



Peterborough Local Development Framework

Peterborough Site Allocations Development Plan Document

Cabinet 26th March 2012

Chief Executive
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Peterborough Site Allocations DPD

1 Introduction	1
2 Approach to Site Selection	5
3 Residential Sites	9
4 Employment Sites	25
5 Other Site Allocation Policies	33
6 Implementation and Monitoring	39

Appendices

Appendix A : Deleted Policies	49
Appendix B : Glossary	51

Schedule of Policies

Policy SA1 Urban Extensions	12
Policy SA2 District Centres	13
Policy SA3 Urban Area	15
.....	16
Policy SA4 Village Envelopes	18
Policy SA5 Key Service Centres	19
Policy SA6 Limited Growth Villages	20
Policy SA7 Gypsy and Traveller Transit Pitches	22
Policy SA8 Prestige Homes	23
Policy SA9 Urban Extensions - Employment Land	27
Policy SA10 Regional Freight Interchange	28
Policy SA11 General Employment Areas and Business Parks	29
Policy SA12 Red Brick Farm	31
Policy SA13 Employment Sites Within and Adjoining the Urban Area	32
Policy SA14 Rural Employment Sites	32
Policy SA15 Safeguarded Land for Future Key Infrastructure	33
Policy SA16 Hampton Country Park	34
Policy SA17 Green Wedges	34
Policy SA18 East of England Showground	35
Policy SA19 Special Character Areas	37

Contents

1 Introduction

- 1.1** The Peterborough Site Allocations Development Plan Document (DPD) forms part of the Statutory Development Plan for Peterborough, known as the Local Development Framework (LDF). It identifies land required over the period to 2026 to deliver the scale of growth and development set out in the Peterborough Core Strategy. It was adopted by the city council on 18 April 2012.
- 1.2** The role of this document is to establish the principle that a suitable form of development can be located on a particular site. However, it does not to give permission to any particular proposal; this will still need to be secured through the planning application process. The intention is to provide developers, service providers, the local authority and residents with some certainty about what sites will be developed in the future and for what purpose. The allocation of a site does not necessarily mean that it will be developed straight away, although one of the intentions is to allocate sites which have the potential to enable development to take place without undue delay.
- 1.3** For more detailed information on the Peterborough LDF, and how documents in the LDF relate to one another, please see the Peterborough Local Development Scheme (LDS) and the Peterborough Core Strategy DPD, both of which are available on our website: http://www.peterborough.gov.uk/planning_and_building/planning_policy.aspx

Production Stages

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

Main Stages		Date
Evidence gathering	Identification of main issues	
	Submission of approximately 200 potential development sites	July 2007 to October 2008
Issues and Options	Public consultation on all potential sites	October 2008 to January 2009
Preferred Options	Public consultation on the council's preferred sites	March 2010 to April 2010
Cemetery Provision	Public consultation relating specifically to options for the allocation of a site for a cemetery	August to September 2010
Proposed Submission	Final opportunity for making comments (representations) on the document	February to March 2011
Submission and examination	Site Allocations DPD submitted to government along with all public comments received during the proposed submission consultation.	May 2011
	Independent examination by a planning inspector.	October 2011
Adoption	Council adopts final DPD	April 2012
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

Introduction

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

- 1.6 The two Issues and Options documents included a summary and map of each site. At the time of consultation no assessments had been carried out and no decision had been made as to the suitability of any site.
- 1.7 All sites submitted to the council were then assessed against a detailed set of criteria as set out in Chapter 2 - Approach to Site Selection (full details of the site assessment process are contained in the supporting Evidence Report). From this, we identified our "Preferred Sites" and these sites were consulted on in March to April 2010 as part of the Preferred Options consultation.
- 1.8 The proposed submission version of the DPD was published in January 2011 and the DPD was subsequently submitted to the Secretary of State in May 2011. Following a public examination, the Inspector found the DPD to be sound, subject to the inclusion of some main modifications. These have all been incorporated into this adopted version.

