <p>Monitored against the housing trajectory of the Core Strategy</p> <p>At least 5 years housing land supply at any point in time</p>

Implementation and Monitoring

Housing Section (Policies SA1 to SA8)		
<p>Use of planning obligations or conditions attached to planning permissions to secure affordable housing.</p> <p>The IDP will set out the detailed infrastructure requirements required to support the policy.</p> <p>Through the ongoing submission and determining of planning applications.</p>	<p>Lack of developer interest in housing sites</p> <p>Committed sites not being developed</p> <p>Shortage of funds from Homes and Communities Agency</p>	<p>Contribution of 'windfall' development.</p>
<p>Phasing</p>		
<p>No specific restrictive phasing policy</p>		

Implementation and Monitoring

Employment Section (Policies SA9 to SA14)	
Key responsible organisations	What is the delivery of the policies dependent upon?
<p>Peterborough City Council Opportunity Peterborough Developers</p> <p>Fenland District Council</p> <p>Cambridgeshire County Council</p> <p>Peterborough Regional Economic Partnership</p> <p>Greater Cambridge-Greater Peterborough Local Enterprise Partnership</p> <p>Inward-investors</p>	<p>Delivery of development on each site will rely on private (predominantly) and public funding, and the willingness of landowners to make their land available to developers.</p> <p>Delivery will rely on the state of the national economy and the availability of funding from financial institutions.</p> <p>The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.</p> <p>Delivery of the regional freight interchange will be dependent on the granting of planning permission either by Ministers (following consideration by the Major Infrastructure Planning Unit) or by Peterborough City Council, Fenland District Council and Cambridgeshire County Council, working through a joint committee approach.</p>
How will the policies be implemented?	Indicators
<p>Planning Policies DPD will provide detailed policies for the consideration of planning applications for employment development.</p> <p>Active promotion of Peterborough as a business location.</p>	<p>Supply of land developed for employment use</p>
	<p>Number of years employment land supply available at current take-up rate</p>
	<p>Take up of employment land by location and type of use</p>
	<p>Risks</p> <p>State of national economy, and impact on development sector.</p> <p>Lending policies of financial institutions.</p>
	<p>Contingencies</p> <p>Review planning policies and site allocations.</p> <p>Seek further engagement with developers and OP to identify why development is not coming forward.</p>
	<p>Targets and dates</p> <p>Deliver at least 209.5 hectares from 2007 to 2026</p> <p>At least 5 years' worth.</p> <p>Increase</p>

Implementation and Monitoring

Employment Section (Policies SA9 to SA14)		
<p>The Peterborough Delivery Partnership will work with partners to tap into funding sources.</p> <p>The IDP will set out the detailed infrastructure requirements required to support the policy.</p> <p>Through the ongoing submission and determination of planning applications.</p> <p>Implementation of the regional freight interchange will be by a private sector developer, following the determination of a planning application either by Ministers (following consideration by the Major Infrastructure Planning Unit) or by Peterborough City Council, Fenland District Council and Cambridgeshire County Council, working through a joint committee approach.</p>	<p>Lack of developer interest in employment sites.</p> <p>Committed sites not being developed.</p> <p>Lack of progress in education to develop knowledge based industry.</p>	<p>Work with developers to overcome site-specific obstacles.</p> <p>Seek further promotional measures to enhance the attractiveness of Peterborough.</p>
<p>Phasing</p> <p>No specific restrictive phasing policy.</p>		

Implementation and Monitoring

Safeguarded Land for Future Key Infrastructure (Policy SA15)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council	The IDP provides up to date details on the necessary infrastructure projects required to implement the policy. Diligent monitoring and review will be required to ensure the integrity of the policy is not being undermined by approvals for inappropriate development.
How will the policy be implemented?	Indicators
The policy will be implemented by the refusal of planning permissions that would threaten or otherwise hinder the ability to implement the identified infrastructure projects. The IDP will set out the detailed infrastructure requirements required to support the policies.	Targets and dates
	Minimise.
Risks	Contingencies
Lack of interest/investment in infrastructure projects. Committed projects not being developed. Safeguarded sites succumbing to inappropriate development activity.	Review planning policies and site allocations. Seek further engagement with developers to identify why infrastructure is not being delivered. Work with developers to overcome site-specific obstacles.

Implementation and Monitoring

Hampton Country Park (Policy SA16)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Developers and housebuilders Private and public landowners	Implementation of existing legal agreement.
How will the policy be implemented?	Indicators
Planning Policies DPD will provide detailed policies for planning applications. Through the ongoing determination of planning applications. Implementation of existing legal agreement.	Type and number of permissions granted within the area.
	Targets and dates
	Minimise those contrary to the purpose of the Country Park
Risks	Contingencies
State of national economy, and impact on the development sector. Lending policies of financial institutions. Pressure for inappropriate development.	Review planning policies and site allocations. Seek further engagement with developers to identify why development is coming forward within the area and seek to ensure development is sympathetic to the Park and its setting. Maintain a watching brief over development activity which may threaten the integrity of the Park.

Implementation and Monitoring

Green Wedges (Policy SA17)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Developers and housebuilders Private and public land owners	The refusal of planning permission for inappropriate development.
How will the policy be implemented?	Indicators
Through the ongoing submission and determination of planning applications.	Type and number of permissions granted within the area.
	Targets and dates
	Minimise those contrary to the purpose of the Green Wedges
Risks	Contingencies
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. Seek to ensure development does not threaten the integrity of the Green Wedges and work with stakeholders to achieve appropriate solutions.

Implementation and Monitoring

East of England Showground (Policy SA18)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council The East of England Agricultural Society	The granting and refusal of planning permission.
How will the policy be implemented?	Indicators
Through the ongoing submission and determination of planning applications.	Type and number of permissions granted within the area.
	Risks
	Pressure for non-conforming development.
	Contingencies
	Seek further engagement with the landowners. Seek to ensure development does not threaten the integrity of the Showground.
	Targets and dates
	Minimise those contrary to the purposes of the Showground.

Implementation and Monitoring

Special Character Areas (Policy SA19)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Parish Councils Developers and housebuilders Private and public land owners	The refusal of planning permission for inappropriate development.
How will the policy be implemented?	Indicators
Planning Policies DPD will provide detailed policies for planning applications. Through the ongoing determination of planning applications.	Type and number of permissions granted within the areas.
	Targets and dates
	Minimise those contrary to the objectives of the Special Character Areas
Risks	Contingencies
Pressure for non-conforming development.	Review planning policies and site allocations. Seek further engagement with developers and Parish Councils to achieve appropriate solutions.

Implementation and Monitoring

Cemetery Provision (Policy SA20)	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Homes and Communities Agency	The refusal of planning permission for inappropriate development.
How will the policy be implemented?	Indicators
The policy will be implemented by the refusal of planning permissions that would threaten or otherwise hinder the ability to deliver a cemetery on the site.	Type and number of permissions granted within the area.
	Risks
	Contingencies
Pressure for non-conforming development. Landowner (Homes and Communities Agency) unwilling to sell land to the Council.	Work with the landowner to ensure delivery of the site. Investigate alternative sites.
	Targets and dates
	Minimise those contrary to the objective of developing a cemetery on the site.

Implementation and Monitoring

A 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 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 July 2008 (For further information see: http://www.peterborough.gov.uk/planning_and_building/planning_policy/adopted_development_plan/peterborough_local_plan.aspx). Some of those saved policies were replaced by policies in the Peterborough Core Strategy DPD. This appendix explains which of the remaining saved Local Plan policies are replaced by policies in this Site Allocations DPD. Accordingly, the Local Plan policies below cease to have effect from the date of adoption of this Site Allocations DPD.

Site Allocations DPD Policy Number	Policies in the Peterborough Local Plan (First Replacement) which are Replaced
SA1 Urban Extensions	H4 Hampton Township Development Area
	H6 Stanground South
SA3 Urban Area	H3 Allocation of Housing Land: Urban Area
	H5 London Road Opportunity Area
SA4 Village Envelopes	H8 Village Envelopes
SA5 Key Service Centres	H9 Rural Growth Settlements
SA6 Limited Growth Villages	H10 Limited Rural Growth Settlements
SA11 General Employment Areas and Business Parks	OIW1 General Employment Areas
	OIW2 Allocated Sites in General Employment Areas
	OIW3 Business Parks
	OIW4 Allocated Sites in Business Parks
SA14 Rural Employment Sites	OIW9 Rural Employment Sites
SA15 Safeguarded Land for Future Key Infrastructure	T13 Passenger Rail Station at Hampton
	T15 Stanground Bypass
	T16 Land Beside the A15
	T17 Eye to Spalding (A1073) Improvement
	T18 Former Wansford to Stamford and Peterborough to Wisbech Railway Lines
	CF6 Hospital Land at Bretton Gate
	U15 Site for Renewable Energy Production
SA16 Hampton Country Park	LT8 Hampton Country Park

Deleted Policies

Site Allocations DPD Policy Number	Policies in the Peterborough Local Plan (First Replacement) which are Replaced
SA17 Green Wedges	LNE2 Green Wedges
SA18 East of England Showground	LT13 East of England Showground
SA20 Cemetery Provision	CF11 Cemetery at Orton Waterville

B 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.

Conservation Area - a formally designated area of special historic or architectural interest whose character must be preserved or enhanced.

Core Strategy - a Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area.

Development Plan - see Statutory Development Plan.

Development Plan Document (DPD) - one of the types of LDD; they set out the spatial planning strategy, policies and/or allocations of land for types of development across the whole, or specific parts, of the LPA's area.

Examination - a form of independent public inquiry into the soundness of a submitted DPD, which is chaired by an inspector appointed by the Secretary of State. After the examination has ended the inspector produces a report with recommendations which are binding on the Council.

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.

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 site").

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.

Glossary

Key Service Centre - one of the categories of village in the Peterborough Settlement Hierarchy. A large village containing a wide range of services and facilities to meet people's daily needs, including a primary school, doctor's surgery and a range of shops and services, particularly a post office and food shopping. It also provides employment opportunities and has good access to Peterborough by car and public transport.

Limited Growth Village - one of the categories of village in the Peterborough Settlement Hierarchy. A village which includes some, but not all, of the services and facilities that are characteristic of a Key Service Centre. In many cases it will have a smaller population. The critical determinant is the presence of a primary school in the village (or immediately adjoining village).

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.

Mixed-use development - 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.

Pitch - a specific area of land where one 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.

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.

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.

