

NOTICE OF MEETING

MEETING	PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE
DATE:	TUESDAY 26 OCTOBER 2010
TIME:	1.30 pm
VENUE:	BOURGES/VIERSEN ROOMS - TOWN HALL
CONTACT:	Gemma George Telephone: 01733 452268 e-mail address: gemma.george@peterborough.gov.uk
<i>Despatch date:</i>	<i>18 October 2010</i>

AGENDA

PAGE NO

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Peterborough Local Development Framework: Peterborough Site Allocations (Proposed Submission Version)** **1 - 74**



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Gemma George on 01733 452268.

MEMBERS OF PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

Councillor North (Chairman), Councillor Lowndes (Vice-Chairman), Councillor Burton, Councillor Hiller, Councillor Serluca, Councillor Thacker, Councillor Todd, Councillor Ash, Councillor Lane and Councillor Harrington

Subs: Councillors: Winslade and Swift

CASE OFFICERS

Planning and Development Team: Nicholas Harding, Theresa Nicholl, Lee Collins, Andrew Cundy, Paul Smith, Mike Roberts, Louise Lewis, Janet Maclennan, Astrid Hawley, David Jolley, Louise Lovegrove, Vicky Hurrell, Amanda McSherry

Minerals and Waste: VACANT

Compliance: Nigel Barnes, Anthony Whittle, Karen Cole, Julie Robshaw

NOTES

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer or Head of Planning Services as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 3
26 OCTOBER 2010	PUBLIC REPORT

Cabinet Members responsible:	Councillor Marco Cereste – Leader of the Council and Cabinet Member for Growth, Strategic Planning and Economic Development Councillor Peter Hiller – Cabinet Member for Housing, Neighbourhoods and Planning	
Contact Officers:	Gemma Wildman (Principal Officer) Andrew Edwards (Head of PDP)	Tel. 863824

PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: PETERBOROUGH SITE ALLOCATIONS (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 : Cabinet – 8 November 2010
That the Committee offers any comments on the draft Peterborough Site Allocations DPD (Proposed Submission Version) before it is presented to Cabinet and then Council, for subsequent approval by Council for the purposes of public consultation and submission to the Secretary of State.	

1. ORIGIN OF REPORT

1.1 This report is submitted to the Committee following approval of the Preferred Options version of the Peterborough Site Allocations for the purposes of public participation in January 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 the Committee to comment on the draft Site Allocations Development Plan Document (Proposed Submission version) before it is presented to Cabinet on 8 November. Cabinet will then be asked to recommend the document for approval by Full Council for the purposes of public consultation and submission to the Secretary of State.

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 to view on the Council's website at <http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Peterborough%20Local%20Development%20Framework%3a%20Peterbor&ID=380&RPID=182775&sch=doc&cat=12992&path=12992> and copies have been placed in each of the Members Group Rooms.

2.3 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 of Part 3 of the Constitution 'To be consulted by, and comment on, the Executive's draft proposals for Development Plan Documents within the Local Development Framework at each formal stage in preparation'.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Council Meeting	8 December 2010
		Date for submission to Government Dept	Communities and Local Government - Spring 2010

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, for example, for details of consultation), all of which have influenced what is to be included in what is known as the "Pre-Submission" version of the plan. If approved by the 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 (pre-submission version):
- Main locations for new **dwelling**s are (and delineated on a OS based map to be made available to CMT at its meeting)
 - District Centres - approximately 1,147
 - Elsewhere within the urban area of Peterborough - approximately 4,053
 - Urban Extensions including Hampton, Paston Reserve/Norwood, Stanground South and Great Haddon - approximately 14,015
 - Key Service Centres (Eye/Eye Green and Thorney) - approximately 529
 - Limited Growth Villages (Ailsworth, Barnack, Castor, Glinton, Helpston, Newborough, Northborough and Wittering) - approximately 448
 - 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 Members 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 are scheduled to have closed on 15th October, and we hope (but no guarantee) that the Inspector's Report will be with us in December, ideally for Council on 8 December. 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 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, but there is the risk that one will occur. This matter will be further considered by Cabinet and Council in due course, when hopefully the picture will be clearer and we will be able to put in place a process so as not to unnecessarily hold up the preparation of the Site Allocations DPD.

- 4.6 For clarity, Members 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) 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. 	On going

- 5.2 All of the consultation to date has been carefully logged, considered and subsequently influenced the final version of the document. A report summarising 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 with 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 east of Ailsworth to be selected.

Consideration prior to Planning Environment Protection Committee

- 5.6 Prior to this being presented to Planning Environment Protection Committee, 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 minutes are attached at Appendix 2. Members are asked to read these minutes alongside this agenda report.
- 5.7 Next, LDF Scrutiny is scheduled to have been presented with a draft of the proposed development sites on 18 October 2010. Issues raised at that scrutiny meeting will be orally given to Members.

Future consultation

- 5.8 After the Proposed Submission version has been considered by Cabinet and then, hopefully, approved by Council, it will be published. 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 Committee will offer comments on the draft document. These will be presented to Cabinet, which will take them into account in reaching a decision on recommending the Site Allocations DPD (Proposed Submission version) to Council.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision. Cabinet will be recommended to approve Site Allocations DPD (Proposed Submission version) 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 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)

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 minutes

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Appendix 1

PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK

Peterborough Site Allocations DPD
Proposed Submission

(Planning Environment Protection Committee Version October
2010)

Preface

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

Following previous consultation in 2008, 2009 and 2010 we have published this Proposed Submission Version to inform you of the sites we are proposing to take forward. This is your final chance to make formal representations (comments) before the plan is submitted to the Secretary of State who will appoint a planning Inspector to carry out an examination into the Soundness of the document.

How to respond

We welcome formal representations on the 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 comments on-line which is our preferred method as this will save resources.

Alternatively paper copies of the document, representation form and guidance note 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

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

The postal address for comments is:

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

A six week period where representations can be made on policies contained in this document will start at **9.00am on xxxxxx**. The closing dates for comments is **5pm on xxxxxx**. **Please note that any representation received before the start date or after the closing date can not 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 comments please read How to Make Your Comments More 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 created a separate document called the Evidence

Report which provides further detail about our methodology and the scoring of each site.

- **Sustainability Appraisal** - sets out how policies help to achieve sustainable development (see section 2.15)
- **Habitats Regulation Assessment (HRA)** -

The above document 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

As required by national government legislation, the 'tests of soundness' are considered by the Council when preparing the LDF. 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 development plan document 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)	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



Test of Soundness	Explanation
Regulations, as amended 2008 and 2009?	2004, as amended 2008 and 2009, set out the legislation against 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 development plan document 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 of 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/>

New and Amended Sites

During the Preferred Options consultation of March - April 2010 we received over 4,000 comments. As well as objections to some sites, comments included additional supporting information for some sites and queries on the assessment process. This resulted in some sites being reassessed or amended.

