

CABINET	AGENDA ITEM No. 4
26 March 2012	PUBLIC REPORT

Cabinet Member responsible:	Cllr Marco Cereste, Portfolio Holder for Strategic Planning, Economic Development and Business Engagement	
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PETERBOROUGH SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (VERSION FOR ADOPTION)

R E C O M M E N D A T I O N S	
FROM : Head of Planning, Transport and Engineering	Deadline date : 18 April 2012
<ol style="list-style-type: none"> 1. That Cabinet notes the conclusions of the independent Inspector who was appointed to examine the council's submitted Peterborough Site Allocations Development Plan Document. 2. That Cabinet recommends to Council the adoption of the Peterborough Site Allocations Development Plan Document, incorporating modifications as recommended by the Inspector ('Main Modifications') and other minor editorial modifications ('Additional Modifications'). 	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following Council's decision on 8 December 2010 to approve the Peterborough Site Allocations Development Plan Document (DPD) (Proposed Submission Version) for the purposes of public consultation and submission to the Secretary of State. Such consultation has taken place and the DPD was submitted to the Secretary of State in May 2011. Subsequently, an independent Planning Inspector appointed by the Secretary of State has carried out a public examination into the document. The Inspector has sent his report to the Chief Executive setting out his conclusions on the DPD.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to set out the recommendations made by the Independent Inspector and subsequently, seek Cabinet's approval to recommend the Site Allocations DPD to Council for adoption.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1, to take collective responsibility for the delivery of all strategic executive functions within the council's Major Policy and Budget Framework and lead the council's overall improvement programmes to deliver excellent services.

3. **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Cabinet Meeting	26 March 2012
Date for relevant Council meeting	18 April 2012	Date for submission to Government Dept	N/A

4. **PETERBOROUGH SITE ALLOCATIONS DPD – THE INSPECTOR’S REPORT AND THE SITE ALLOCATIONS DPD RECOMMENDED FOR ADOPTION**

Introduction

- 4.1 The preparation of the Peterborough Site Allocations DPD has reached its final stage. Following considerable public consultation over the last few years, we have now reached the stage where Council has to decide whether to adopt the DPD as part of its major policy framework.
- 4.2 Cabinet will recall that on 8 November 2010, the ‘submission’ version was considered before subsequently being approved by Council on 8 December 2010. That approval set in motion two key events:
- (i) the issuing of the Site Allocations Document for its final public consultation stage (February-March 2011); and
 - (ii) the ‘examination’ of the Site Allocations Document by an Independent Inspector appointed by the Secretary of State (autumn 2011), and the subsequent issuing of an ‘Inspector’s Report’ (February 2012) setting out his recommendations for modifications to the DPD.

Content of Site Allocations DPD

- 4.3 Before coming to the Inspector’s findings and recommendations, Cabinet may wish to remind themselves as to the purpose, content and status of the Site Allocations Document. If adopted, it will become part of the statutory development plan, and, as such, will be part of the council’s major policy framework. It will be one of the documents that will gradually replace the existing Peterborough Local Plan (First Replacement) (2005), complemented by a suite of other documents (such the Core Strategy which was adopted February 2011) that together comprise the Local Development Framework.
- 4.4 The Site Allocations DPD identifies land and allocates sites for different types of development, such as housing and employment to deliver the planned growth for Peterborough’s administrative area as set out in the Core Strategy. It excludes sites in the City Centre. It also identifies and safeguards land for items of key infrastructure required to support the growth of the city.

The Inspector’s Role and the Inspector’s Report

- 4.5 Government regulations stipulate that an Inspector must be appointed by the Secretary of State to undertake an ‘examination’ of a proposed DPD, and consider all comments and objections that have been made. The Inspector holds a ‘hearing’ session as part of the examination process. The Inspector then subsequently issues an ‘Inspector’s Report’, which must state either:
- (i) That the Site Allocations DPD is ‘unsound’, and that it is impossible for changes to be made to it to make it ‘sound’; under this scenario the Council is not permitted to adopt the Site Allocations DPD; or

- (ii) That the Site Allocations DPD is 'sound' as submitted, or provided that certain modifications as recommended by the Inspector are made before it is adopted.

4.6 We are very pleased to report that the Inspector, Mr Roger Clews, has found our DPD 'sound' and, in effect, has given permission to the city council to adopt it provided his recommended modifications are incorporated into the final adopted version. His full report is attached at Appendix A. This includes a list of all modifications (see Appendix).