Small Village - one of the categories of village in the Peterborough Settlement Hierarchy. A small village is a settlement which does not meet the criteria for one of the categories higher in the settlement hierarchy (namely, a Key Service Centre or Limited Growth Village). Typically, a Small Village will have some concentration of dwellings, but with a low population, and a limited range of services, if any. A Small Village will not have a primary school.

Statement of Community Involvement (SCI) - one of the types of LDD; it sets out the council's approach to how and when it will consult with the community in the preparation of planning documents, and making decisions on planning applications.

Statutory Development Plan - the overall term for a number of documents which, together, have a particular status under the planning legislation in decision-making. The Development Plan includes all adopted DPDs for the area. For an interim period it may include all or part of certain structure plans and local plans.

Submission stage - the stage at which a DPD or SCI is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations.

Supplementary Planning Document (SPD) - one of the types of LDD; they expand on policies or provide further detail to policies contained in a DPD.

Sustainability Appraisal (SA) - a formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.

Sustainable 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.

Transit Site - a site containing a number of pitches where Gypsy and Traveller householders can stay for a limited period before moving elsewhere.

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.

Glossary

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").

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COUNCIL	AGENDA ITEM No.7 (ii) (a)
8 DECEMBER 2010	PUBLIC REPORT

Contact Officer(s):	Peter Gell - Head of Trading Standards and Licensing Adrian Day – Principal Licensing Officer Kerry Leishman, Licensing Development Officer	Tel. 453419 Tel. 454437 Tel. 453502
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LICENSING ACT 2003 – PETERBOROUGH CITY COUNCIL'S REVISED STATEMENT OF LICENSING POLICY

RECOMMENDATIONS	
FROM : Licensing Act 2003 Committee:	Deadline date: N/A
That Council adopts the Statement of Licensing Policy for 2011 - 2014	

1. BACKGROUND

- 1.1 Under Section 5 of the Licensing Act 2003, it is a requirement for each Council to produce, adopt and publish a statement of licensing policy. This policy will govern the way decisions are made by the Council and how it will administer its duties under the Act. Without a policy the Council may be subject to Judicial Review for failing in its responsibilities to carry out a statutory duty.
- 1.2 The Act requires that the Policy is kept under continual review to incorporate where necessary any changes to the legislation and or Guidance as appropriate. In addition to this, the Act specifies that the Policy must be reviewed and revised on a 3 yearly basis.
- 1.3 The most recent reviewed policy expires on 6 January 2011 therefore is now subject to further review.
- 1.4 In order to meet our statutory obligations, a revised Policy has been formulated. Also in accordance with the Act, this Policy has been consulted on and comments sought.

2. PURPOSE

- 2.1 The purpose of this report is to provide Members with the information they need to assist them with their decision in relation to adopting the attached revised Statement of Licensing Policy which incorporates changes made following both the consultation process and the amendments to section 182 of the Licensing Act 2003.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	Yes
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4. CONSULTATION

- 4.1 Before determining its policy for any 3 year period (as required under s.5 of the Act), the licensing authority must consult the persons listed in s5(3) as follows:
 - a. Chief Officer of Police for the area;

- b. Fire Authority for the area;
- c. Persons/bodies representative of local holders of premises licences;
- d. Persons/bodies representative of local holders of club premises certificates;
- e. Persons/bodies representative of local holders of personal licences; and
- f. Persons/bodies representative of businesses and residents in its area.

The Licensing Authority also has the discretion to consult more widely where appropriate.

4.2 For information purposes a list of Consultee's is attached at **Appendix A**.

4.3 An 8 week consultation took place between 16 August and 11 October 2010. The covering letter gave information and advice on the following:

- i) Options on where to access and obtain copies of the draft policy,
- ii) Opportunity to make relevant representations, in writing, on the draft policy ,
- iii) Notification that any comments received after the consultation deadline would not be taken into account; and
- iv) Notification of where the final policy could be accessed and the date of implementation.

4.4 On Saturday 28 August 2010 a Notice of Publication of the Council's review of the policy was advertised in the Peterborough Evening Telegraph giving advice as at paragraph 4.3 above.

4.5 On Tuesday 14 September 2010 Officers met with Members of the Licensing Act 2003 committee for an informal discussion on the revised policy where opinions were sought.

4.6 During the consultation the licensing department received no formal written comments on the draft revised policy.

5. **CONSIDERATIONS**

5.1 The Licensing Committee which convened on 16 November suggested a number of minor changes to the policy. The said changes which are highlighted (as shaded grey), as attached in Appendix B will be incorporated upon adoption by full council.

5.2 Due to the fact the policy is renewed triennially there is very little change to the document. The main change was to reformat the policy to reflect the model produced by the Local Government Regulator as this was considered a more logical approach. Further changes / additions made relate directly to regulations laid by the Secretary of State in relation to expedited reviews for which the authority is now responsible for administering (expedited reviews provide the police a fast track avenue to attach interim conditions for alcohol licensed premises associated with serious crime or serious order or both, following an expedited review a full review of the premises licence is required).

5.3 It should be noted there are no other significant changes to the policy other than those indicated in point 5.2. Minor changes have made to the phraseology in certain areas in consultation with the council legal representative.

5.4 The Policy is attached at **Appendix B**.

6. **IMPLICATIONS**

Corporate Resources

Legal Services will also be required to provide legal representation in the event of any appeals to the Magistrates against decisions of the Council, prosecutions being instigated or enforcement action being undertaken by the Authority.

Cross Service Implications

The Licensing Act 2003 is far reaching and affects a number of different departments and as such a closer working relationship will continue to be developed to ensure delivery of The Licensing Act 2003.

Community Implications

The Licensing Act 2003 and the Guidance compiled under s.182 of it have a significant impact on the community both in terms of its protection and the furtherance of the provision of entertainment and economic growth.

Resources

The Authority will continue to review the resources necessary both internally and externally to enable the delivery of this statutory responsibility.

6. BACKGROUND DOCUMENTS

Licensing Act 2003

Revised Guidance issued under Section 182 of the Licensing Act 2003

Minutes of the Licensing Act 2003 Committee held on 16 November 2010

APPENDIX A

- All Responsible Authorities
- Ward and Parish Councillors
- BII, Wessex House, 80 Park Street, Camberley, Surrey, GU15 3PT
- Cambs * Peterborough Chamber of Commerce, Chief Exec, Stuart House, St John's Street, Peterborough
- Residents Associations – from Public Folders in Outlook
- Richard Mathews, Regional Secretary, British Beer & Pub Association Midland Counties, PO Box 3876, Kidderminster, DY11 5YR
- Keith Barrand, P'boro Ass of Local Councils, 33 Stephenson Road, St Ives, PE27 3WJ
- Local Neighbourhood Associations – list possibly held by Community Services
- Crime and Reduction Partnerships (available from police)
- Destination Centre
- Drinks Sense
- MANERP – Brian Gascoyne

- Gillian Beasley
- Paul Phillipson
- Adrian Chapman
- Kevin Tighe
- Annette Joyce

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APPENDIX B

PETERBOROUGH CITY COUNCIL

LICENSING ACT 2003

**STATEMENT
OF
LICENSING POLICY**

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DEFINITIONS

Note: In this Policy, the following definitions are included to provide an explanation of certain terms included in the Act and therefore in the Policy. In some cases they are an abbreviation of what is stated in the Licensing Act 2003 or an interpretation of those terms. For a full definition of the terms used, the reader must refer to the Licensing Act 2003.

'the Act' means the Licensing Act 2003 (c.17)

'Licensable Activities' means: -

- The sale by retail of alcohol
- The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club
- The provision of Regulated Entertainment
- The provision of Late Night Refreshment

'The Guidance' means the guidance issued by the Secretary of State for the Department of Culture, Media and Sport under s.182 of the Act.

'Licensed Premises' includes club premises and events unless the context otherwise requires.

'Designated Premises Supervisor (DPS)' means the person (who must be a Personal Licence Holder), in the case of premises selling alcohol, who will normally have been given the day to day responsibility for running the premises by the holder of the Premises Licence or will be the Premises Licence holder.

'Regulated Entertainment' includes both entertainment and entertainment facilities. Subject to the qualifying conditions, definitions, and exemptions, attached as appendices, regulated entertainment is: -

- A performance of a play;
- An exhibition of a film;
- An indoor sporting event;
- Boxing or wrestling entertainment;
- A performance of live music;
- Any playing of recorded music;
- A performance of dance;
- Entertainment of a similar description to that falling within the performance of live music; the playing of recorded music and the performance of dance.

'Late Night Refreshment' means the supply of hot food or hot drink to members of the public (whether for consumption on or off the premises) between the hours of 11.00 pm and 5.00 am.

'Operating Schedule' means a document containing a statement of the following matters (and any others that may be prescribed): -

- The relevant Licensable Activities
- The times at which the Licensable Activities are to take place and any other times when premises are open to the public
- Information regarding the person who will be specified in the Premises Licence as the Premises Supervisor
- Where the Licensable Activities involve the supply of alcohol, whether it is for the supply on and/or off the premises
- The steps being taken to promote the Licensing Objectives

‘Interested Party’ means any of the following:

- A person living in the vicinity of the premise;
- A body with appropriate authority, representing persons who live in that vicinity;
- A person involved in a business in that vicinity;
- A body, with appropriate authority, representing persons involved in such a business.
- A member of the relevant licensing authority

‘Responsible Authority’ means any of the following: -

- The Chief Officer of Police
- The Fire Authority
- The enforcing authority for Health and Safety at Work
- The local planning authority
- The local weights and measures authority (Trading Standards)
- The Council responsible for minimising or preventing the risk of pollution of the environment or of harm to human health
- The body representing matters relating to the protection of children from harm
- In relation to a vessel, a navigation authority, the Environment Agency, or the British Waterways Board

‘Relevant Representations’ are representations:

- About the effect of the Premise Licence on the promotion of the licensing objectives;
- Are made by an interested party or a responsible authority, have not been withdrawn and, in the case of representations made by an interested party they are not in the Council’s opinion frivolous or vexatious.

‘Temporary Event Notice (TEN)’ means a Permitted Temporary Activity involving one or more Licensable Activities subject to various conditions and limitations (see section 9.5).