Amended sites

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

In some cases this has resulted in a smaller site, 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 30ha	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 required 1ha 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	60
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
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	60

Site Number	Site Address	Proposed Use	Amendment Justification	Total Housing
H151 (formerly E007a)	Perkins North, Newark Road.	Housing	This site was originally allocated for employment/mixed use development. This site is now proposed 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, representations were received and additional information provided to help in the reassessment of the site. The table below summarises the site that was reassessed and now included in the 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 and to ensure sufficient development the site have been identified in 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	Brownfeild re-development site, with good access	460
H154	Hempstead, London Road	Housing	Part of this site was originally identified for employment as part of a	160

Site Number	Site Address	Proposed Use	Justification	Total housing
			mixed use development. This site is now proposed for housing development only.	

Note: Please note that this "preface" is intended to be helpful to the reader as part of the consultation period. When the document is submitted to the Secretary of State (Due April/May 2011), this preface will be removed and will not form part of the Submission document.

Main Report

1 Introduction	1
2 Approach to Site Selection	5
3 Residential Sites	9
4 Employment Sites	23
5 Other Site Allocation Policies	31
6 Implementation and Monitoring	37

Appendices

1 Deleted Policies	45
2 Glossary	47

Schedule of Policies

Policy SA 1 Urban Extensions	11
Policy SA 2 District Centres	12
Policy SA 3 Urban Area	14
Policy SA 4 Village Envelopes	17
Policy SA 5 Key Service Centres	18
Policy SA 6 Limited Growth Villages	19
Policy SA 7 Small Villages	20
Policy SA 8 Transit Pitches	21
Policy SA 9 Prestige Homes	22
Policy SA 10 Urban Extensions-Employment Land	24
Policy SA 11 Regional Freight Interchange	25
Policy SA 12 General Employment Areas and Business Parks	26
Policy SA 13 Red Brick Farm (Site E021)	28
Policy SA 14 Rural Employment Sites	29
Policy SA 15 Safeguarded Land for Future Key Infrastructure	31
Policy SA 16 Hampton Country Park	32
Policy SA 17 Green Wedges	32
Policy SA 18 East of England Showground	33
Policy SA 19 Special Character Areas	35
Policy SA 20 Cemetery Provision	36

1 Introduction

- 1.1** The Site Allocations DPD forms part of the Statutory Development Plan for Peterborough known as the Local Development Framework (LDF). This document identifies land required over the next 15 years to deliver the scale of growth and development set out in the Peterborough Core Strategy.
- 1.2** The role of this document is not to give permission to particular proposals – this will be completed through the planning application process. It does, however, establish the principle that a suitable form of development can be located on a particular site. 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 with potential to, usually, be brought forward early.
- 1.3** For more detailed information on the LDF, and how documents in the LDF relate to one another, please see the Local Development Scheme (LDS) and the Core Strategy, both of which are available on our website: 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 Document, as summarised below:

MAIN STAGES		DATE
Evidence gathering	Identification of main issues	July 2007 - Oct 2008
	Submission of approximately 200 potential development sites.	
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 Cemetery Provision.	August - September 2010
Proposed Submission	Final opportunity for public consultation on the proposed sites.	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 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. The two full consultation documents, including all comments received during the consultation period, can be viewed at <http://consult.peterborough.gov.uk/portal>.
- 1.7 All sites submitted to the council were then assessed against a detailed set of criteria as set out in Chapter Two - Approach to Site Selection of this report (Full details of the site assessment process is contained in the supporting Evidence Report). From this we identified our "Preferred Sites" and these sites were consulted on in March 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 we received.
- 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. (this can be viewed at: http://consult.peterborough.gov.uk/portal/planning/peterborough/site_allocations_options_for_cemetery_provision/saocp).
- 1.9 We are now at the Proposed Submission stage; this is what the Council considers to be the final sites we are proposing to allocate. However, this is not the 'final' plan.
- 1.10 Before the Site Allocations Document is adopted by the Council, and any site officially becomes an allocated site, the Site Allocations Document has to go through a public examination in front of an independent planning Inspector. The comments you make will be considered by that Inspector before the final plan is adopted.

Relationship with other documents

Core Strategy

- 1.11 The Core Strategy is the overarching document for the Peterborough LDF. It is a strategic document which sets out the "core" principles for the future of Peterborough, establishing a strategic vision, objectives and policies that will guide development and give broad indications of where new development can go. However, it does not identify individual parcels of land for future development. This level of detail and is provided through this Site Allocations DPD and a separate City Centre Area Action DPD Plan (see below).
- 1.12 The Core Strategy was adopted [TBC -due December 2010 or February 2011]. It is important to remember that the Site Allocations DPD cannot significantly adjust the 'key headlines' as agreed in the Core Strategy.
- 1.13 The most relevant sections of the Core Strategy for this Site Allocations DPD are:

Core Strategy Policy	Applicable details which this Site Allocations DPD must conform to
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 CCAAP
CS2 (TBC)	Provision in the range of 51 to 81 hectares of employment land within and adjoining the urban area, and approximately 3 hectares in Villages
CS3 (TBC)	Determine the precise boundary of the Regional Freight Interchange
CS4 (TBC)	Determine the precise boundary of the Urban Extensions identified within this policy
CS5 (TBC)	Focus growth within the City of Peterborough, Key Service Centres and, to a lesser extent, on 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 document updates these figures where possible in Chapter 3 and 4.

The City Centre Area Action Plan:

1.15 Recognising the important role of the City Centre, the City Council is to prepare a document that focuses directly on the City Centre. In many ways this document provides the same function as the Site Allocations DPD but focuses on particular sites that through regeneration could enhance the centre of the city. This document is currently under development and is due for public consultation during 2011.

1.16 There is, therefore, no City Centre sites contained within this Site Allocations DPD.

The Planning Policies DPD:

1.17 This document will set out the detailed and technical policies against which planning applications are assessed against. This document is also currently under development and is due for public consultation early 2011. Until this document is adopted, applications will be assessed against the saved policies in the Local Plan, any adopted LDF documents and relevant National Policy.

2 Approach to Site Selection

- 2.1 The process of developing this document started in July 2007, when we asked interested parties to submit potential sites for our consideration. In October 2008 and January 2009 we asked the public for comments on them. All potential sites were assessed against a wide range of criteria. In March 2010 we consulted on the Council "Preferred Sites". Following re-assessment of sites we have now chosen what we believe to be the most appropriate sites.
- 2.2 This section of the document sets out the process as to how the sites have been selected by the Council. It is important that the site selection process is carried out in an open and transparent way which includes a full evidence base and justification to support the selection of the recommended sites. As such, the Site Allocations Document is supported by an Evidence Report, which can be viewed at <http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files> and sets out the detailed methodology and site selection criteria. The Evidence Report also includes a two page summary of each site, its score, and full reasoning and justification for selection as a preferred site or not.

Summary of methodology

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

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

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

Major Criteria

2.8 To help 'weed out' clearly unsuitable sites, we devised 'major criteria or constraints' as being:

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

Other Criteria

2.9 Other issues which have been 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 wider environment**

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

Employment Sites and Flood Risk Issues

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

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

Cemetery

2.13 All potential sites have been assessed against a detailed and wide ranging list of criteria which includes:

- Archaeology
- Transport and access
- Public transport
- Agricultural land Classification
- Public rights of way
- Landscape Charter Area.