Relationship with other Documents

Peterborough Core Strategy DPD

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

Core Strategy policy	Key policy contents to which this Site Allocations DPD conforms
CS1	Focuses growth in and around the City of Peterborough, at Key Service Centres and, to a lesser extent, at Limited Growth Villages
CS2	Provision of a minimum of approximately 25,500 additional dwellings over the period from April 2009 to March 2026, excluding approximately 4,300 dwellings that will be identified through the City Centre DPD
CS3	Provision of approximately 213 to 243 hectares of employment land over the period from April 2007 to March 2026, excluding approximately 3.5 hectares that will be identified through the City Centre DPD
CS5	The identification of locations for new Urban Extensions to the City of Peterborough
CS7	The identification of a location for a Regional Freight Interchange north-east of Stanground

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

Peterborough City Centre DPD

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

1.14 Accordingly, this Site Allocations DPD does not allocate any sites in the city centre.

Peterborough Planning Policies DPD

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

Peterborough Proposals Map

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

Introduction

Approach to Site Selection

2 Approach to Site Selection

Introduction

2.1 This section explains the approach undertaken in selecting sites for inclusion in the DPD. The site selection process was carried out in an open and transparent way, including consultation and the production of a full evidence base to support and justify the conclusions reached. The Evidence Report sets out the detailed methodology and site selection criteria, and includes a two page summary of each site that was considered, its score, and full reasoning and justification for allocation or not.

Summary of Methodology

2.2 All potential development sites were assessed against a detailed and wide ranging list of criteria, which were based on the principles of sustainable development and mirror the Sustainability Appraisal Framework (see paragraphs 2.12 to 2.16). The assessment included site visits and desk based research.

2.3 The assessment criteria were developed through consultation with relevant stakeholders and internal council departments to ensure that all relevant issues were addressed and the most appropriate and sustainable sites were selected. The criteria were made available for comments in October 2008 as part of the Issues and Options public consultation, and were amended and refined to take account of comments received. Full details were also published in the Preferred Options Evidence Report.

2.4 The assessment criteria were each scored using a five point colour matrix. This provided a clear, easy to understand system.

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

2.5 There was a deliberate decision to use colour rather than numbers, as the use of numbers often implies a relative measure, which does not exist; for example, that a value of 4 is exactly twice the value of 2.

2.6 The use of colours provides a fair and consistent comparison for a single topic across all sites and also gives the reader an initial visual understanding of the way in which a site scores.

Major Criteria

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

- **Compliance with the Core Strategy** – Sites had to conform to the Core Strategy; for residential sites, this meant the overall spatial distribution of growth set out in policy CS2. As a result, suggested sites located in Small Villages and in the countryside were rejected.

Approach to Site Selection

- **Flood risk** – An approach based on the flood risk sequential test was carried out for all suggested sites. Housing sites located within Flood Zones 3a and 3b (based on Environment Agency maps at December 2009) were rejected. Details of the way in which this impacted on the selection of employment sites appears in the section below.
- **Proximity to hazardous pipelines and gas compressor stations** – Suggested sites located within the inner zones (450 metres) or middle zones (600 metres) were rejected, based on information from HSE and the PADHI process (last updated March 2008).
- **Proximity to and impact on international and national wildlife sites** - Suggested sites located within areas protected for their international or national wildlife significance were rejected. In addition, any sites where it was likely that development would have a significant negative effect on protected wildlife sites were also rejected.
- **Deliverability** – Sites were only included if they were likely to be available and deliverable within the plan period (15 years).

Other Criteria

- 2.8** Other issues which were taken into consideration in assessing sites, by way of examples only, include:
- **Contaminated land**
 - **Transport and highways access**
 - **Proximity to shops, schools, employment and public transport**
 - **Impact on landscape and the wider environment**
- 2.9** The full list of assessment criteria and scores can be viewed in the Evidence Report.

Employment Sites and Flood Risk Issues

- 2.10** A key part of the process of allocating development sites is the need to undertake a sequential approach to help steer development to the areas at the lowest probability of flooding, in accordance with PPS25 'Development and Flood Risk' (2010).
- 2.11** Through undertaking the sequential approach for housing allocations, we were able to allocate enough suitable sites on land with the lowest probability of flooding (Flood Zone 1). For employment sites, however, we were not able to identify enough suitable and available sites in this lowest risk category and it was necessary to consider the suitability of sites within Flood Zone 2 (medium probability) and Flood Zone 3 (high probability). To assist in this consideration, we used the information contained in the Peterborough Stage 2 Strategic Flood Risk Assessment (2009). National policy in PPS25 does not preclude employment development occurring in Zone 2 and 3 areas, as employment uses are categorised as 'less vulnerable'. However, it will be necessary for the developer of any employment site allocated in this DPD, and falling within Zone 2 or 3, to submit a Site Specific Flood Risk Assessment at the application stage.