KEY FACTS ABOUT THE CITY OF PETERBOROUGH AND DISTRICT

Peterborough is a modern and progressive City with a strong historical character that makes it a stimulating environment in which to live, work and visit. Between 1971 and 1991, Peterborough's population grew by 46% under the New Town expansion scheme. In the 2001 Census, Peterborough had a population of 156,061, which is expected to increase to 175,400 by 2011. The wider sub-region, in which Peterborough is the economic centre, has a population of approximately 350,000 people in both the East of England and East Midlands' regions. Neighbouring districts that look towards Peterborough as a key economic centre include Fenland, Huntingdonshire, South Holland, South Kesteven, East Northamptonshire and Rutland.

Over the last 30 years, Peterborough has undergone a major expansion, which has reinforced the City's strength and position within the East of England. A number of new developments, including the new city hospital and the improvement of Cathedral Square, will provide central elements for new economic growth. Recognition of Peterborough's ability to grow has been supported by the Government with the City's recent designation within the revised 'London-Stansted - Cambridge-Peterborough growth corridor', as proposed within the Sustainable Communities Plan. This designation will ensure that Peterborough's profile is strengthened, enabling it to deliver a stronger economy now and in the future.

Peterborough as a district offers a wide range of leisure activities although a large concentration of premises in the City provides regulated entertainment and/or the retail sale of alcohol in the form of nightclubs. Other forms of entertainment revolve around public houses, private clubs, cinemas, theatres, and sports venues both within the centre and surrounding villages. Along with takeaways, and late night refreshment premises, a variety of restaurants offer a choice of assorted types of cuisine.

Peterborough offers a large accessible river embankment, along with the county showground providing facilities for several open-air larger type festivals and concerts. Visitors can enjoy a vast range of outdoor leisure activities and picturesque countryside – including 2,000 acres of riverside parkland. Many local venues such as village halls and community centres provide locations for cultural activities.

An essential contribution to the continued development of the City of Peterborough is the differing types of premises and events to be licensed under the Licensing Act 2003 as they provide an essential contribution to the local economy of the District, through tourism and cultural development.

1. INTRODUCTION

- 1.1 This Statement of Licensing Policy has been produced in accordance with s.5 of the Licensing Act 2003 (the Act) which requires the Council to review and where necessary renew its contents on a 3 yearly basis (subject to changes in legislation or otherwise prescribed by the Secretary of State).
- 1.2 In reviewing the Statement of Licensing Policy the Council has considered the Guidance issued under s.182 of the Act.
- 1.3 This policy provides information and guidance to licence applicants, licence holders, objectors and interested parties on the general approach to be taken by the Council in respect of its obligations under the Act.
- 1.4 This policy is made available in key Council offices and via the Council's website: www.peterborough.gov.uk under business.
- 1.5 The order of contents within the policy has been amended in line with LACORS' Best Practice Framework for the Review of Licensing Policy Statements.

2. DISCLAIMER

- 2.1 The content of the Council's Statement of Licensing Policy is aimed only to provide guidance and should not be interpreted as legal advice. It is strongly recommended that persons obtain their own legal advice if they are not sure of the requirements of the Act and/or the Guidance and Regulations issued in accordance with it.

3. LICENSABLE ACTIVITIES

- 3.1 This policy relates to all those activities identified as falling within the provisions of the Act, provided to the public, to registered club members or with a view to profit as defined within the Act. These are as follows:-
 - Retail sale of alcohol
 - Supply of alcohol by or on behalf of a club, or to the order of, a member of the club
 - The provision of regulated entertainment
 - The provision of late night refreshment

4. OBJECTIVES

- 4.1 The Council has a duty under the Act to carry out its licensing functions by promoting the licensing objectives, which are:-
 - The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
- 4.2 Each objective has equal importance.
- 4.3 The Council will also in carrying out its duties have regard to the Guidance.
- 4.4 It is recognised that the licensing function is only one means of securing the delivery of the above objectives and should not be seen as a means for solving all problems within the community. The Council will therefore continue to work in partnership with its neighbouring authorities, responsible authorities such as the Police, Fire Service, etc, local businesses, licensed trade, residents and others, towards the promotion and delivery of the objectives.

4.5 The Council will expect individual applicants to address the licensing objectives in their Operating Schedule having regard to the type of premises, the licensable activities to be provided, the operational procedures, the nature of the location and the needs of the local community.

5. CONSULTATION

5.1 There are a number of groups who have a stake in the leisure industry, including providers, customers, residents and enforcers, all of whom have views and concerns that require consideration as part of the licensing functions and the promotion of the licensing objectives. The Council will continue to consult with these parties upon receipt of applications where relevant, and for the further continuation and development of the Licensing Policy.

5.2 In preparing this Policy, the Council consulted over an 8 week period 16/08/10 – 10/10/10 with the following:

- (a) Chief Officer of Police for the area;
- (b) Fire Authority for the area
- (c) Persons/bodies representative of local holders of premises licenses;
- (d) Persons/bodies representative of local holders of club premises certificates;
- (e) Persons/bodies representative of local holders of personal licenses
- (f) Persons/bodies representative of businesses and residents in its area;

6. FUNDAMENTAL PRINCIPLES

6.1 Licensing is about regulating the carrying on of licensable activities by the appropriate control of licensed premises, qualifying clubs, and temporary events together with the people who manage such premises or hold Personal Licences within the terms of the Act.

6.2 In circumstances where conditions are required to be attached to the various authorisations, the focus will be on matters which are within the control of the individual licensee and others in possession of relevant authorisations (please see section 14 for more information on licence conditions).

6.3 In setting conditions the Council will primarily focus on the direct impact of the activities taking place at, or resulting from the licensed premises on those living, working or engaged in normal activity in the vicinity of the licensed premises.

6.4 Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from licensed premises and beyond the direct control of the individual, club or business holding the licence, certificate or permission concerned. However:

- (a) licensing law is a key aspect of such control and therefore will always form part of an all round approach to the management of the entertainment evening and night-time economy within Peterborough; and
- (b) licensees and Certificate Holders should take all reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside their premises, for example, on the pavement, in a beer garden, or with the smoking ban in force, in a smoking shelter, where and to the extent that these matters are within their control.

6.5 Nothing in this policy prevents each licence application being considered on its own merits nor will it override the right of any individual to apply under the terms of the Licensing Act 2003 for a variety of permissions.

6.6 This policy does not seek to override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the Act.

6.7 When developing this policy, the Council has taken into account the City Centre Framework.

7. OTHER LEGISLATION

7.1 Crime and Disorder Act 1998: Under this Act local authorities must have regard to the likely effect of the exercise of their functions, and do all they can to prevent crime and disorder in their area.

7.2 The Council will have particular regard to the likely impact of licensing on related crime and disorder in the district, particularly when considering the location, impact, operation and management of all proposed licence/certificate applications, renewals and variations of conditions. Any conditions attached to premises licences and club premises certificates will, so far as possible, consider and reflect the local crime prevention strategies.

8. OTHER REGULATORY SYSTEMS / POLICIES

8.1 By consultation and liaison, the Council will secure the proper integration of this licensing policy with local crime prevention, environment, planning, tourism, race equality schemes and cultural strategies and any other relevant policy, in addition to plans introduced for the management of the City and the night-time economy. Many of these strategies are not directly related to the promotion of the four licensing objectives, but, indirectly impact upon them.

8.2 **Planning, building control and the licensing regimes:** Will be separate to avoid duplication and inefficiency. Licensing applications should not be a re-run of the planning application and should not cut across decisions taken by the planning committee or following appeals against decisions taken by that committee. Where a terminal hour has been set as a condition of planning permission for the use of premises for commercial purposes that are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law.

8.3 **Cultural Strategies:** The Council will monitor the impact of licensing on the provision of regulated entertainment, and particularly live music and dancing. As part of implementing cultural strategies, proper account will be taken of the need to encourage and promote a broad range of entertainment, particularly live music, dancing and theatre, including the performance of a wide range of traditional and historic plays, for the wider cultural benefit of the communities.

8.4 **Public Spaces:** The Council wishes to promote a broad range of entertainment within its area including live music, dancing and theatre. To promote this policy the Council may, where appropriate, seek to obtain premises licences for Council owned public spaces within the community such as market squares, village greens, etc.

8.5 **Circuses:** Under the Licensing Act 2003, circuses will require to be licensed due to their provision of regulated entertainment. However, it should be noted that the circuses with performing animals will not be permitted, and therefore not licensed, on Council owned land.

9. TEMPORARY EVENT NOTICES

9.1 A temporary events notice (TEN) is required for the sale of alcohol by retail, provision of regulated entertainment and/or the provision of late night refreshment, which is to take place at premises, which are currently unlicensed for the activities involved. Applicants are reminded that a limit of fewer than 500 persons at any one time applies to a temporary event and failure to comply with this limit may lead to the event closure or even prosecution. It is strongly recommended, therefore, that a means of recording the number of persons entering and leaving the premises is put into operation. There is nothing to stop a TEN being given

for a premise where a premises licence is already in force although does not cover the type of event proposed.

9.2 Whilst a minimum of 10 working days notice must be given to the Council and the Police for applications, it should be noted that this gives very little time for the Council to process the application and for the Police to respond. Applicants are therefore encouraged to provide a minimum of 28 days notice of a licensable event.

9.3 If there are over 500 persons attending the event then this will fall outside the provisions of a temporary event notice and a premises licence will be required.

9.4 Applicants are reminded that an authorisation made under a TEN does not remove their obligations under any other legislation including that of statutory nuisance. Where necessary, permissions should be sought from the appropriate body. The Council strongly recommends that applicants familiarise themselves with these responsibilities which amongst others may include:-

- Planning permission
- Health and Safety
- Noise Pollution
- Erection of temporary structures
- Road closures
- Use of pyrotechnics
- Anti-social behaviour

9.5 As well as the limit on the number of persons permitted under a TEN the following conditions and limitations apply:-

- Duration – they are limited to events lasting for up to 96 hours;
- Use of the same premises – the same premises cannot be used on more than 12 occasions in a calendar year, but are subject to the overall aggregate of 15 days irrespective of the number of occasions on which they have been used; and
- The number of notices given by an individual within a given period of time – a Personal Licence Holder is limited to 50 notices in one year and another person to 5 notices in a similar period.

10. DUPLICATION

10.1 So far as is possible, this policy is not intended to duplicate existing legislation and other regulatory regimes that already place obligations on the self-employed, employers and operators of venues both in respect of employers and of the general public when on the premises in question.