2.14 The results from this detailed assessment are included in the Evidence Report which supports the Proposed Submission version and clearly sets out full reason and justification for the selection of the site set out in the document. This Evidence Report also includes all criteria used and the scoring system for cemetery provision.

Sustainability Appraisal

2.15 The Site Allocations DPD must be subject to Sustainability Appraisal (SA) under the requirements of section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA process also incorporates the requirements of Strategic Environmental Assessment (SEA) in accordance with European Union Directive 2001/42/EC.

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 other LDF documents, such as this Site Allocations DPD.

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

2.19 A separate SA document is available to support the Proposed Submission Version of the Site Allocations DPD at:

<http://consult.peterborough.gov.uk/portal/planning/peterborough/sa/sapo/sapo?tab=files>

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. 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 this Site Allocations DPD in relation to those sites has been carried out in parallel with the Sustainability Appraisal.

2.22 A separate 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

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

Table 6

	Core Strategy 2009 -2026	Completions 1 st April 31 st March 2010	Total required at 31 st March 2010	Site Allocations	Commitments on sites under 0.3ha	Total dwellings 2010	Difference from Required total 2010
City Centre	4,300	86	4,214	Sites to be identified through the CCAAP		4,214	0
Urban Extensions	14,400	505	13,895	14,015	0	14,015	+ 120
District Centres	1,300	122	1,178	1,147	58	1,205	+27
Urban Area	4,400	335	4,065	4,053	162	4,215	+150
Key Service Centres	600	47	553	529	27	556	+3
Limited Growth Villages	450	2	448	400	27	427	-21
Small Villages	67 (67)*	13	54	41	45	86	+32
The Countryside	0 (20)*	1	19	0	19	19	0
Total	25,500	1,111	24,426	20,185	338	24,737	+311

* Figure in Core Strategy rounded to nearest 50 in Limited Growth and Small Villages, numbers in brackets equals exact numbers committed at 31st March 2009.

3.2 Commitments are dwellings which remain to be completed on sites under construction, dwellings which have full planning permission and dwellings which have outline planning permission as of 31st March 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>. The Site Allocations Document does not allocate any sites that are under 0.3ha. A total of 338 dwellings (excluding City Centre) are committed on sites under 0.3ha.

- 3.3** The indicative number of dwellings suggested for each site in this document is based on the anticipated number that the site is capable of delivering. This takes into account site size, location and other characteristics. However, they are only "indicative" dwellings and in no way should be regarded as fixed targets. The densities used are based on the average densities referred to in the Core Strategy. Full explanation of the assumptions made are set out in the Evidence Report.
- 3.4** The following section breaks down the approach to site selection for the following spatial areas: City Centre, Urban Extensions, District Centres, City of Peterborough, Key Service Centres, Limited Growth Villages, Small Villages and the Countryside and also deals with the issue of Prestige Homes.

City Centre

- 3.5** 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 and Peterborough Integrated Growth Strategy (IGS). As referred to previously in this document, sites within the city centre will be allocated through a separate DPD, the City Centre Area Action Plan (CCAAP). The Proposal Map will define the geographical extent of the CCAAP, within which no allocations or policies within this Site Allocations Document will apply.

Urban Extensions

- 3.6** Three Urban Extensions allocated in the Peterborough Local Plan (First Replacement) 2005 remain to be completed, though all have planning permission in place. Nevertheless, due to uncompleted portions of these areas they are reallocated in this document.
- 3.7** The Core Strategy proposes two further new 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, in the Core Strategy, sets out the key policy criteria relating to these two urban extensions.

Policy SA 1

Urban Extensions

The following sites, as identified on the Proposals Map, are allocated for development in accordance with Core Strategy Policy CS4 (or any superseding policy) and, where applicable, in accordance with the principles of any planning permissions for each respective site which were in place as at 1st April 2010.

Site Reference	PO Reference (1)	Location	Status (If any)	Area (ha)	Indicative numbers of dwellings
Committed Sites (as of 31st March 2010)					
SA1.1		Hampton		752.00	3653
SA1.2		Paston Reserve		45.45	1,154
SA1.3		Stanground South		70.30	1,528
SA1.4	UE01	Great Haddon		345.38	5,350
SA1.5	UE02	Norwood		76.12	2,300
Total: Urban Extensions				1289.25	14,015

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

District Centres

- 3.8** 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 (Core Strategy Policy CS14), the extent of such centres being defined on the Proposals Map via this Site Allocations Document. Provision of new housing at these centres would help to maintain the vitality of local communities, whilst supporting the improvement of local services and amenities.
- 3.9** The Site Allocations document reconfirms the boundaries of the District Centres, but mostly does not allocate specific sites within each. This will be the task of individual regeneration master plans which the council will support coming forward.
- 3.10** 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.

Policy SA 2

District Centres

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

District Centre	Site reference and Address	Status*	Site Area	Indicative number of dwellings
DC01-Bretton				
	SA2.1 (H010) - Bretton Woods Community School (<i>Bretton</i>)			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, Peterborough	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
	SA2.8 Land rear of 108-110 Burghley Road	UC	0.12	14

District Centre	Site reference and Address	Status*	Site Area	Indicative number of dwellings
	SA2.9 (H032) - Bus Depot, Lincoln Road			50
	Other sites through masterplanning			0
	Total Millfield District Centre			166
DC04- Orton				
	Sites to come forward through masterplanning			400
	Total Orton District Centre			400
DC05-Werrington				
	Sites to come forward through masterplanning			100
	Total Werrington District Centre			100
Total	Total: All District Centres			1147

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

3.11 The boundary of Local Centres are also identified on the Proposals Map, in line with Core Strategy Policy CS14.

The City of Peterborough

3.12 The Core Strategy proposes approximately 4,400 additional dwellings in the urban area. This figure has been amended to 4,065 to take account of the 335 completions between 1st April 2009 and 31st March 2010.

3.13 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. In order to make the most efficient use of land, net residential densities will be expected to average approximately 50 dwellings per hectare, but the Council will seek a range of densities and dwelling types and sizes, in accordance with policy CS6 of the Core Strategy.

Policy SA 3

Urban Area

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

Site Reference	PO Reference (1)	Site name	Area (ha)	Status*	Indicative number of dwellings
SA3.1		106 Star Road	0.183	NS	16
SA3.2		East of England Showground	17.11	UC	270
SA3.3		rear of 219-237 Peterborough Road Farcet	0.54	NS	14
SA3.4		St Nicholas Reception Home, South Parade	0.26	UC	24
SA3.5		48 Scotney Street and 61 Crown Street, New England, Peterborough	0.20	NS	14
SA3.6		land rear of 1-43 South View Road	0.62	NS	40
SA3.7		Towermead Business Centre High St Fletton	3.30	NS	102
SA3.8		157-161 Fletton Avenue	0.11	UC	14
SA3.9		19 Shakespeare Avenue	0.18	UC	10
SA3.10		land west of 15 Warwick Road	0.44	O	13
SA3.11		659 Lincoln Road	0.19	NS	24
SA3.12		12 North Street	0.13	UC	16
SA3.13		The Royal Oak, 1099 Lincoln Road, Peterborough	0.31	NS	14
SA3.14		Land to the north of 88 South Street, Stanground, Peterborough	0.34	NS	22
SA3.15		80 London Road	0.20	NS	22
SA3.16		land off Willow Avenue	0.31	UC	9
SA3.17		Peterborough Regional College	12.26	O	70
SA3.18		The Cherry Tree, Oundle Road	0.37	O	30
SA3.19		17 Oundle Road	0.31	NS	13