Sustainability Appraisal

- 2.12** The Site Allocations DPD was subject to sustainability appraisal (SA) under the requirements of section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA process also incorporates the requirements of strategic environmental assessment (SEA) in accordance with European Union Directive 2001/42/EC.

Approach to Site Selection

- 2.13** 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.
- 2.14** A scoping report was produced by consultants for the Core Strategy in June 2006. This was the first stage of the SA process and highlighted the key issues in Peterborough, collecting and presenting relevant baseline data. The report also identified appropriate criteria for appraising the policies in the Core Strategy and all other documents within the Peterborough LDF, including this Site Allocations DPD.
- 2.15** Emerging options were appraised using these criteria, so that the process has informed the selection of sites.
- 2.16** The conclusions of the sustainability appraisal appear in a separate Site Allocations DPD Sustainability Appraisal Report.

Habitats Regulations Assessment

- 2.17** A 'Habitats Regulations Assessment' (HRA) is required for any land-use plan which is considered likely to have a significant effect on a European (Natura 2000) site of nature conservation importance. The purpose is to assess the impact of the plan against the conservation objectives of the protected site.
- 2.18** There are three designated sites of European importance in Peterborough and others nearby. The process of assessment of the Site Allocations DPD in relation to those sites has been carried out in parallel with the Sustainability Appraisal.
- 2.19** A separate HRA Screening Report has been produced.

Approach to Site Selection

3 Residential Sites

Introduction

- 3.1** The Peterborough Core Strategy makes provision for new housing development at a wide variety of places across the local authority area, but with a distinct emphasis on locations within and adjoining the urban area of the city. These are generally the most sustainable locations and help to maximise the use of previously developed land. Table 1 overleaf guides the selection of the site allocations, and demonstrates the relationship with the Core Strategy.
- 3.2** The second column of the table presents the approximate dwelling requirement figures from the Core Strategy, for which provision must be made over the period 1 April 2009 to 31 March 2026, broken down according to the locations in the first column. Since this DPD does not deal with the city centre, there are no further details for the city centre, and it is excluded from the total figures across the bottom row.
- 3.3** The third column provides details of the net dwellings actually gained during the year 1 April 2009 to 31 March 2010. Once these have been deducted from the original Core Strategy requirements from 1 April 2009, a revised Core Strategy approximate requirement for 1 April 2010 to 31 March 2026 appears in the fourth column.
- 3.4** The columns headed "Committed Sites at 1 April 2010" provide details of the number of dwellings committed on sites of 0.3 hectares and over; and on sites under 0.3 hectares; together with the totals. Commitments are defined as dwellings which remain to be completed on sites under construction, dwellings which have full planning permission and dwellings which have outline planning permission as at 31 March 2010. The 2010 Housing Monitoring Report provides information on all committed sites. This DPD does not allocate any sites that are under 0.3 hectares. All of the committed dwellings on sites of 0.3 hectares and over are included in policies SA1 to SA6 below.
- 3.5** The column headed "New allocations" shows the number of dwellings that are assumed to be deliverable from new sites that are allocated in policies SA1 to SA6 below. These are sites without any planning permission at 1 April 2010.
- 3.6** The column headed "Total dwellings 2010 to 2026" shows the sum of "Total commitments" and "New allocations". The difference between the figures in this column and those in the "Core Strategy, as adjusted 2010 to 2026" column are presented in the final column. This reveals the extent to which the allocations in this DPD deliver the approximate requirements from the Core Strategy. In overall terms, the allocations, along with existing commitments on sites under 0.3 hectares, are capable of delivering the dwelling requirement of the Core Strategy, with a modest surplus of over 300 dwellings.