11. CUMULATIVE EFFECT

11.1 The cumulative impact of licensed premises on the promotion of the licensing objectives is a proper matter, which the Council can consider within this licensing policy statement. This should not, however, be confused with 'need' which concerns the commercial demand for a particular type of premises, e.g. a pub, restaurant or hotel. The issue of 'need' is therefore primarily a matter for the market to decide and does not form part of this licensing policy statement.

11.2 Where, after considering the available evidence and consulting relevant individuals and organisations listed within the Act, the Council is satisfied that it is appropriate to address the problems caused by an accumulation impact, the Council may adopt a 'special policy'.

11.3 The Council, in considering whether to adopt a special policy will consider the following: -

- Identification of concern about crime, disorder, and other anti-social behaviour and whether it can be demonstrated that crime and disorder and anti-social behaviour are arising, and have a direct or indirect impact on the customers of the licensed premises, or as a result of the premises.
- The area from which problems are arising and the boundaries of that area; or that the risk factors are such that the area is reaching a point when a cumulative impact is imminent.
- Undertaking consultation and considering mechanisms, both within and outside the licensing regime, that are available for addressing such issues. For example:
 - Positive measures to create a safe and clean environment in partnership with local businesses, transport operators and others;
 - Building control;
 - The provision of CCTV and ample taxi ranks;
 - Powers to designate parts of the City as places where alcohol may not be consumed publicly;
 - Confiscation of alcohol from adults and children in designated areas;
 - Police and local authority enforcement of the law with regard to disorder and anti-social behaviour, including the issuing of fixed penalty notices;
 - Police and local authority powers to close some premises for up to 24 hours on the grounds of disorder, the likelihood of disorder or excessive noise;
 - The fire authority has powers to close premises for an indefinite period on the grounds of public safety.
 - The power of Police, local businesses or residents to seek a review of the licence or certificate;
 - Enforcement action against those selling alcohol to people who are drunk or under age;
 - Crime and Disorder Act 1998;
 - Health and Safety at Work etc Act 1974;
 - Environmental Protection Act 1990;
 - Alcohol Harm Reduction Strategy;
 - The Local Government Act 2000 – Community Strategy;
 - Safer Clubbing Guidance;
 - Human Rights Act 1998;
 - Any other legislation, guidance or identifiable issues as recognised by the Council.

11.4 If the Council adopts a special policy, it will define the areas affected and there will be a presumption that new applications will be refused whenever it receives relevant representations by responsible authorities and interested parties, unless the applicant can demonstrate that the operation of the premises involved will not add to the cumulative impact already being experienced. Applicants would need to address the special policy issues in their operating schedules in order to rebut such a presumption.

11.5 If adopted, a special policy will be reviewed every 12 months to establish its need or content.

11.6 The absence of a special policy however, does not prevent any responsible authority or interested party making representations on a new application for the grant of a licence on the grounds that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives.

11.7 A special policy will never be absolute. Each application will be considered on its own merits. Licences and certificates that are unlikely to add to the cumulative impact on the licensing objectives will be granted, subject to meeting the remaining criteria.

11.8 Where no representations have been received from a responsible authority or interested party, the licensing authority must grant applications in terms that are consistent with the operating schedules submitted.

11.9 Following receipt of representations in respect of a new premises or club premises application or for a variation of a licence or certificate, the Council will consider whether it

would be justified in departing from its special policy in the light of the individual circumstances.

- 11.10 If, after such consideration, the Council decides that the application should be refused, the Council will show that the grant of the application would undermine the promotion of one or more of the licensing objectives and if it would, that any associated conditions would be ineffective.
- 11.11 A special policy relating to cumulative impact cannot justify, and will not include provisions for a terminal hour in a particular area or impose quotas - based on either the number of premises or the capacity of those premises.
- 11.12 In accordance with the Guidance the Council may depart from any adopted special policy if the individual circumstances of any case merit such a decision in the interest of the promotion of the licensing objectives. Full reasons will be given for departing from the special policy.

12. LICENSING HOURS / ZONING

- 12.1 The Council will not adopt fixed trading hours as a matter of policy. It recognises that flexible licensing hours with regard to the sale of alcohol is important to ensure that the concentrations of customers leaving premises simultaneously are avoided.
- 12.2 The Council recognises that providing consumers with greater choice and flexibility is important to a thriving evening and night-time economy however, this will be balanced carefully against the duty to promote the four licensing objectives and the rights of local residents to peace and quiet.
- 12.3 There is no general presumption in favour of lengthening licensing hours and accordingly the Council may when issuing new licenses or following reviews of existing licenses reject a proposal or grant it with appropriate conditions and/or different hours from those requested.
- 12.4 Shops, stores and supermarkets will normally be permitted to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping, unless there are good reasons based on the four licensing objectives for restricting those hours. For example, a limitation on licensing hours may be appropriate following Police representations in the case of premises known to be a focus of disorder and disturbance because youths gather there.

13. CHILDREN AND LICENSED PREMISES

- 13.1 Conditions requiring the admission of children to any premises will not generally be attached to licences or certificates (except those identified in 13.7). Where no licensing restriction is necessary, this will remain a matter for the discretion of the individual licensee or club.
- 13.2 Where it is deemed necessary to attach conditions to the licence in relation to access by children, this will be for the prevention of physical, moral or psychological harm to them.
- 13.3 Venue operators seeking premises licences and club premises certificates will be expected to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be implemented and maintained to protect children from harm, relevant to the individual style and characteristics of their premises and events. It may also be that their own risk assessments have determined that the presence of children is undesirable or inappropriate.
- 13.4 The following examples of control measures are given to assist applicants and are considered to be amongst the most essential that applicants should take account of in their operating schedules, having regard to their particular type of premises and/or activities:-
- Effective and responsible management of the premises

- Provision of a sufficient number of people employed or engaged to secure the protection of children, including child performers, from harm
 - Appropriate instruction, training and supervision of those employed or engaged to secure the protection of children from harm
 - Limitations on the hours when children may be present in all or parts of the premises
 - Limitations or exclusions by age when certain activities are taking place
 - Imposition of requirements for children to be accompanied by an adult
 - Acceptance of accredited 'proof of age' cards and/or 'new type' driving licences with photographs.
- 13.5 Where no relevant representations are made to the Council, any offered conditions in the operating schedule will be attached as conditions to the licence or certificate and will be enforceable.
- 13.6 Following receipt of any relevant representations, the Council will consider and determine each application, on its merits, as to whether to limit access by children or exclude them altogether from licensed premises by attaching any relevant conditions.
- 13.7 The conditions limiting and restricting access by children may include a combination of the following: -
- Limitations on the hours when children may be present in all or parts of the premises
 - Requirements for children to be accompanied by adults
 - Full exclusion of those people under 18 from the premises when any licensable activities are taking place
 - Limitations on the parts of premises to which children might be given access
 - Limitations or exclusions by age when certain specified activities are taking place e.g.
 - Where entertainment or services of an adult or sexual nature for example, lap-, table- or pole dancing, topless bar staff or striptease are commonly provided
 - Where there is a strong element of gambling on the premises (but not where there is a small number of cash prize gaming machines);
 - With a known association to drug activities – taking or dealing;
 - Where there have been convictions of members of the current staff at the premises for serving alcohol to minors or with a reputation for underage drinking.
- 13.8 The Council recognises the Peterborough Safeguarding Children Board as the competent body to advise on these matters.
- 13.9 **The Portman Group:** The Council commends the Portman Group Code of Practice on the naming, packaging and promotion of alcoholic drinks. The Code seeks to ensure that drinks are packaged and promoted in a socially responsible manner and only to those who are 18 years old or older.
- 13.10 **Proof of Age Schemes:** The Council commends proof of age cards accredited under the Proof of Age Standards Scheme (PASS).
- 13.11 **Children and Cinemas:** In the case of premises which are used for film exhibitions conditions will be imposed restricting access only to those who meet the required age limit in line with any certificate granted by the British Board of Film Classification or, in specific cases, a certificate given to the film by the Council itself.

14. LICENCE CONDITIONS

- 14.1 One of the key concepts of the Act is that any conditions (other than the statutory mandatory conditions) attached to licences or certificates will be tailored to the individual style and characteristics of the premises and events concerned.

- 14.2 The Council will only attach conditions to premise licenses and club certificates where they are necessary for the promotion of one or more of the four licensing objectives.
- 14.3 Conditions that are necessary for the promotion of the licensing objectives should emerge initially through the operating schedule and risk assessment carried out by a prospective licensee or certificate holder at the time of application.
- 14.4 The Council will not impose any conditions unless they are volunteered or its discretion has been engaged following relevant representations having been received and upheld. In these circumstances, it may then only impose conditions as are necessary to promote the licensing objectives arising out of the consideration of representations.
- 14.5 The Council will take into account:
- The character of the surrounding area;
 - The nature and character of the proposed operation;
 - The impact that the activity will have on those living, working or engaged in normal activities in the area concerned.
- 14.6 Conditions will generally be considered unnecessary if they are already adequately covered by other legislation.
- 14.7 The pool of conditions cover, among other things, issues surrounding:
- Crime and disorder, incorporating local crime prevention strategies, e.g. CCTV at certain premises;
 - Public safety (including fire safety and means of escape);
 - Theatres and cinemas (promotion of public safety);
 - Anti-social behaviour (inc: public nuisance, provision of clearance of litter outside premises, fly posting);
 - Protection of children from harm;
- 14.8 Any conditions not listed in the pool may be specifically tailored by this Council and attached as conditions where appropriate.
- 14.9 In determining what conditions should be attached to licences and certificates, as a matter of necessity for the promotion of the licensing objectives, the Council will be aware of the need to avoid measures which might deter live music, dancing or theatre by imposing indirect costs of a substantial nature.

15. ENFORCEMENT

- 15.1 The Council will establish arrangements with the responsible authorities on enforcement issues in addition to carrying out their own regular inspections. These protocols will provide for the targeting of agreed problem and high-risk premises.
- 15.2 All decisions and enforcement action taken by the Council will have regard to the relevant provisions of the Act, national guidance and the enforcement policy of the Council. To this end, the key principles of consistency, targeting, transparency and proportionality will be maintained.

16. REVIEWS

- 16.1 Reviews of premise licences represent a key protection for the community where matters arise at the premise in connection with any of the four licensing objectives.