Site Reference	PO Reference (1)	Site name	Area (ha)	Status*	Indicative number of dwellings
SA3.20		Breaks snooker Club, adj 261 Eastfield Road	0.35	NS	33
SA3.21		Heltwate Court, Heltwate	0.41	NS	26
SA3.22		rear of 12-16 Broadway Yaxley	0.96	O	27
SA3.23		E & W of London Road N of Fletton Parkway	38.45	UC	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

Site Reference	PO Reference (1)	Site name	Area (ha)	Status*	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 on North side of Mayor Walk, 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	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	Orton Brick works south of Hampton Vale	15.10		350
SA3.47	H031	Land West of Hampton Vale Triangle	6.47		150
Total: Urban Area					4053

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

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

Rural Area

3.14 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 1,100 dwellings in the wider rural area between 2009 - 2026.

Village envelopes

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

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

Policy SA 4

Village Envelopes

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

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

Key Service Centres

3.17 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 contribute towards the ongoing vitality of the villages. The Core Strategy requires 600 dwellings between the villages of Eye and Thorney for the period 2009-2026. Between 1st April 2009 and 31st March 2010 a total of 47 dwellings were completed and therefore the nominal target total required through the Site Allocations document is 553.

Policy SA 5

Key Service Centres

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

	Site Reference	PO Reference (1)	Site name	Status*	Area (ha)	Indicative number of dwellings
Eye	SA5.1		Land off Thorney Road	NS	2.94	158
	SA5.2		Land off High Street, Eye	UC	2.57	25
	SA5.3		Warehouse Rear of 66 Crowland Road, Eye, Peterborough	UC	1.28	46
	SA5.4	H075a	Land South of Nature Reserve, Eye Green		2.44	35
	SA5.5	H150c	Land North of Thorney Road, Eye.		2.49	60
			Total Eye		4.73	324
Thorney	SA5.6	H131	Land off Whittlesey Road, Thorney		6.25	140
	SA5.7	H078	Land off Sandpit Road, Thorney		2.79	65
			Total Thorney		9.04	205
			Total: Key Service Centres			529

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

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

Limited Growth Villages

3.18 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 (2009-2026) will be divided between the villages of Ailsworth, Barnack, Castor, Glinton, Helpston, Newborough, Northborough and Wittering.

Policy SA 6

Limited Growth Villages

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

Site Reference	PO Site Reference (1)	Site name	Status*	Area (ha)	Indicative number of dwellings
SA6.1		Aborfield Mill, Glinton Road, Helpston, Peterborough	NS	1.43	42
SA6.2		The Crown Inn, Lincoln Road, Glinton	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	H084	Land adjacent to 29 Maxey Road, Helpston		0.32	6
SA6.6	H086	Land between Helpston Road and Main Street, Ailsworth		0.42	8
SA6.7	H087	Clay Lane, Castor	UC	1.67	25
SA6.8	H091	Land adjoining the Surgery, Glinton		1.09	28
SA6.9	H098e	Land off Trent Parker Road, Wittering			160
SA6.10	H104a	St Martins Road, Newborough		2.81	62
SA6.11	H141	Broadwheel Road, Helpston		1.98	34
		Total: Limited Growth Villages			400

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

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

Small Villages

3.19 Within the villages identified in the settlement hierarchy of the Core Strategy as Small Villages, the scale of residential development will be very modest. As of 31st March 2010 there were 86 dwellings already committed (of which 45 dwellings are committed on sites under 0.3ha), 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, with the exception of a site in Barnack, where permission for 41 dwellings has been consented.

Policy SA 7

Small Villages

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

Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
Committed Sites over 0.3ha (as of 31st March 2010)				
SA7.1	land west of Uffington Road, Barnack	NS	1.76	41
	Total Committed Sites			41

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

Open Countryside

3.20 At 1st April 2010, there were 19 dwellings committed in the countryside - i.e outside the urban area of Peterborough and the village envelopes. 8 have not yet started construction, 1 is at outline planning application stage, and 11 are 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 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.

3.21 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

3.22 Planning Policy for Gypsy and Traveller accommodation is set out in the Core Strategy of policy CS7 (Gypsies and Travellers). No sites for 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 is proposing the following transit site.

Policy SA 8

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
SA8.1	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⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

Prestige Homes

- 3.23** 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.
- 3.24** A report assessing the need for prestige homes was produced in March 2009 (Need for 'top of the market' Prestige Homes in Peterborough) and concluded that a substantial proportion of higher paid people in managerial, professional and technical occupations are commuting into Peterborough for work, whilst living elsewhere in the housing market area (and possibly beyond). Nearly half of the managers and senior officials who work in Peterborough live outside the local authority area. Full details of this can be found in the supporting Evidence Report.
- 3.25** There is no specific definition of 'top of the market' prestige homes, but these can be generally regarded as being at the higher end of the market in terms of value (within the highest 10% price bracket of dwellings in the housing market area as a whole); large (perhaps with 5 bedrooms or more); and individually designed, with a high specification, detailing and facilities. Newly-built houses in this sector would be typically aimed at the senior professional and managerial market or would be of a bespoke design for an individual client.

Policy SA 9

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**
- **SA1.6 - Orton Bricks works South of Hampton Vale (Hampton)**
- **SA1.7 - Land West of Hampton Vale "Triangle Land" (Hampton)**
- **SA3.39 -Land off Itter Crescent**
- **Allocated sites in rural areas**

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** The following table sets out the relationship between the Core Strategy and Site Allocations DPD

Table 7 Relationship with the Core Strategy Employment

Location	Core Strategy (to find) (ha)	Site Allocation Area (ha)
City Centre	3.5	(to be determined through the CCAAP)
Urban Extensions	155.5	115.5
Within and adjoining the urban area	51 -81	20 -50
Villages	3	3.0
Total	213 -243	55 (approx)

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

City Centre

- 4.6** 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, and not this Site Allocations Document, 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

- 4.7** Approximately 65 hectares of employment land is allocated 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.
- 4.8** The Norwood Urban Extension has approximately 2 hectares of employment land proposed in the Core Strategy as part of the mixed-use development.
- 4.9** The Core Strategy re-affirms employment development on committed sites (ie sites with planning permission) at Hampton Township (approximately 43 hectares), Alwalton Hill (approximately 40 hectares) and Stanground South (5.5 hectares).

Policy SA 10

Urban Extensions-Employment Land

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

Site Number	PO reference (1)	Site name	Area (ha)
SA10.1		Hampton	43.0
SA10.2		Stanground South	5.5
SA10.3	UE001	Great Haddon	65.0
SA10.4	UE002	Norwood	2.0
		Total:	115.5

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

Regional Freight Interchange

- 4.10** 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. An opportunity for such a strategic rail freight interchange has arisen in Peterborough on a site to the south-east of the city, immediately north-east of Stanground.
- 4.11** The principle and broad location for the Interchange has been set by the Core Strategy, together with policy requirements and joint authority working arrangements for considering detailed proposals for the site (see Core Strategy Policy CS3). The purpose of the Site Allocations Document is to define the precise boundaries of the site.