Residential Sites

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

	Core Strategy 2009 to 2026	Completed 1 April 2009 to 31 March 2010 (Net)	Core Strategy, as adjusted 2010 to 2026	Committed sites at 1 April 2010		New allocations	Total dwellings 2010 to 2026	Difference from Core Strategy, as adjusted 2010 to 2026
				Sites of 0.3ha and over	Sites under 0.3ha			
City Centre	4,300							
Completions since 2009, committed and new sites will be set out in the City Centre DPD								
Urban Extensions	14,400	505	13,895	6,391	0	7,650	14,041	+146
District Centres	1,300	122	1,178	116	108	931	1,155	-23
Urban Area	4,400	335	4,065	1,296	162	2,756	4,214	+149
Key Service Centres	600	47	553	229	27	297	553	0
Limited Growth Villages	450	2	448	118	27	323	468	+20
Small Villages	50	13	37	0	45	0	45	+8
Countryside	0	1	0	0	19	0	19	+19
Total excluding city centre	21,200	1,025	20,176	8,150	388	11,957	20,495	+319

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

City Centre

- 3.10** Approximately 4,300 dwellings are proposed in the Core Strategy for the city centre. The need to increase provision of housing in the city centre was a common theme emerging from all of the consultations on issues and options for the Core Strategy. As referred to in paragraphs 1.13 and 1.14, sites within the city centre will be allocated through a separate City Centre DPD. The Proposal Map defines the geographical extent of that DPD, and there are no allocations or policies for that area within this Site Allocations DPD.

Urban Extensions

- 3.11** Three urban extensions allocated in the Peterborough Local Plan (First Replacement) 2005, at Hampton (SA1.1), Paston Reserve (SA1.2) and Stanground South (SA1.3), have planning permission and are partially developed, but remain to be completed. Their continued allocation is reconfirmed in the Core Strategy and in this document.
- 3.12** The Core Strategy proposes two further urban extensions at Great Haddon (SA1.4) and Norwood (SA1.5). Given the importance and strategic nature of these two extensions, they were consulted on as part of the preparation of the Core Strategy. This document does not therefore seek to revisit these sites as a matter of principle, other than to define their precise boundary on the Proposals Map. Policy CS5 of the Core Strategy sets out the key policy criteria relating to these two urban extensions.

Residential Sites

Policy SA1

Urban Extensions

The following sites, as identified on the Proposals Map, are allocated for development in accordance with Core Strategy policy CS5 and, where applicable, in accordance with the principles of any planning permissions for each respective site which were in place at 31st March 2010.

Site reference	Location	Status*	Site area (ha)	Indicative number of dwellings
SA1.1	Hampton	UC	752.00	3,709
SA1.2	Paston Reserve	UC	45.45	1,154
SA1.3	Stanground South	UC	70.30	1,528
SA1.4	Great Haddon		408.29	5,350
SA1.5	Norwood		79.47	2,300
Total: Urban Extensions				14,041

*Status at 1 April 2010. O = Outline permission. NS = Not started, with full planning permission. UC = Under construction

District Centres

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

Residential Sites

Policy SA2

District Centres

Through the allocation of sites and the preparation of masterplans or other studies, sites will be identified in and around those District Centres identified in Core Strategy policy CS15, and as shown on the Proposals Map, in order to deliver the following levels of new housing for each centre:

Site reference	Site name	Status*	Site area (ha)	Indicative number of dwellings
DC01 - Bretton				
SA2.1	Site of Bretton Woods Community School		1.93	143
	Other sites through masterplanning			88
Total: Bretton District Centre				231
DC02 - Hampton				
	Sites to come forward through masterplanning			250
Total: Hampton District Centre				250
DC03 - Millfield				
SA2.2	163 Lincoln Road	NS	0.10	14
SA2.3	Rear of 42 to 48 St Pauls Road	NS	0.15	12
SA2.4	150 to 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 to 110 Burghley Road	UC	0.12	14
SA2.9	Bus Depot, Lincoln Road		0.5	50

Residential Sites

Site reference	Site name	Status*	Site area (ha)	Indicative number of dwellings
	Other sites through masterplanning			0
Total: Millfield District Centre				166
DC04 - Orton				
	Sites to come forward through masterplanning			300
Total: Orton District Centre				300
DC05 - Werrington				
	Sites to come forward through masterplanning			100
Total: Werrington District Centre				100
Total: All District Centres				1047

* Status at 1 April 2010. O = Outline permission. NS = Not started, with full planning permission. UC = Under construction.

3.16 The boundaries of Local Centres are also identified on the Proposals Map, in line with Core Strategy policy CS15.

The City of Peterborough

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

3.18 These dwellings will be provided from within the existing built-up area of Peterborough, excluding the city and district centres. The figure is based on evidence from capacity work, in particular the Peterborough Strategic Housing Land Availability Assessment (2008). In order to make the most efficient use of land, net residential densities will be expected to average approximately 50 dwellings per hectare, but the council will seek a range of densities and dwelling types and sizes, in accordance with policy CS8 of the Core Strategy.