- 16.2 At any stage following the grant of a Premise Licence a responsible authority or an interested party may request a review. Evidence would be required based on one or more of the licensing objectives.
- 16.3 If relevant representations are made about a current licence, the Council will hold a hearing to consider them, unless the Council, the applicant and those making representations agree that the hearing is not necessary.
- 16.4 Additionally a review of the licence will normally follow any action by the Police or Local Authority to close down the premise for up to 24 hours on grounds of disorder or public nuisance.
- 16.5 No more than one review will normally be permitted within any 12 month period on similar grounds except in exceptional and compelling circumstances or where it arises following a Closure Order.
- 16.6 A summary review (or expedited) is appropriate for premises experiencing serious crime or disorder. It is a fast track licence review where the Council can attach interim conditions (where appropriate) to a premises licence where the responsible authority consider that the premises concerned is associated with serious crime or disorder or both. The Council can take the following interim steps:
- Modification of the conditions of the premises licence
 - The exclusion of the sale of alcohol (or other licensable activities) from the scope of the licence
 - Removal of the DPS
 - Suspension of the licence
- 16.7 The decision takes effect immediately or as soon as the Council directs. The Council will have regard to the Guidance when processing summary reviews.
- 16.8 Licensing officers may not initiate their own review of premises licences.

17. DELEGATION / DECISION MAKING / ADMINISTRATION

- 17.1 When determining applications the Council will have regard to the Guidance. Therefore, determination of applications made under the Act will be made by either the Licensing Committee, by a Sub-Committee of the Licensing Committee, or by one or more authorised officers acting in accordance with the Council's Scheme of Delegation.
- 17.2 A decision made by an officer under the Council's Scheme of Delegation, will be considered a decision made by the Council.
- 17.3 The Council will consider relevant representations made both in support of or opposition to any application.
- 17.4 Where a relevant representation is made then the authorised officer will liaise with the applicant and relevant parties to try and reach an agreement between them and the Council, as to the need for final determination by the Licensing Committee or Sub-Committee.
- 17.5 Where relevant representations are raised which cannot be resolved by mediation, matters will be referred to either of the aforementioned committees for determination.
- 17.6 In cases where only positive relevant representations are received and upon agreement of the Applicant, the Licensing Authority and the Interested Parties making those representations, it will not be necessary to hold a hearing to determine the application.
- 17.7 Each application will be determined on its individual merits taking into consideration the four licensing objectives.

- 17.8 Where it is determined that it is appropriate to attach conditions to a licence or certificate it will ensure that those conditions are focused on the direct impact of the activities taking place at the premises concerned, on members of the public living, working or engaged in normal activity in the area concerned. Such conditions will be proportionate to the activity to be controlled and will only be imposed in the interests of the licensing objectives.
- 17.9 If representations are made concerning the potential for limited disturbance in a particular neighbourhood, the Council's consideration will balance those representations against the wider benefits of the community. Furthermore, the Council acknowledges the advice received from the DCMS that the views of local minorities should not be allowed to predominate over the general interests of the community.
- 17.10 It may be necessary for the Sub-Committee in some circumstances to conduct a site visit. In such circumstances, Members will observe the Members' Licensing Code of Good Practice and Procedure for Licensing Sub-Committee Site Visits.
- 17.11 All parties will receive a fair hearing.
- 17.12 The Council will ensure that Members and Officers having responsibility under the Act will receive appropriate training to administer and enforce the Act.
- 17.13 The Licence Committee will receive regular reports on decisions made by officers to ensure that an overall picture of the state of licences in the area is maintained.
- 17.14 The Council will give comprehensive reasons for its decisions and such reasons shall also address the extent to which the decision has been made with regard to this Policy and Guidance.

18. APPEALS

- 18.1 **Magistrates' Court Appeals:** Other than in the case of personal licences, all appeals in connection with various decisions made by the Council will be determined by the Magistrates' Court in the area which the premises concerned are situated.
- 18.2 In the case of personal licences, the appeal must be made to the Magistrates' Court for the petty sessions area in which the Council (or any part of it) which made the decision is situated.
- 18.3 Beginning with the day the appellant was notified by the Council of the decision to be appealed against; the appellant has a period of 21 days to commence his appeal by the giving of a notice of appeal to the Justices' Chief Executive for the Magistrates' Court.
- 18.4 The Council will always be a Respondent to the appeal, but in cases where a favourable decision has been made for an applicant licence holder, club or premises user against the representations of a responsible authority or an interested party or the objections of the chief officer of Police, the holder of the premises or personal licence or club premises certificate or the person who gave an interim authority notice or the premises user will also be a respondent to the appeal and the person who made the relevant representation or the chief officer of Police will be the appellants.
- 18.5 On determining an appeal, the court may:
- Dismiss the appeal;
 - Substitute for the decision appealed against any other decision which could have been made by the Council; or
 - Remit the case back to the Council to dispose of it in accordance with the direction of the court.
- 18.6 The court may make such order as to costs as it sees fit.

- 18.7 The court, on hearing any appeal, may therefore review the merits of the decision on the facts and consider points of law or address both.
- 18.8 In hearing an appeal against any decision made by the Council, the Magistrates' Court will have regard to this licensing policy statement and the Guidance.
- 18.9 The Court can depart from both if it is justified to do so, depending on the individual circumstances.
- 18.10 This Council, therefore, when determining applications will give comprehensive reasons for its decisions.
- 18.11 Any decision made by the Magistrates' Court will be implemented by the Council immediately.
- 18.12 No further appeal against the decision of the Magistrates' Court is available except in the case of closure orders. The Act does not provide for a further appeal and normal rules of challenging decisions of Magistrates' Courts will apply.
- 18.13 A right of appeal only exists in respect of the terms of a Provisional Statement issued rather than one that is refused because the Licensing Act 2003 does not empower the Council to refuse to issue a provisional statement.

19. EFFECTIVE DATE AND REVIEW

- 19.1 This policy statement will take effect on 7 January 2011.
- 19.2 This policy statement will be kept under review, consulted on, and will remain in existence for a period of up to 3 years. It will be subject to review and further consultation before 7 January 2014 (subject to changes in legislation prescribed by the Secretary of State).
- 19.3 Any adopted special policy relating to saturation the Council has adopted will be reviewed every 12 months from the date of the insertion of that special policy to assess whether it is still required or necessitates further expansion.

19. CONTACT DETAILS

THE LICENSING AUTHORITY:

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Bridge House
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T: 01733 747474
E: eh.licensing@peterborough.gov.uk

www.peterborough.gov.uk
(under the Business section)

THE RESPONSIBLE AUTHORITIES:

Cambridgeshire Constabulary

Licensing Department
Cambs Constabulary North Division
Bridge Street
Peterborough
PE1 1EH
T: 01733 424462 / 424449

Cambridgeshire Fire and Rescue:

Cambs Fire & Rescue Service
Peterborough District
Dogsthorpe Fire Station
Dogsthorpe Road
Peterborough
PE1 3RE
T: 01733 353222 / 353226

Safeguarding Children Board

Safeguarding Service Manager
Children's Services – Social Care
Floor 2, Bayard Place
Broadway
Peterborough
PE1 1FB
T: 01733 746020

Environmental Health - Pollution

Pollution Control Team
Peterborough City Council
Bridge House
Town Bridge
Peterborough
PE1 1HU
T: 01733 453571

Health and Safety:

e.g. Public houses, nightclubs,
shops, restaurants, takeaways.
community centres managed by
a committee

Health & Safety Team
Peterborough City Council
Bridge House
Town Bridge
Peterborough
PE1 1HU
T: 01733 453574

Premises **managed** by Peterborough City Council e.g. schools, leisure centres

Health and Safety Executive
14 Cardiff Road
Luton
LU1 1PP
T: 01582 444200

Planning

Planning Services
Peterborough City Council
Stuart House (East Wing)
St Johns Street
Peterborough
PE1 5DD
T: 01733 453427

Trading Standards

Trading Standards Department
Peterborough City Council
Bridge House
Town Bridge
Peterborough
PE1 1HU
T: 01733 453563

For vessels carrying more than 12 passengers the certifying authority will be: -

Maritime & Coastguard Agency
Surveyor In Charge
Harwich Marine Office
East Terrace
Walton-on-Naze
Essex
CO14 8PY
T: 01255 682107

For Vessels carrying 12 or less passengers the certifying authority will be: -

Environment Agency
Kingfisher House
Goldhay Way
Orton Goldhay
Peterborough
PE2 5ZR
T: 01733 464277

FULL COUNCIL	AGENDA ITEM No. 7 (ii) (b)
8 December 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Peter Hiller – Cabinet Member for Housing, Neighbourhoods and Planning	
Contact Officer(s):	Adrian Day, Licensing Manager Darren Dolby, Licensing Regulatory Officer	Tel. 454437 Tel. 453561

LICENSING OF SEXUAL ENTERTAINMENT VENUES

RECOMMENDATIONS	
From : Licensing Committee	
It is recommended:	
<ol style="list-style-type: none"> 1. That Council resolves to formally adopt the amendments to the provisions of Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 by Section 27 of the Policing and Crime Act 2009. 2. If Council decides to adopt the amendment, that officers prepare a draft policy for consultation regarding the regulation of such establishments and report back to the Licensing Committee prior to adoption of the licensing provisions. 3. That Council approve the delegation of functions under Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 to the Licensing Committee or the Executive Director of Operations as outlined in Appendix A. 4. That the date for the new provisions to take effect should be at least 2 months from the date of the formal resolution of the adoption – proposed date : 8 February 2011. 	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to full Council following changes in legislation brought about by Section 27 of the Policing and Crime Act 2009 which introduced a new category of sex establishment called 'sexual entertainment venue', which will allow local authorities to regulate lap dancing clubs and similar venues under Schedule 3 of the 1982 Act.
- 1.2 Section 27 gives local authorities more powers to control the number and location of lap dancing clubs and similar venues in their area. These powers are not mandatory and will only apply where they are adopted by local authorities. Where adopted, these provisions will allow local authorities to refuse an application on potentially wider grounds than is permitted under the Licensing Act 2003 and will give local people a greater say over the regulation of lap dancing clubs and similar venues in their area.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to advise members of changes to the law relating to sexual entertainment venues and asks Council to accept the recommendations of the Licensing Committee for the adoption of the provisions in Peterborough.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO
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4. BACKGROUND

- 4.1 From April 2010 a change in the law was introduced by the Policing and Crime Act 2009. This change gives local communities a stronger say over the establishment and location of lap dancing clubs and similar establishments in their area. It also gives Local Authorities more power to reject applications for lap dancing clubs or impose conditions on the licenses. It brought the licensing of lap dancing clubs in line with other sex establishments such as sex shops and sex cinemas. This change in legislation is aimed at recognising that local people do have legitimate concerns about where lap dancing clubs are located.