Policy SA 11

Regional Freight Interchange

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

Site reference	PO Site reference (1)	Site name	Site Area (ha)
SA11.1	E018	Regional Freight Interchange	102* (approx)

*The total site area is approximately 135 hectares. A greater proportion (102 hectares) lies within Peterborough administrative area, with about 33 hectares likely to be required in the Fenland administrative area (Subject to it being allocated in the Fenland LDF).

General Employment Areas and Business Parks

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

Policy SA 12

General Employment Areas and Business Parks

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

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

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

Name and reference	Committed Sites (as of 31st March 2007)	Area (ha)	Status*
Bourges (GEA1)	Nil sites	0	
Bretton (GEA2)	Nil sites	0	
Eastern (GEA3)	SA12.1 Land off Third Drove and fronting Fengate	7.9	UC
	SA12.2 Land between Second & Third Drove	6.43	UC
	SA12.3 Perkins South (E008a)	4.16	
	SA12.4 Red Brick Farm (see also policy SA15) (E021a)	30.00 (approx)	
Hampton (GEA4)	(See policy SA13)		
Lakefield (GEA5)	Nil sites		
Orton Southgate (GEA6)	SA12.5 Land Adjacent Pegasus, Bakewell Road, Orton Southgate	1.88	NS
	SA12.6 4B Culley Court	1.24	UC

Name and reference	Committed Sites (as of 31st March 2007)	Area (ha)	Status*
Oxney (GEA7)	SA12.7 Oxney Road East	2.01	O
	SA12.8 Land at Oxney Road Industrial Estate Oxney Road	0.51	O
	SA12.9 Oxney Road (E023)	9.55	
Paston (GEA8)	Nil sites		
Werrington (GEA9)	SA12.10 Plot 2 Papyrus Road	0.84	UC
Westwood (GEA10)	Nil sites		
Woodston (GEA11)	SA12.11 Shrewsbury Avenue (E014)	0.96	
Alwalton Hill/Great Haddon (GEA12)	SA12.12 Alwalton Hill (See Policy SA10)	40.00	
Bretton (BP1)	Nil sites		
Peterborough BP (Lynch Wood) (BP2)	SA12.13 Site F, Peterborough Business Park	1.14	NS
	SA12.14 Lynchwood (South), Orton (E012)	0.97	
	SA12.15 Lynchwood (North), Orton (E013)	1.29	
Thorpe Wood (BP3)	SA12.16 Land adjacent to Thorpe Wood House (M001)	2.48	
	SA12.17 Hempstead	2.75	O
	Total Committed Sites		

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

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

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

Policy SA 13

Red Brick Farm (Site E021)

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

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

The Council will 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.

Rural Employment Sites

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

Policy SA 14

Rural Employment Sites

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

Table 8

Site Reference	PO Site reference (1)	Site name	Area (ha)
SA14.1	H098e	Land off Trent Parker Road, Wittering	1ha
SA14.2	E025	North of Thorney Road Eye	1ha
SA14.3	E017	Station Road, Thorney	1ha
		Total new preferred Allocations	3ha

Notes:

⁽¹⁾ This column is for information only, and will be removed when this plan is submitted to the Secretary of State.

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

5 Other Site Allocation Policies

5.1 The following sections set out site related policies.

Safeguarded Land for Future Key Infrastructure

- 5.2 As new infrastructure schemes are initiated on a continual basis, so the potential need to identify strategic areas in preparation for implementation of these schemes arises. The City Council have developed the evidence to understand in more detail what infrastructure will be required, when this will be required and to provide certainty that it will be forthcoming. The mechanism for this work is the Integrated Development Programme (IDP). IDPs are costed, phased and prioritised programmes of infrastructure development to respond to 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 enable future infrastructure needs.

Policy SA 15

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.

Table 9

Site	Scheme	Location	Planned Infrastructure
SA15.1	Passenger Rail Station	Land at Hampton.	Railway Infrastructure
SA15.2	Land Beside the A15	Glinton/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.
- 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 SA4 (Prestige Homes), provided these would be compatible with the Country Park allocation and would not prejudice its integrity and continuity.

Policy SA 16

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 and that would also contributes or enhances 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 Glington; 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 SA 17

Green Wedges

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

East of England Showground

- 5.9** The majority of land which comprises the East of England Showground lies outside the Urban Area boundary. Normally this would imply 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 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 taken to alleviate any adverse impacts.

Policy SA 18

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.

Special Character Areas

- 5.10** A number of areas are identified as Conservation Areas because of their special architectural or historic interest.
- 5.11** In addition, whilst not of Conservation Area quality, three Special Character Areas have been designated to acknowledge their strong landscape character, architectural quality and development patterns that together provide a high environmental quality.
- 5.12** 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.
- 5.13** The development criteria identified below are intended to provide additional design guidance in respect of these Special Character Areas.
- 5.14** Further details on these Special Character Areas are available in the Evidence Report.
- 5.15 Wothorpe Village:** The settlement pattern is set around three bridleways established in the Enclosure Award (1797), now First Drift and Second Drift. Both are un-adopted roads. These bridleways provided access to allotments, which gradually became development into residential properties. Since Enclosure the pasturelands, hedgerows and woodlands surrounding the village have remained largely unaltered. The area is characterised by low-density development mainly individually designed family houses set in large landscaped gardens giving a semi-woodland setting. The built environment has a wide range of building styles.

- 5.16 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.
- 5.17 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. Ashton comprises two groups of dwellings interspersed with open space along Bainton Green Road and High Field Road. Most buildings are stone and slate construction. Development is very limited and the layout has changed little from the end of the 19th Century.

Policy SA 19

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

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:

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

Village Design SPD

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

Cemetery Provision

5.19 There is a need to safeguard an area of land to meet future need for cemetery provision. The size design, layout and scale of buildings required to enable to 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 SA 20

Cemetery Provision

The following site as shown on the proposals map has been safeguarded for a new cemetery. Built development will only be permitted 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

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 new planning system is the ability to produce various local development documents at different times. This allows the Council to respond quickly to changing circumstances and priorities in Peterborough.
- 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 achieve the vision and the strategic objectives underlying the significant amount of growth that is proposed.
- 6.4** The purposes of monitoring are:
- to assess the extent to which policies and sites in the Site Allocations document are being implemented
 - to identify policies or sites that may need to be amended or replaced
 - to establish whether policies have had unintended consequences
 - to establish whether assumptions and objectives behind policies are still relevant
 - to establish whether targets are being achieved
- 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 Document will be the Peterborough Annual Monitoring Report (AMR).
- 6.6** The impact of the Site Allocation Document on sustainability will be monitored through the AMR process by looking at the indicators identified in the Sustainability Appraisal Report.
- 6.7** The tables on the following pages show our Implementation and Monitoring Strategy for this document.