Residential Sites

Policy SA3

Urban Area

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

Site reference	Site name	Status*	Site area (ha)	Indicative number of dwellings
SA3.1	106 Star Road	NS	0.18	16
SA3.2	Land formerly part of East of England Showground	UC	17.11	270
SA3.3	Rear of 219 to 237 Peterborough Road, Stanground	NS	0.54	14
SA3.4	St Nicholas Reception Home, South Parade	UC	0.26	24
SA3.5	48 Scotney Street and 61 Crown Street, New England	NS	0.20	14
SA3.6	Land rear of 1 to 43 South View Road	NS	0.62	40
SA3.7	Site of Towermead Business Centre, High Street, Fletton	NS	3.30	102
SA3.8	157 to 161 Fletton Avenue	UC	0.11	14
SA3.9	19 Shakespeare Avenue	UC	0.18	10
SA3.10	Land west of 15 Warwick Road	O	0.44	13
SA3.11	659 Lincoln Road	NS	0.19	24
SA3.12	12 North Street	UC	0.13	16
SA3.13	The Royal Oak, 1099 Lincoln Road	NS	0.31	14
SA3.14	Land to the north of 88 South Street, Stanground	NS	0.34	22
SA3.15	80 London Road	NS	0.20	22
SA3.16	Land off Willow Avenue	UC	0.31	9
SA3.17	Land formerly part of Peterborough Regional College	O	3.02	70
SA3.18	Land to rear of The Cherry Tree, Oundle Road	O	0.37	30
SA3.19	17 Oundle Road	NS	0.31	13
SA3.20	Breaks Snooker Club, adj 261 Eastfield Road	NS	0.35	33

Residential Sites

Site reference	Site name	Status*	Site area (ha)	Indicative number of dwellings
SA3.21	Heltwate Court, Heltwate	NS	0.41	26
SA3.22	Rear of 12 to 16 Broadway Yaxley	O	0.96	27
SA3.23	Hempstead, east and west of London Road	UC	38.45	473
SA3.24	Former John Mansfield School Site, Western Avenue		4.06	140
SA3.25	Former Hereward Community College Site, Norman Road		1.15	40
SA3.26	Site off New Road, Woodston (EH Lee Ltd)		0.98	40
SA3.27	North of Fletton Avenue		0.69	30
SA3.28	Galvanising Works, Oundle Road		1.44	40
	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			
SA3.29	Site of Former Lady Lodge Arts Centre, Goldhay Way		0.71	30
SA3.30	Land South of Oundle Road, Alwalton		5.66	210
SA3.31	Woodston Point, Shrewsbury Avenue		1.40	60
SA3.32	Former Honey Hill Primary School Site, Paston Ridings		1.6	50
SA3.33	PPDC, Cottesmore Close		0.85	35
SA3.34	Land South of Fletton High Street		4.12	155
	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.			
SA3.35	Land off Wessex Close, Tenter Hill, Stanground		0.75	30
SA3.36	Stanground Stables, Whittlesey Road		0.82	35
SA3.37	Windsor Avenue, Walton		1.97	85
SA3.38	Land off Itter Crescent, Walton		1.38	25
SA3.39	Land south of Westfield Road, The Grange		4.28	156

Residential Sites

Site reference	Site name	Status*	Site area (ha)	Indicative number of dwellings
SA3.40	Land West of Peterborough Road, Stanground		4.85	110
	A co-ordinated approach is to be taken to the development of this site to ensure that individual applications which come forward are not prejudicial to the delivery of high-quality schemes across the site as a whole, or to the provision of satisfactory access(es) from the public highway.			
SA3.41	Former John Mansfield School playing field, Poplar Avenue		3.20	150
SA3.42	Perkins North, Newark Road		5.08	190
SA3.43	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	North Hempstead, London Road		4.25	160
SA3.45	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	Site of Orton Brick Works, south of Hampton Vale		15.10	350
SA3.47	Land South West of Hampton Vale		5.12	150
Total: Urban Area				4,052

*Status at 1 April 2010. O = Outline permission. NS = Not started, with full planning permission. UC = Under construction.

3.19 Planning permission will only be granted on site SA3.46 and site SA3.47 if it can be ascertained that the development which is proposed will not have an adverse effect on the integrity of the adjacent Orton Pit SAC.