Lap Dancing

- 4.2 Lap dancing premises are currently regulated under the Licensing Act 2003 (“the 2003 Act”) and require a Premises Licence under Section 1 of the 2003 Act. There are no special provisions made within the 2003 Act for lap dancing clubs and so applications are submitted in the same way as a pub or restaurant. If an application is submitted to the Licensing Authority for a Premises Licence the only mandatory conditions that apply relate to the sale of alcohol. It is only if relevant representations are made by either an interested party or responsible authority that the Authority can, following either mediation or a hearing, impose other conditions or reject the application. Even then it will only be able to do so where such a step is necessary to promote one of the four licensing objectives as set out in the 2003 Act (the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm).
- 4.3 The powers that are available to Local Authorities to control the establishment of lap dancing premises or impose conditions on their licences are therefore very limited. Following a Department of Culture, Media and Sport (DCMS) consultation with Local Authorities the majority of those that responded felt that their current powers to regulate lap-dancing clubs were inadequate and wanted the Government to intervene.
- 4.4 It has been documented in the media that under the pre-April 2010 law there has been an increase in the number of lap dancing venues and many communities felt powerless to object to the opening of a new lap-dancing club in their area.

From April 2010

- 4.5 Lap dancing venues will now be regulated under the Local Government (Miscellaneous Provisions) Act 1982 (the “1982 Act”). It is up to each Local Authority to decide whether the provisions of the 1982 Act should apply to their area, so it is possible that the new legislation will not necessarily apply all over England and Wales. However, those Local Authorities who resolve to adopt Schedule 3, as amended, will be able to impose a wider range of conditions on lap dancing clubs, e.g. opening hours, adverts and the visibility of the interior to passers by.
- 4.6 Whilst Peterborough City Council have already adopted Schedule 3 to the 1982 Act for the licensing of sex shops, a further resolution is necessary before the provisions introduced by section 27 will have effect in the local authority area.
- 4.7 The procedure for local authorities to adopt the amendments to schedule 3 as amended by section 27 of the 2009 act is set out in section 2 of the 1982 Act. Firstly, the local authority must pass a resolution specifying that the amendments made by section 27 to schedule 3 shall apply to their area and the day on which it shall take effect in the local authority area. The specified date must be more than one month after the day on which the resolution was adopted.

The local authority shall publish notice that they have passed a resolution as referred to above for two consecutive weeks in a local newspaper that is circulated in their area. The

first publication shall not be later than 28 days before the day specified in the resolution for the provisions to come in to force in the local authority area. The notice should state the general effect of schedule 3.

- 4.8 If the local authority has not made a resolution to adopt the provisions introduced by Section 27 within one year of it coming into force (6 April 2011), it must as soon as is reasonably practicable to do so consult local people about whether they should make such a resolution.
- 4.9 The local authority may upon adoption of the legislation decide on the number of sex establishments or on the number of a particular kind of sex establishment they consider appropriate for the local authority area or a specified area e.g. city centre. The authority may decide nil being an appropriate number for sex establishments or sex establishments of a particular kind. There is no right of appeal against the authority's decision to adopt the policy of nil establishments.
- 4.10 The local authority will have the ability to set the licence fee for a sexual entertainment venue as they currently do for sex shops, the licence fee is based on a cost recovery basis.
- 4.11 Local Authorities will be able to refuse to grant or renew a Licence on the grounds that such a club would be inappropriate having regard to the character of the area, the use of other premises in the area e.g. schools and churches and they may also have regard for the number of similar premises in the area, if the application is equal to or exceeds the number the Authority considers appropriate.
- 4.12 Similarly, local residents will be able to make written representations to the Local Authorities on these grounds, rather than being limited to make representations based on the four licensing objectives found in the Licensing Act 2003.
- 4.13 Under the new legislation, lap-dancing clubs will be defined as a type of sex establishment classed as "sexual entertainment venues". "Relevant entertainment" is "any live performance or any live display of nudity provided solely or principally for the purpose of sexually stimulating any member of the audience."
- 4.14 The legislation allows the local authority to decide what, in its opinion, should be included as relevant entertainment but it is suggested that the following should come under its control:
- Lap dancing
 - Pole dancing
 - Table dancing
 - Strip shows
 - Peep shows
 - Live sex shows
- (this list is not exhaustive)
- 4.15 With the new legislation, there will be no 'grandfather rights' for existing lap dancing clubs. If they wish to continue trading they will need to apply for a Licence under the new regime. A transitional period of 12 months will be given to existing lap dancing clubs to apply for a new Licence. However premises, which fail to apply for a new Licence within this period, will face closure.
- 4.16 Existing clubs or those wishing to operate new lap dancing premises will need to make an application for a new licence to the Local Authority and be required to give public notice of the application in a local newspaper and at the premises. Any persons wishing to object to the licensing of such premises must give written notice within a statutory 28 day consultation period stating the general grounds of their objection. Any contested application will be considered before the Authority's appropriate committee or sub-committee.

5. REASONS FOR RECOMMENDATIONS

- 5.1 This is due to a change in the law regarding the licensing of sexual entertainment venues.

6. IMPLICATIONS

- 6.1 To not adopt the amendment and maintain the current status quo would allow prospective sexual entertainment venues to take advantage of a perceived loophole in the Licensing Act 2003.
- 6.2 To not adopt the amendment to the 1982 Act the authority will have no legal powers to enforce or charge a licence fee for sexual entertainment venues.

7. BACKGROUND DOCUMENTS

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

Policing and Crime Act 2009.

Home Office Guide

Local Govt MPA 82

LA 2003

ECHR Article 1 Protocol 1

APPENDIX A

Matter to be dealt with	Licensing Committee	Officers
Application for the grant of a Sex Establishment Licence	X	
Application for renewal of a Sex Establishment Licence		Where no representations have been received/representations have been withdrawn
Application of transfer of a Sex Establishment Licence		Where no representations have been received/representations have been withdrawn
Application for Variation of Sex Establishment Licence		In consultation with the Chair of the Licensing Committee
Imposing of conditions		X
Revocation of Sex Establishment Licence	X	

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COUNCIL	AGENDA ITEM 7 (ii) (c)
8 DECEMBER 2010	PUBLIC REPORT

Contact Officer(s):	Paul Phillipson, Executive Director of Operations, Karen Kibblewhite, Safer Peterborough Manager – Cutting Crime	01733 453455 01733 864122
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DESIGNATED PUBLIC PLACE ORDER (DPPO)

R E C O M M E N D A T I O N S	
FROM :	Strong and Supportive Communities Scrutiny Committee
That Council:	
Adopts the Designated Public Place Order as set out in this report	

1. PURPOSE AND REASON FOR REPORT

- 1.1 In order to tackle problems with alcohol related anti social behaviour in our neighbourhoods it is proposed that the number of Designated Public Places Order (DPPO) is extended. The DPPO would mean that to consume alcohol in public when asked to stop by a police officer would become an offence.
- 1.2 The process requires authorisation from the Cabinet Member for Community Cohesion, Safety and Women’s Enterprise to instigate full consultation prior to reports to Scrutiny Committee and then Full Council for decision. Stronger and Supportive Communities Scrutiny Committee has considered this report and its comments are contained within this report.
- 1.3 This report is for Council to consider under paragraph 1.1.1 of its Terms of Reference ‘to make, amend, revoke or re-enact bye-laws, and to promote or oppose local or personal Bills’.

2. BACKGROUND

- 2.1 Some months ago a DPPO was made in Fletton. As this consultation process was underway, a number of people (including Neighbourhood Managers, Police Sector Inspectors, elected members and members of the public) approached officers to request a DPPO in their neighbourhood.
- 2.2 In response to these approaches, all Neighbourhood Managers and Sector Inspectors were approached over the summer asking that they put forward suggestions for those orders that they felt were needed in their area.
- 2.3 From these recommendations, six proposed orders were drawn up and the consultation process opened. Two of the proposed orders were not recommended due to insufficient supporting evidence.

- **Pyramid Centre, Bretton** – *not recommended for adoption as there are insufficient incidents to support the making of an order*
- **Holywell Lakes** – *not recommended for adoption as there are insufficient incidents to support the making of an order*
- **Church Drive, Orton Longueville.** *It should be noted that the size of this order has been extended following the responses received to the consultation*
- **Millfield and New England**
- **Dogsthorpe**
- **Eastfield Road**

The exact area covered under each order is detailed at Appendix 1.

- 2.4 The DPPO will assist in tackling alcohol-related anti social behaviour within these locations, however it is recognised that this needs to be used alongside other measures to resolve issues as effectively as possible.

3. THE EXTENT OF THE PROBLEM

- 3.1 Using statistical information obtained from the Police about anti social behaviour and alcohol-related incidents, each of the areas was considered over a 12 month period between 1 September 2009 – 31 August 2010.

Pyramid Centre, Bretton

ASB incidents were reviewed at the Pyramid Centre, Hanover Court and Watergall. For the specified period there were 76 incidents of ASB, only five of which was alcohol related (of these five that were alcohol related only two were in relation to consumption of alcohol in public). Although this number of incidents of ASB may seem high, it should be borne in mind that the area in question is a shopping centre and therefore it would be expected that there would be more calls for service. **Not recommended for adoption.**

Holywell Lakes

Within the period reviewed there were only 4 incidents of ASB reported to the police and none of these were alcohol related. (Incidents were reviewed in Holywell Lakes and Larklands). **Not recommended for adoption.**

Church Drive, Orton Longueville

There were 14 incidents of ASB in the period of the review, of which 10 were alcohol related. Although this is not a high number the problems being experienced in this area have been a high priority for the Neighbourhood Panel for some considerable time.

Millfield and New England

As part of the review, incidents in Lincoln Road have been *excluded* as this road extends outside the area of the proposed DPPO and it is not possible to isolate the incidents sufficiently to be reliable. With Lincoln Road excluded, there were 1,132 ASB incidents during the review period of which 96 were alcohol related. It should be noted that Lincoln Road will be included in the DPPO for this area as indicated at appendix 1.

Dogsthorpe

There were 438 incidents of ASB during the period of the review and of these 20 were alcohol related. It should be noted that this area has been a priority for the Neighbourhood Panel and that a Dispersal Order has been in place for a period of time. Much of the ASB is related to noise and rowdy behaviour, which given the history of problems of alcohol use in the area is likely to be alcohol related.