Housing Section	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Opportunity Peterborough Greater Cambridge-Greater Peterborough Local Enterprise Partnership Developers and Housebuilders Housing Associations Registered Social Landlords Private and public land owners Homes and Communities Agency	The IDP provides up to date details on the necessary infrastructure projects required to implement the policy.
How will the policies be implemented?	Indicators
Planning Policies DPD will provide detailed policies for housing. Site Allocations DPD will identify and allocate land for future housing development. Masterplans or other studies for District Centres will identify scope for further residential intensification.	Housing mix broken down by 1, 2, 3 and 4+ beds in the market housing sector. Affordable housing mix broken down by 1, 2, 3 and 4+ beds in the social rented sector.
	Targets and dates
	1 or 2 bed - approximately 50%. 3 bed - approximately 22%. 4+ bed - approximately 28%. (cumulative averages)
	1 or 2 bed -approximately 67%. 3 bed - approximately 14%.

Housing Section	
<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>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>4+ bed - approximately 19%. (cumulative averages)</p> <p>At least 30% of the total dwellings as affordable houses.</p> <p>20% of the dwellings to be built to Lifetime Homes Standards.</p> <p>2% of the dwellings to be built to wheelchair homes standards.</p>
<p>Proportion (and number) of affordable homes completed on sites with 15 or more dwellings.</p> <p>Proportion of new homes meeting Lifetime Homes Standard on sites with 15 or more dwellings</p> <p>Proportion of new homes meeting wheelchair homes standard on sites with 50 or more dwellings.</p>	<p>Risks</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>Phasing</p> <p><i>No specific restrictive phasing policy.</i></p>
<p>Contingencies</p> <p>Review planning policies.</p> <p>Seek further engagement with developers and OP to identify why development is not coming forward.</p>	<p>Contingencies</p> <p>Review planning policies.</p> <p>Seek further engagement with developers and OP to identify why development is not coming forward.</p>

Employment Section	
Key responsible organisations	What is the delivery of the policies dependent upon?
<p>Peterborough City Council Opportunity Peterborough Developers</p> <p>Peterborough Regional Economic Partnership</p> <p>Greater Cambridge-Greater Peterborough Local Enterprise Partnership</p> <p>Inward-investors</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 employment.</p> <p>Individual sites for employment use will be identified and allocated via Site Allocations DPD and City Centre Area Action Plan DPD.</p> <p>Active promotion of Peterborough as a business location.</p> <p>The Peterborough Delivery Partnership will work with partners to tap into funding sources.</p>	<p>Amount and type of employment land available.</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>Targets and dates</p> <p>80 Hectares.</p> <p>Deliver at least 215 hectares from 2007 to 2026.</p> <p>At least 5 years' worth.</p> <p>Increase.</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>

Employment Section		
<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>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><i>No specific restrictive phasing policy.</i></p>		
<p>Comments: Employment concerns use classes B1 (Business), B2 (General Industrial), B8 (Storage or Distribution).</p>		

<p>Safeguarded Land for Future Key Infrastructure</p>	<p>What is the delivery of the policies dependent upon?</p>	
<p>Key responsible organisations</p> <p>Peterborough City Council Opportunity Peterborough Developers and housebuilders Housing Associations Registered Social Landlords Private and public land owners</p>	<p>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 integrity of policy is not being undermined by approvals for inappropriate development.</p>	
<p>How will the policies be implemented?</p> <p>Planning Policies DPD will provide detailed policies for planning applications.</p> <p>Continuous partnership working with relevant organisations to ensure constraints can be overcome.</p> <p>The IDP will set out the detailed infrastructure requirements required to support the policies.</p> <p>Through the ongoing submission and determination of planning applications.</p>	<p>Indicators</p> <p>Applications granted in areas allocated as safeguarded land that threaten or hinder the ability to implement the projects.</p>	<p>Targets and dates</p> <p>Minimise.</p>
<p>Risks</p> <p>Lack of interest/investment in infrastructure projects.</p> <p>Committed projects not being developed.</p> <p>Safeguarded sites succumbing to inappropriate development activity.</p>	<p>Contingencies</p> <p>Review planning policies and site allocations.</p> <p>Seek further engagement with developers to identify why land is not being safeguarded.</p> <p>Work with developers to overcome site-specific obstacles.</p> <p>Liaise closely with Development Management function internally.</p>	

Hampton Country Park	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Opportunity Peterborough Developers and housebuilders Private and public landowners	Implementation of existing legal agreement.
How will the policy be implemented?	Targets and dates
Planning Policies DPD will provide detailed policies for planning applications. Through the ongoing determination of planning applications. Implementation of existing legal agreement.	Minimise.
Indicators	Contingencies
Type and number of permissions granted within the area.	Review planning policies and site allocations. Seek further engagement with developers and OP 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.
Risks	Contingencies
State of national economy, and impact on housebuilding and employment sectors. Lending policies of financial institutions. Pressure for inappropriate development.	Review planning policies and site allocations. Seek further engagement with developers and OP 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.

Green Wedges	
Key responsible organisations	What is the delivery of the policies dependent upon?
Peterborough City Council Developers and housebuilders Private and public land owners	Nil.
How will the policy be implemented?	Indicators
Planning Policies DPD will provide detailed policies for planning applications. Through the ongoing submission and determination of planning applications.	Type and number of permissions granted within the area.
	Targets and dates
	Minimise.
	Risks
	State of national economy, and impact on housebuilding and employment sectors. Lending policies of financial institutions. Pressure for non-conforming development.
	Contingencies
	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.

Appendix 1 Deleted Policies

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

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

Appendix 2 Glossary

Adoption - the formal decision by the Council to approve the final version of a document, at the end of all the preparation stages, bringing it into effect.

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

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

Annual Monitoring Report (AMR) - a document produced by the local planning authority and submitted to Government by 31 December each year to report on the progress in producing the local development framework and implementing its policies.

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

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

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

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

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

Development Plan - see Statutory Development Plan.

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

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

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

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

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

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

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

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

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

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

Local Development Framework (LDF) - the collective term for the whole package of planning documents which are produced by a local planning authority to provide the planning framework for its area. The LDF includes LDDs, the LDS and the AMR.

Local Development Scheme (LDS) - a document which sets out the local planning authority's intentions and timetable for the preparation of new LDDs (including DPDs, SPDs and the SCI).

Local Planning Authority (LPA) - the local authority which has duties and powers under the planning legislation. For the Peterborough area, this is Peterborough City Council.

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

Minor Development - any development which is not major development.

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

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

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

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

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

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

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

Proposals Map - a map on an Ordnance Survey base map which shows where policies in DPDs apply. For an interim period it will also show where saved policies from Local Plans apply. It needs to be revised as each different DPD is adopted.

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

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

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

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

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

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

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

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

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

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

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

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

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

Sustainable Development - usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987).

The Act - the Planning and Compulsory Purchase Act 2004, which put in place the statutory framework for preparing the LDF.