Residential Sites

Rural Area

3.20 In the rural area of Peterborough, residential development is planned to be on a comparatively modest scale, whilst offering scope to maintain the sustainability and vibrancy of villages and a degree of choice in the location of new dwellings, including affordable rural housing. The Core Strategy indicates a total of approximately 1,100 dwellings in the wider rural area between 2009 and 2026.

Village Envelopes

3.21 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 CS1).

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

Policy SA4

Village Envelopes

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

Decisions on the type and scale of development within and outside Village Envelopes will be based on policy CS1 of the Peterborough Core Strategy DPD and any relevant policies in the forthcoming Peterborough Planning Policies DPD.

Key Service Centres

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

3.24 In bringing forward allocated or windfall sites in Eye and Thorney, it will be important that very careful consideration is given to Core Strategy policies CS12 (Infrastructure) and CS13 (Developer Contributions to Infrastructure Provision), or any superseding policies, in order to ensure that highway, sewerage and/or any other necessary and appropriate infrastructure is provided alongside development. This will include consideration of the infrastructure requirements of not only the site under consideration but also of all other relevant allocations. Following this consideration, and in accordance with Core Strategy policies CS12 and CS13,

Residential Sites

it is likely there will be a need for the pooling of financial contributions, potentially the phasing of development and potentially the provision of other conditions and/or legal agreement(s) which will ensure the delivery of necessary and appropriate infrastructure.

Policy SA5

Key Service Centres

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

Site reference	Site name	Status*	Area (ha)	Indicative number of dwellings
Eye				
SA5.1	Land off Thorney Road	UC	2.94	158
SA5.2	Land off High Street	UC	2.57	25
SA5.3	Warehouse Rear of 66 Crowland Road	UC	1.28	46
SA5.4	Land South of Nature Reserve		2.44	35
SA5.5	Land North of Thorney Road, adjacent to Dalmark Group		2.49	50
SA5.6	Land off Crowland Road		1.13	25
SA5.7	Land south of Thorney Road		2.62	50
Total: Eye				389
Thorney				
SA5.8	Land at Woburn Drive		3.41	77
SA5.9	Land off Sandpit Road		2.79	60
Total: Thorney				137
Total: Key Service Centres				526

* Status at 1 April 2010. O = Outline permission. NS = Not started, with full planning permission. UC = Under construction

Residential Sites

Limited Growth Villages

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

Policy SA6

Limited Growth Villages

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

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

* Status at 1 April 2010. O = Outline permission. NS = Not started, with full planning permission. UC = Under construction.

Residential Sites

- 3.26** Any planning application for the development of site SA6.10 must be accompanied by a Transport Assessment, including a Residential Travel Plan. Subject to the conclusions of that Assessment, it is likely that the development will require improvements to the existing junction of Townsend Road and the A1 Great North Road, unless improvements or a replacement grade-separated junction in accordance with policy SA15.4 have already been implemented. Any improvements required to enable the development to proceed will need to be funded by the developer and the works completed before occupation of the first dwelling, in order to comply with Core Strategy policy CS12. It is possible that improvements to the existing junction will not be sufficient to enable all of the development envisaged for this site. In that case a phased development would be necessary, with later phases relying on the prior provision of the grade-separated junction.

Small Villages

- 3.27** Within the villages identified in the settlement hierarchy of the Core Strategy as Small Villages, the scale of residential development will be very modest. At 31 March 2010 there were 45 dwellings already committed on sites under 0.3 hectares, and evidence shows that there is a long history of development of single dwellings or small groups of housing on infill land, which is likely to continue. These will be brought forward by the development industry in response to individual site availability over the course of future years. New sites within small villages are not allocated in this Site Allocations DPD.