Eastfield Road

There were 195 incidents of ASB in the period of the review which equates to 16 incidents per month. Of these 195 incidents, 42 were alcohol related.

4. DESIGNATION ORDERS

- 4.1 Sections 12-16 of the Criminal Justice and Police Act 2001 provide local authorities with an adoptive power to restrict anti social public drinking in designated public places and provide the police with powers to enforce the restriction. These powers replaced the Alcohol Ban Byelaws.
- 4.2 The Order is not intended to lead to a comprehensive ban on drinking in the open air and should only be used where authorities are satisfied that the nuisance and disorder have been associated with drinking in a public place. The Local Authority must be satisfied that the order is not being used disproportionately or in an arbitrary fashion.
- 4.3 Local authorities must consider the extent of the problem and the likelihood of the anti social behaviour continuing if an order is not made.
- 4.4 The designation order will mean that if a person continues to drink in public when asked not to do so by a police officer they may be arrested and fined £500 if convicted. The police can also arrest someone failing to surrender alcohol in the area when asked to do so.
- 4.5 The designation order will not cover beer gardens and private dwellings.

5. IMPLICATIONS

5.1 Displacement

The Designation Order alone will not provide a complete solution to the problem being experienced. There are many complex reasons why these people abuse alcohol and why they choose to do this in public places. The Designation Order will not tackle the root causes of the problem and it is possible that they will move to an area not covered by the Designation Order.

5.2 Effectiveness

The Designation Order only makes it an offence to continue to drink alcohol when asked to stop by a police officer or Police Community Support Officer (PCSO).

5.3 Financial implications

The cost incurred in making the order is minimal – only the cost of further public notices and signs for the relevant areas.

Any further support to partnership work to address the root causes of street drinking would have financial implications which have not been addressed within this report.

5.4 Legal implications

This Designation Order is being made in line with the guidance provided by the Home Office and the powers given to local authorities under the Criminal Justice and Police Act 2001.

6. CONSULTATION

Consultation has been undertaken in line with the requirements of the Criminal Justice and Police Act 2001.

6.1 Public

A public notice was placed in the Evening Telegraph, informing the public that a map of the proposed areas and a list of streets could be viewed at: Bayard Place and the Town Hall. It also invited the public to respond with their views.

One member of the public has responded in writing making comments about drinking in general without making specific comments about the areas being considered.

One member of the public responded by email to support all of the proposed orders.

Pyramid Centre, Bretton

There has been no response from members of the public.

Holywell Lakes

There has been no response from members of the public.

Church Drive, Orton Longueville

Seven members of the public have responded to the consultation and supported the order, whilst asking for the area to be extended.

Millfield and New England

Responses were received from four members of the public supporting the DPPO.

Dogsthorpe

No responses received

Eastfield Road

No responses received

6.2 Parish Councils

The Parish Councils affected by the proposed Orders have been consulted.

- Bretton Parish Council supported the making of the DPPO
- Orton Waterville Parish Council made a comprehensive response that included recommendations for changing the area. This was taken on board in the proposals put before the Committee

6.3 Police

We have received written support from the police for the proposed DPPOs.

6.4 Licensed Premises

All premises in the proposed area holding licenses to sell alcohol have been written to advising them of the proposal and seeking their views. None of the licensees have made contact to express a view on the subject.

6.5 Ward Councillors

All ward councillors have been contacted.

Pyramid Centre, Bretton

Councillor Fitzgerald responded to the consultation by saying that he was happy for the DPPO to go ahead if there was evidence to support it but that he had not had any particular problems reported to him.

Holywell Lakes

This has been supported by Councillor Samantha Dalton

Church Drive, Orton Longueville

This was supported by Councillor Gavin Eley and by Councillor June Stokes who additionally requested that the area be extended.

Millfield and New England

This was supported by Councillor John Peach.

Dogsthorpe

Councillor Bella Saltmarsh has responded to say she has no objection to the order.

Eastfield Road

No responses received.

6.6 Residents' Groups

All of the Residents' Groups in the areas have been consulted. Details of these groups are listed below:

- Langley and Pyhill Residents' Association - no response has been received
- Longthorpe Community Association - no response has been received
- Orton Waterville Village Committee responded to support the order but request that the area was extended
- Walton Community Association - no response received
- Fulbridge Residents' Association - no response received
- Mill Area Residents' Association - no response received
- Pakistan Community Association - no response received
- Old Dogsthorpe Residents' Association who responded to say that they welcomed the drinking restrictions as proposed. They did also raise concerns about displacement into other areas.
- Eastgate Residents' Association - no response received
- East Community Association - no response received

6.7 Strong and Supportive Communities Scrutiny Committee

The Committee:

- (i) Endorsed the proposed Designated Public Places Order; and
- (ii) Recommended the adoption of the Designated Public Places Order to Full Council.

7. NEXT STEPS

If full Council decides to adopt the Order then a public notice will be placed in the press and the Order will come into force 28 days later.

8. BACKGROUND DOCUMENTS

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

Section 12-16 of the Criminal Justice and Police Act 2001

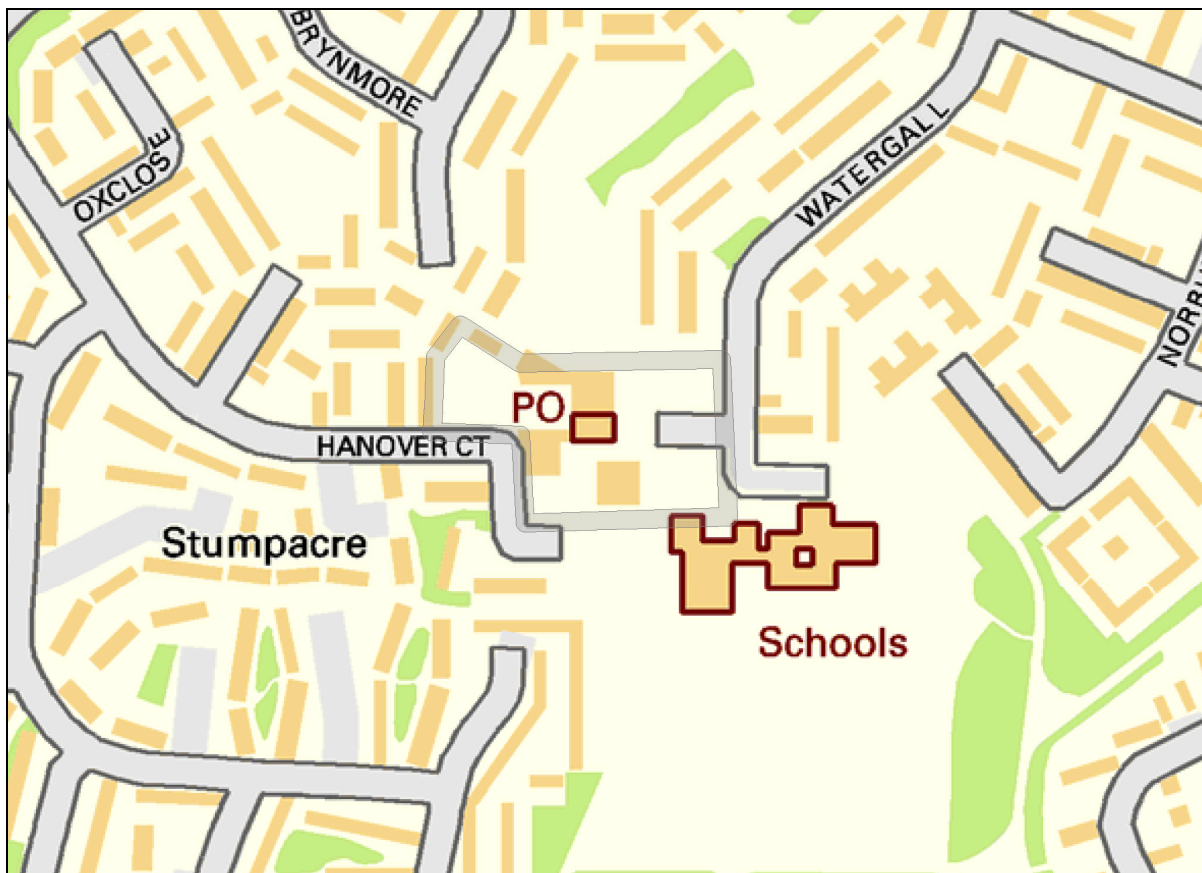
Local Authorities (Alcohol Consumption in Public Places) Regulations 2001

9. APPENDICES

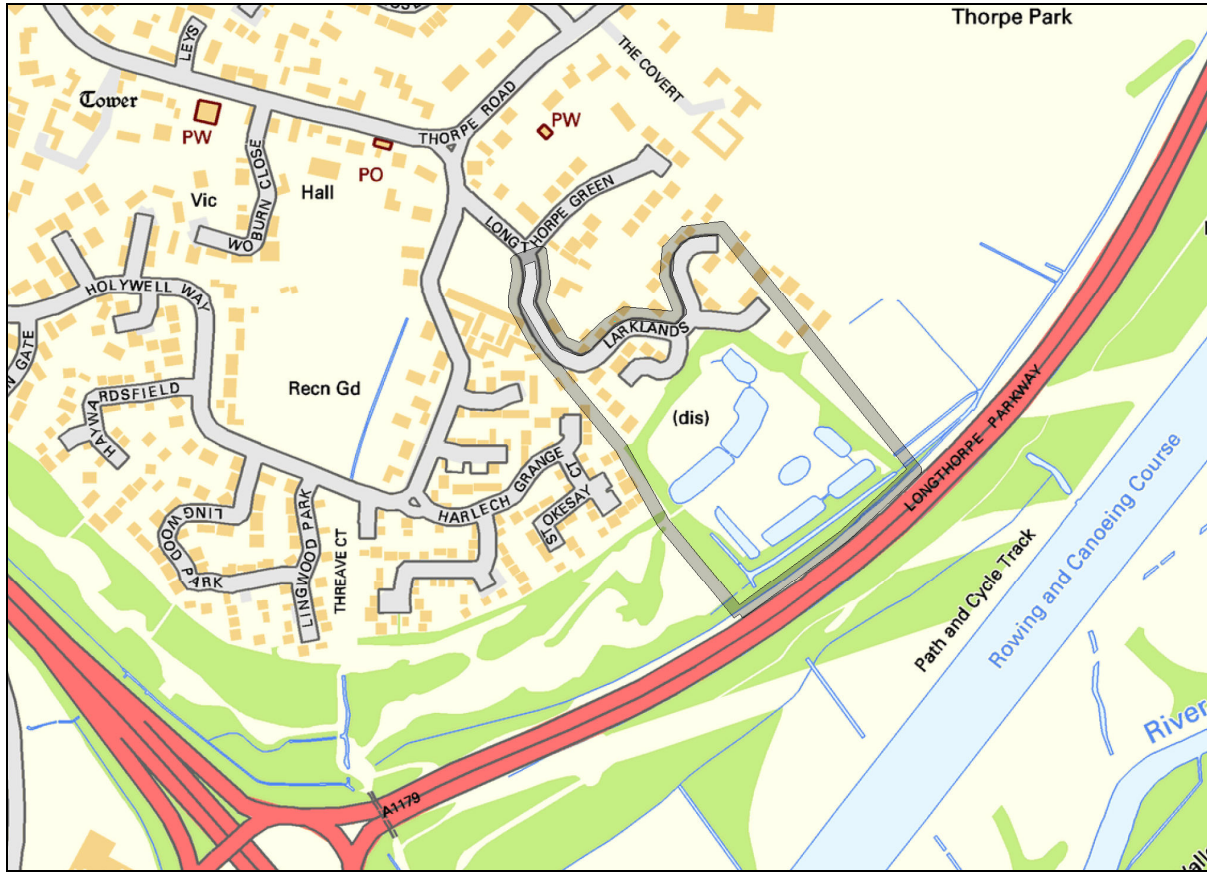
Appendix 1 – maps and/or list of streets showing proposed areas