The Regulations - the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009; and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

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

Use Classes Order - a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application. Use Classes referred to in this Site Allocations DPD are:

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

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

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

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Neighbourhood Council Minutes

NEIGHBOURHOOD COUNCIL RESPONSES TO SITE ALLOCATIONS PRESENTATION

EXTRACTS FROM DRAFT MINUTES

Dogsthorpe East and Park Neighbourhood Council, held 1 September 2010:

The Policy and Strategy Manager gave a presentation on the Site Allocations Document and made the following points:

- No decision would be made on the Site Allocations Document at the meeting, as the document would be considered by Council later in the year.
- The Site Allocations Document was essentially a map which allocated new land for housing, retail or employment development. Once finalised, the document would encourage developers to come forward with proposals which accord with the detail on the map.
- There were a number of policies behind items for new development. The Site Allocations were not about planning permission as developers would need to seek permission for each proposal in its own right. The document was about setting principles about appropriate sites for different kinds of development.
- The preparation of the document was very regulated by the government, and had already been through two consultation stages. In 2009 all the possible sites known to the Council were put out for consultation. In March and April 2010, the Council put forward preferred sites.
- The next part of the consultation sought to finalise the map, which would then go to an independent inspector who gives final approval.

The Policy and Strategy Manager then talked through some of the site allocations particular to the Neighbourhood Council area:

- The John Mansfield School and a remote playing field to the north would be promoted for housing development, with an anticipated 250-300 houses across the two sites.
- The bus depot on Lincoln Road was proposed as a small housing site if the business relocated.
- Part of the Community College was also earmarked for housing development for approximately 40 houses.
- Former Perkins workers' sports field was proposed for housing.
- Two smaller sites marked for employment development were included in the current local plan, but had not yet come forward for development.
- A large area marked for employment development was known as Red Brick Farm and would provide a large extension of the east employment area. This large area would not be developed overnight, but formed part of a 20 year programme of development.

The Policy and Strategy Manager advised that the comments received at the meeting would be reported to formal Council for a final decision in November 2010. Following this, a further period of formal public consultation in January and February 2011 would take place, with responses being forwarded to the independent inspector.

During consideration the following points were noted:

- Wayne Stimpson sought clarification as to whether there were plans for green spaces or allotments amongst the site allocations identified. The Policy and Strategy Manager advised that whilst there were no specific sites allocated for green spaces or allotments, Council policy would ensure that for larger housing sites, developers must provide a certain amount of open space. This would occur at the detailed planning development stage.
- The Policy and Strategy Manager advised that due to some flood risk and archaeological issues, the creation of one massive employment area was unlikely. It was possible that part of this area could be set aside as open space, which may include allotments.

- Dave Harman sought explanation on the economic justification for the plans as areas of the city currently stood vacant. The Policy and Strategy Manager explained that the process was about trying to balance new housing with job opportunities for the next 20 years. As Peterborough grew, it was anticipated that the vacant areas in the city would quickly be filled and new areas would need to be identified, hence the plan.
- John Shearman sought clarification as to whether there would be a judicious mix of housing in these developments, and confirmation that archaeological investigation would take place on the Red Brick Farm area prior to development. The Policy and Strategy Manager advised that the rule of thumb with development was that 30% would be affordable housing with a mix of housing sizes on each site. With regard to archaeology, Council policy would require an assessment to be carried out before any works commenced on site.
- Cllr Peach sought clarification as to why the travellers provision was pulled from the strategy, but not the housing provision, and asked the Policy and Strategy Manager to confirm that the Council no longer had targets on affordable housing. The Policy and Strategy Manager confirmed that the Coalition government had abolished regional housing targets and whilst the matter still required clarity it was understood that regional groups could set their own targets, which would be tested independently. The Council no longer had housing, traveller or employment targets to meet, however the Leader on 7 June had issued a press statement stating that the Council would come up with its own target for travellers. The Leader also stated that the Council would carry on with the housing target that was developed through the RSS as it goes alongside what the community strategy says about growth.
- Cllr Peach asked if there would be any provision for executive homes on some of the sites, particularly sites near the city centre, as there was a need for this type of housing in Peterborough. The Policy and Strategy Manager advised that the core strategy gives generic support for executive homes, and that the Site Allocations Document would allocate sites which would be suitable for a high proportion of executive homes. The Policy and Strategy Manager agreed to respond to Cllr Peach with further information on this matter.

Di Newman asked how issues of contamination would be managed on land that was once industrial use and now allocated for housing or employment, and what measures would be in place with developers to ensure the use of green fittings and materials in line with the environment capital aspirations. The Policy and Strategy Manager advised that the council was currently reviewing its environment policy to fit in with the city's environment capital aspirations and once this was complete, officers would investigate how to support this through the planning process. With regard to contamination issues, this would be addressed through a contamination land report which would be required when a planning application was submitted, and possibly the involvement of the Environment Agency.

Fletton, Stanground and Woodston Neighbourhood Council, held 2 September 2010:

In the absence of the relevant officer, the Neighbourhood Manager gave a brief presentation on the Site Allocations Development Plan which detailed the sites in the Neighbourhood area that had been proposed to be developed over the coming years.

The details on the plan had not yet been approved and were still at the consultation phase. More decisions would be made by the Council in Jan/Feb 2011 and an independent inspector would review any plans/decisions taken by the Council shortly after.

The Neighbourhood Council was invited to comment on the site plan for the area. Questions asked included:

- The map is difficult to read as there are no road names, can road names be added?
- There was a presentation at a past meeting whereby Woodston was identified as a potential artisan area of the city; can this presentation be given again incorporating the proposed developments?

ACTION: Responses to the above questions to be provided at the next meeting, via the update boards.

Rural North Neighbourhood Council, held 16 September 2010

The Clerk advised that Members were not obliged to vote to show support or opposition tonight but officers were requesting opinions and comments on the proposed sites for development in the area. Comments from elected Members would not bind them to that point of view for future meetings discussing the Site Allocations Document.

The Planning Policy Manager introduced the Site Allocations plan and the approval process within the council that was needed before a final document was approved including:

- This is latest version on current recommendations from officers which will go to Cabinet (8 November), then full Council (8 December) to approve a draft version for 6 week consultation then on to the secretary of state and inspector and finally to full Council (possibly December 2011) for formal adoption;
- Some sites already have planning permission in this area;
- Gypsy and Traveller pitches now dropped from the document; none will be allocated. A transit site will not be in this area;

Comments and responses to questions included:

- Cllr Sanders – Eye and Thorney residents have already given responses at previous consultations; Parish councils' opinions should be foremost in planning considerations; officers must collate previous consultation responses before a final draft is presented;
- Thorney Parish Council – what happened to sites proposed in flood plain areas near Thorney? *These sites were removed as the Environment Agency opposed on the basis that they are in a higher risk flood zone. Flood zones are based on the assumption that there are no flood defences (as they could fail). It would therefore be difficult to put these sites back in;* Why additional site off Sandpit Road after the previous document? *There was an initial concern with the site which has now been reconsidered as acceptable;*
- Helpston Parish Council – 61 new dwellings proposed for Helpston when 45 were earmarked for the village envelope in total. Are figures from Core Strategy still valid? Requests city councillors object to the Site Allocations document;
- Glinton Parish Council – Concerned that city council will seek to build more houses to gain from government incentives;
- Eye Open Space Group – Previous opposition to growth in Eye was not listened to. Over 1000 people opposed to growth outside the current village envelope wrote to the council. Need employment in the village, not outside the village. Concerned about size of proposed housing developments for Eye as employment site not now included;
- Cllr Over – Developments are not sustainable as people have to work and shop outside villages because no employment development for rural areas. No evidence that more houses are needed or wanted. Little infrastructure at the moment so wouldn't cope with more people. This area will lose valuable agricultural land and countryside if housing developments take place;
- Eye Junior Youth Club - Concern that no consideration given for impact on local doctors, youth clubs, schools and amenities etc which are already oversubscribed;
- *Planning Policy Manager - Parish Councils can provide land for cemeteries; 3 sites for a city council cemetery proposed in the Castor and Ailsworth area currently open for consultation;*
- *Re Core Strategy – sites proposed in the document were due to full Council voting on that level of development in the rural area so officers are now obliged to find the sites to meet the agreed development level;*
- Helpston Parish Council – Must ensure that the government Inspector receives correct information from officers in the first instance when considering sites.