4.7 The Inspector concludes that the Site Allocations DPD provides an appropriate basis for the allocation of development sites in Peterborough (excluding the city centre) over the period to 2026, provided that a number of modifications are made to it. The modifications can be summarised as follows:

- Deletion of a housing site in Thorney (SA5.6) - Land off Whittlesey Road, Thorney (130 dwellings)
- Deletion of policy SA20: Cemetery Provision (including site SA20.1)
- Inclusion of Site H081: Land at Woburn Drive, Thorney (77 dwellings)
- Inclusion of Site H070 (part): Land off Crowland Road, Eye Green (25 dwellings)
- Inclusion of Site H150 (part): Land south of Thorney Road, Eye (50 dwellings)
- Adjustment to the boundary of the Norwood Urban Extension
- Alterations to wording of some policies and their reasoned justification to bring them into compliance with the Core Strategy and national planning policy, to ensure the adequate provision of infrastructure and to ensure that the allocated sites are deliverable.

4.8 It is important to note that, in accordance with regulations, the recommended modifications in the Inspector's Report are 'binding' on the council. This means that the council cannot 'pick and choose' which of his modifications to accept or reject; it must accept them all (if the council wishes to adopt the DPD) or, indirectly, reject them all (and, thus, not adopt the DPD).

Adoption of the Peterborough Site Allocations DPD

4.9 Cabinet must decide whether to recommend to Council the adoption of the Peterborough Site Allocations DPD. Attached at Appendix B is the version which Cabinet is asked to recommend. This version incorporates all of the recommended modifications made by the Inspector. It also includes a number of minor changes which do not affect the soundness of the document, and which the council is permitted to make under new provisions introduced by the Localism Act 2011. These changes are minor editing and updating of the document and are listed in Appendix C to this report. The majority of these minor changes have arisen from discussions that took place during the examination and they have been the subject of consultation in November 2011.

4.10 Appendix D of this report consists of that part of the Proposals Map which accompanies the Site Allocations DPD, showing the precise location of all the future housing and employment sites as well as land safeguarded for other uses, as included in the DPD.

4.11 If the DPD is adopted by Council, a completely new Proposals Map will be published which will also incorporate mapping associated with the remaining saved policies in the Local Plan (2005) and sites identified in the Minerals and Waste Site Specific Proposals DPD (adopted February 2012). The Proposals Map will be updated each time the council adopts a DPD which has policies for specific geographical areas.

4.12 To be absolutely clear on this matter, Cabinet (and then Council) can only support or reject the version as at Appendix B.

- 4.13 If Council agree the Site Allocations Document as per Appendix B, then the document is 'adopted' and comes into effect immediately.
- 4.14 If Council does not agree the Site Allocations Document as per Appendix B, then, in accordance with the regulations, it is not obliged to adopt it. Under this scenario, the council would need to re-commence the preparation of a new Site Allocations Document, following the same cycle of extensive data collection, site appraisal, consultation and examination as before.

5. CONSULTATION

- 5.1 Extensive consultation, over many years, with the public and a wide variety of other stakeholders has taken place. Emerging drafts have also been considered by various Neighbourhood Councils, Scrutiny Committee, Cabinet and Council meetings. The Inspector was satisfied that we had undertaken appropriate consultation throughout.
- 5.2 There is no opportunity for further consultation or comment on the document.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will recommend to Council that the Site Allocations DPD, as amended as a result of the Inspector's recommended modifications, be adopted.

7. REASONS FOR RECOMMENDATIONS

- 7.1 As outlined in the report, Council only has two options available to it; either adopt the document with the modifications or not adopt the document. The former is recommended, as it is a statutory duty to prepare a Site Allocations DPD, and, in adopting it, Peterborough will have a clear and robust policy document setting out its vision, objectives and sites for future growth.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The option of not adopting the DPD is not recommended, because in doing so the council:
- Would not have sufficient sites available to deliver the planned growth of the city set out in the adopted Core Strategy
 - Will be at considerable risk of having to consider ad hoc major planning proposals from developers with no real basis or policy in place for decision making (which in turn could lead to poorly planned growth, reduced investment in Peterborough, lower job growth, increased housing waiting list and insufficient provision of infrastructure due to uncoordinated, developer-led, development schemes).

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: On adoption, the council must consider all relevant planning applications against the allocated sites and policies in the DPD.
- 9.3 Financial Implications: There are no immediate financial implications flowing from the adoption of the DPD.

10. BACKGROUND DOCUMENTS

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

None.