Appendix 1 – details of DPPO areas

Pyramid Centre Map



Holywell Lakes Map



Church Drive, Orton Waterville Map



Millfield and New England - *Please note no map is included due the size of the area*

STREETS TO BE COVERED BY PROPOSED AREA

Bourges Boulevard from Jnc. with Taverners Road to level with St Pauls Road
St Pauls Road to Jnc. with Birchtree Avenue
Birchtree Avenue to Jnc. with Central Avenue
Garton End Road
Dogsthorpe Road to Jnc. with Green Lane
Green Lane
Taverners Road
Gilpin Street
Allen Road
Rock Road
York Road
Stone Lane
Oxford Road
Century Square
Waterloo Road
Chantry Close
Lincoln Road from Jnc. with St. Pauls Road to Taverners Road
Maskew Avenue
Occupation Road
Searjeant Street
Windmill Street
Springfield Road
Cambridge Avenue
Bourges Boulevard
Clarence Road
Gladstone Street
Harris Street
Parliament Street
English Street
Silverwood Road
Summerfield Road
Alexandra Road
Northfield Road
Lynton Road
Highbury Street
Alma Road
St Martins Street
Isherwood Close
Bettles Close
Woodbyth Road
Cecil Road
Brownlow Road
Vere Road
Norton Road
Clare Road
Warbon Avenue
Peverill Road
Exeter Road
Lawn Avenue
Lammas Avenue
Dogsthorpe Road
Mayfield Road
Grange Avenue
Elmfield Road

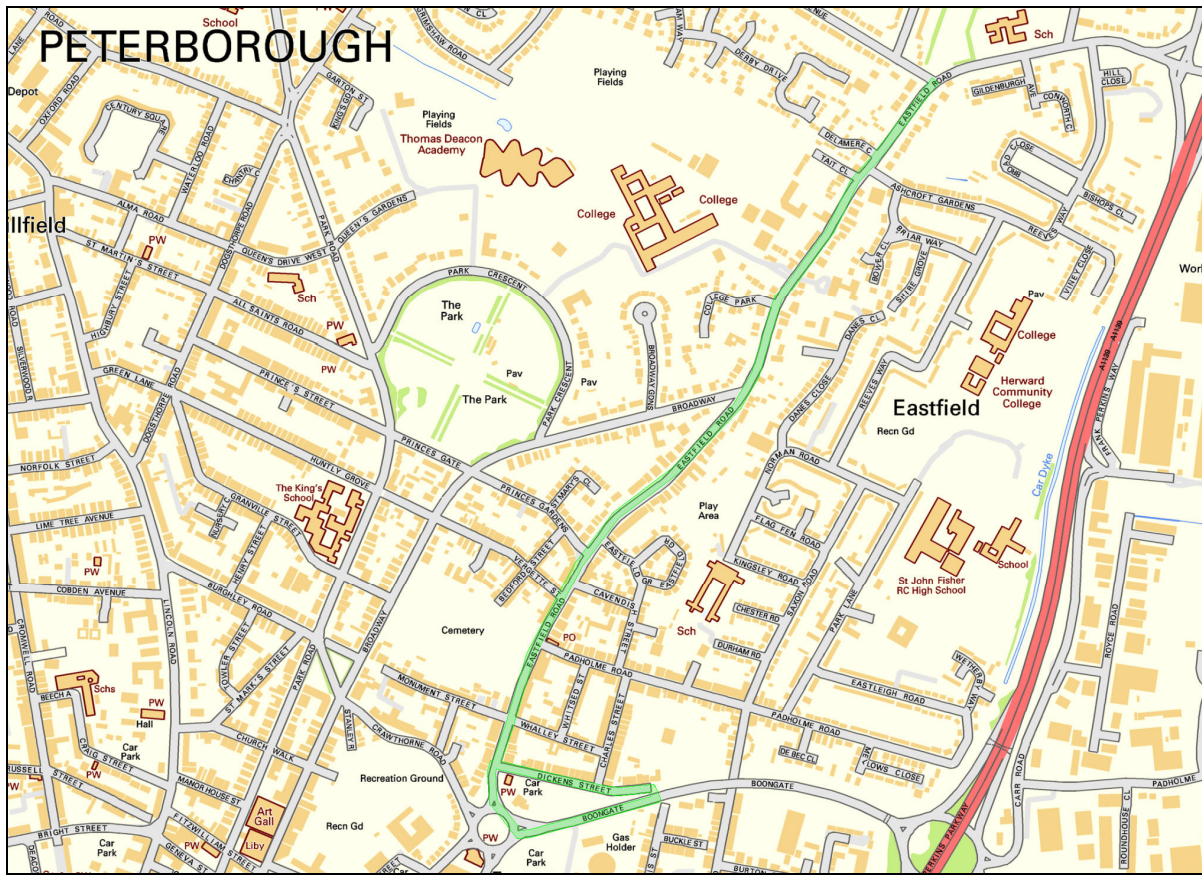
Dogsthorpe Map



DOGSTHORPE - STREETS TO BE COVERED BY PROPOSED AREA

- Newark Avenue
- Central Avenue
- Eastern Avenue to Jnc. with Eastern Close
- Boundary of Recreation Ground
- Eastfield Road to Newark Avenue
- Olive Road
- Lilac Road
- Ash Close
- Ash Road
- Beechwood Road
- Chestnut Avenue
- Sycamore Avenue
- Larch Grove
- Acer Road
- Rowan Avenue
- Oakleaf Road
- Cherrytree Grove
- Maple Grove

Eastfield Road Map



COUNCIL	AGENDA ITEM No. 7 (iii)
8 DECEMBER 2010	PUBLIC REPORT

NOTICES OF MOTION

The following notices of motion have been received in accordance with Standing Order 11.1:

1. Motion from Councillor Lee:

That this Council:

Recognises that whilst it is important that all City Councillors', Parish Councillors' and co-opted members' Register of Interests submissions are made available on the Council's public website, individual Members should, in the interests of security, have the option to exclude details of their home address when the information is entered onto the website, by request to the Solicitor of the Council.

2. Motion from Councillor Sandford:

That this Council:

- (i) Welcomes the decision of the Strong and Supportive Communities Scrutiny Committee to set up a review into the operation of Neighbourhood Councils in Peterborough;
- (ii) Notes that a key principle in the Localism Bill about to be published by the Government is to be a radical decentralisation of power not just to councils, but further to neighbourhoods and communities;
- (iii) Believes that in times of financial restraint, it is even more vital than ever that local decisions and choices regarding spending priorities in the various areas and neighbourhoods within Peterborough are made by the councillors who represent those areas and that this necessitates a significant increase in the proportion of the total Council budget which is delegated to neighbourhood councils;
- (iv) Requests the Cabinet to amend its draft budget proposals to give significantly increased delegation of budgets and decision making to Neighbourhood Councils.

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COUNCIL	AGENDA ITEM 7 (iv) (a)
8 DECEMBER 2010	PUBLIC REPORT

Contact Officer:	Helen Edwards, Solicitor to the Council	Tel: 01733 452539
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STATUTORY SCRUTINY OFFICER

R E C O M M E N D A T I O N S
FROM: SOLICITOR TO THE COUNCIL
That Council appoints the Head of Legal as the Council's Statutory Scrutiny Officer and authorises the Solicitor to the Council to update the Constitution accordingly.

1. PURPOSE OF REPORT

1.1 The report seeks to approve the appointment of the Statutory Scrutiny Officer.

2. BACKGROUND

2.1 At its meeting on 14 April 2010 Council appointed the then Principal Democratic Services Officer as its Statutory Scrutiny Officer in accordance with the requirements of the Local Democracy, Economic Development and Construction Act 2009.

2.2 The Principal Democratic Services Officer has now left the employment of the Council and the post has been deleted as part of the budget savings, so another officer must be appointed as the Statutory Scrutiny Officer.

3. STATUTORY SCRUTINY OFFICER

3.1 The role of the Statutory Scrutiny Officer is to:

- (a) promote the role of the Council's scrutiny committees;
- (b) provide support to the Council's scrutiny committees and the members of those committees;
- (c) provide support and guidance to —
 - (i) members of the authority,
 - (ii) members of the executive of the authority, and
 - (iii) officers of the authority,

in relation to the functions of the Council's scrutiny committees.

4.3 Under the 2009 Act, the role cannot be undertaken by any of the following posts:

- Head of the Paid Service
- Monitoring Officer
- Chief Finance Officer

- 4.4 It is recommended that the Head of Legal undertakes the role of the Statutory Scrutiny Officer under the Act

5. LEGAL IMPLICATIONS

- 5.1 The appointment of the Statutory Scrutiny Officer will meet the Council's responsibilities under the Local Democracy, Economic Development and Construction Act 2009.

6. FINANCIAL IMPLICATIONS

- 6.1 None.

7. BACKGROUND DOCUMENTS

- 7.1 Local Government, Economic Development and Construction Act 2009