The clerk was requested to note that no favourable comments to support the Site Allocations Document were forthcoming.

Central and North Neighbourhood Council, held 21 September 2010:

The Policy and Strategy Manager gave a presentation on the Site Allocations Document and made the following points:

- The Site Allocations document affected other areas more than this neighbourhood area, given that no sites in this area had been put forward for development given the existing density of development.
- In the future, the Policy and Strategy Manager was interested in how Planning could work with the Neighbourhood Council and elected Members to help make the much needed regeneration and tidying up of the area happen.

During discussion, the following points were noted:

- Residents had been trying to find out from the Planning department what regeneration meant for the Council, as so far Millfield and New England had received no assistance. Residents do not feel that this attitude would change quickly, though there was a lot to be said for the area, if it was cleaned up.
- Residents queried the ongoing use of a car park in Bamber Street which was not heavily utilised, and sought clarification as to what stage the use as a car park could be abandoned and the site used for something else. The Policy and Strategy Manager advised that it was not impossible to add new sites to the Site Allocations document at this time, though it was difficult.
- The brownland site near Matalan was not included in the Site Allocations document as it was already allocated as land suitable for development for general employment uses; the Site Allocations document was about allocating new sites with no current status whatsoever.
- Cllr Khan queried what would need to happen to have the relocation of the bus depot become a top priority. The Policy and Strategy Manager advised that it was not a case of priority, but the need to offer the business a viable site to move them to.

When taking regeneration opportunities into consideration, it was agreed that young people would be involved in the process.

Peterborough North Area Committee, held 22 September 2010

The Principal Strategic Planning Officer introduced the item advising that the map showed the latest proposed sites allocated for development over the next 15 years. This area had mainly mixed use development with some residential. Gypsy and Traveller sites were removed apart from the transit site at Norwood lane.

Comments, questions and responses included:

- Cllr John Fox – concern over Werrington centre re housing – how many and where? *Don't know yet as just proposals, maybe 100 homes for that centre;*
- Cllr Lane – a development north of Werrington? *No longer required as Norwood and Greater Haddon used for the large residential development in the core strategy;*
- Cllr S Day – Traveller transit site no longer at Norwood? – *Possibly still the preferred site but can investigate;*
- Housing allocations on the sites, what numbers overall? – *one is Lincoln Road approx 60-70, Itter Crescent approx 25, Honey Hill School approx 50.*
- Not many houses for this area in the overall city development? - *Over 1000 houses in Norwood development for this area;*
- D Hedges – some areas will receive lots of S106 funding others very little. *S106 has to be linked to the development so if no development little justification for S106;*
- Cllr Thacker – why Norwood for the transit site as Travellers have stated they would not occupy it? – *was proposed as best site. If you feel is not right site, can raise this at Council, in the public consultation and to planning inspector. Not finalised yet.*

ACTION: provide information on whether Norwood is still the preferred location for Traveller Transit Site.

Ortons with Hampton Neighbourhood Council, held 23 September 2010:

Peter Heath-Brown, Planning Policy Manager PCC, explained that the Site Allocations Document was made up of a series of planning documents and detailed the developments over the next fifteen years. The purpose of the document was to identify land suitable for housing, employment or other forms of development. Planning permission would still need to be sought and areas identified for development would appear on local searches when purchasing a new house.

The document had not yet reached the formal public consultation stage, but was being exhibited at all Neighbourhood Councils during September in order to gather comments before going to Full Council Meeting in December, where the feedback from Neighbourhood Councils would be given. The document would then go to the Secretary of State for consideration and public consultation.

The following responses were provided to questions raised by attendees:

- The figure for the number of houses to be built was derived from the overall scale of growth for the area, natural domestic migration, large number of teenagers in area who will eventually need housing;
- Members of the Planning Team along with Councillors are spending a lot of time with developers so that the lessons learned from Hampton regarding community facilities would be taken forward for the Great Haddon project;
- The Site Allocations Document was not just about houses, it also included projects for employment for the new residents;

The following comments and feedback regarding the document were noted and would be considered in future stages of the consultation process:

- PCC must ensure that leisure and community facilities are built to compliment any new large and existing developments, such as Great Haddon;
- Road and transport networks must be in place to support new developments;
- Can any contracts with developers have a clause whereby the building of community facilities will be completed before residential/employment building;
- Any new developments must have sufficient space for car parking and storage for multiple waste and recycling bins;

Attendees were advised to write any further comments on the feedback form attached to the agenda, and pass to Council Officers at the end of the meeting.

Peterborough West Neighbourhood Council, held 29 September 2010:

Gemma Wildman introduced the proposed developments in the neighbourhood area giving timescales for the approval of the Site Allocation Document and further information including:

- Current draft document incorporates consultation and responses received earlier this year. Will be further opportunity for public consultation next year;
- Proposals included regeneration of the Bretton district centre and site of former Bretton Woods School and Ravensthorpe local centre redevelopment.
- Netherton Grange allotments already awarded planning permission.
- Possible housing development on the former Freeman's site.

Comments, questions and responses included:

- Cllr Fletcher – why build housing on Freeman's site, it is an industrial centre;
- Glennis Bentley – losing allotments for housing again, Ravensthorpe is deficient in allotment sites but the document reduces allotments again;

- What about the existing hospital site? – *will be dealt with in city centre action plan, a separate document;*
- How were sites identified? – *landowners, developers, community were all invited to put forward development sites;*
- Bretton Centre – what is happening to it? – *there is a boundary for the centre and this is confirmed in the document (similar to other centres such as Werrington and Millfield), could include housing in redevelopments;*
- Cllr Dalton – old hospital site plan is coming to a future meeting hopefully to be held near the site;
- When plans go forward for housing, what about school, health and transport provision, Bretton Woods was closed down? – *will be dealt with when planning applications for sites come in and could include S106 funding;*
- Ray Cave – who will pay for cost of demolishing Freemans buildings, £4m?;
- Dearleap Residents Association – housing was planned for Bretton Woods site years ago but nothing happened following Bretton 2010, why would it happen now? – *This is a 15 year plan so would expect development in that time.*

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