The Countryside

- 3.28** At 31 March 2010, there were 19 dwellings committed in the countryside - i.e outside the urban area of Peterborough and the village envelopes. Eight had not yet started construction and 11 were under construction. Development in the open countryside contributes to the overall housing delivery and must be acknowledged in the spatial strategy, but the strategy does not make provision for any specific additional figure from this source. Any dwellings developed in the countryside are very much exceptional - for example, to meet a specific requirement related to local agriculture, or to enable the renovation and reuse of a listed building that has fallen into decay. If further dwellings arise from this source over the DPD period, these would be classed as "windfall", helping to deliver dwelling numbers in excess of the Core Strategy targets or to make up any shortfall from allocated sites not coming forward.
- 3.29** Core Strategy policy CS8 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

- 3.30** Planning policy for Gypsy and Traveller accommodation is set out in the Core Strategy (policy CS9). No permanent Gypsy and Traveller sites are identified through this Site Allocations DPD. However, there is an identified need for land to be made available for short-term use by Gypsy and Traveller families on a temporary basis whilst transiting through or visiting the area. The council is committed to meeting this need. In this regard, the council has safeguarded a parcel of land at Norwood Lane for a fixed permanent transit site until provision is made there or elsewhere, or until the need is addressed through some other appropriate mechanism.

Residential Sites

Policy SA7

Gypsy and Traveller Transit Pitches

To meet an identified need, the council is committed to identifying land which will be made available to Gypsy and Traveller families on a temporary basis whilst they are transiting through or visiting the area.

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. However, if an alternative mechanism is implemented which adequately and demonstrably addresses the identified need, or if a permanent, appropriately-sized transit site is provided elsewhere in Peterborough, then the safeguarding applied to the following site is automatically revoked (and a statement confirming such revocation will be placed on the council's website).

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

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

Prestige Homes

- 3.31** The Core Strategy (policy CS8 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.
- 3.32** A report assessing the need for prestige homes was produced in March 2009 ('Need for 'top of the market' Prestige Homes in Peterborough'), concluding that a substantial proportion of higher paid people in managerial, professional and technical occupations are commuting into Peterborough for work, whilst living elsewhere in the housing market area (and possibly beyond). Nearly half of the managers and senior officials who work in Peterborough live outside the local authority area. Full details of this can be found in the supporting Evidence Report.
- 3.33** There is no specific definition of 'top of the market' prestige homes, but these can be generally regarded as being at the higher end of the market in terms of value (within the highest 10% price bracket of dwellings in the housing market area as a whole); large (perhaps with 5 bedrooms or more); and individually designed, with a high specification, detailing and facilities. Newly-built houses in this sector would be typically aimed at the senior professional and managerial market or would be of a bespoke design for an individual client.
- 3.34** The following policy identifies sites which the council considers would be particularly suitable for prestige homes, although prestige homes on parts of other allocated sites may also be appropriate.

Policy SA8

Prestige Homes

The following sites will be expected to include a reasonable proportion of prestige homes in line with the requirements of Core Strategy policy CS8:

- SA1.4 - Great Haddon
- SA1.5 - Norwood
- SA3.30 - Land South of Oundle Road, Alwalton
- SA3.38 - Land off Itter Crescent
- SA3.46 - Site of Orton Brick Works, south of Hampton Vale (Hampton)
- SA3.47 - Triangle Land West of Hampton Vale (Hampton)
- Allocated sites in the Rural Area

Residential Sites

4 Employment Sites

- 4.1** As part of creating a "bigger and better Peterborough" we need to ensure that the right amount of suitable land is available to attract businesses and enable existing businesses to grow. The purpose of this section is to allocate a range of different sized employment sites, in a number of locations that are suitable for businesses.
- 4.2** For the purposes of this chapter, the term 'employment land' means land for uses within Use Classes B1 (business), B2 (general industry) and B8 (storage and distribution). It does not include, for example, employment in shops, retail warehouses, school, hospitals or those offices found predominantly in shopping areas such as estate agents and solicitors.
- 4.3** The Core Strategy has established the strategic approach to employment land provision by identifying broad locations for employment land in the city centre, urban area, villages and urban extensions.
- 4.4** Table 2 overleaf sets out the relationship between the Core Strategy and this Site Allocations DPD. The second column of the table shows the employment land requirement figures from the Core Strategy, broken down according to the locations in the first column. Since this DPD does not deal with the city centre, there are no further details for the city centre, and it is excluded from the total figures across the bottom row.
- 4.5** The column headed "Existing commitments (ha)" provides details of the amount of employment land with planning permission (including sites under construction) at 31 March 2007. This DPD does not allocate any sites that are under 0.3 hectares (and the commitment figure for the urban area includes a number of small sites which provide a total of 4.08 hectares of employment land). All of the committed sites of 0.3 hectares and over are included in policies SA9 and SA11 below.
- 4.6** The column headed "New allocations (ha)" shows the amount of employment land from new sites that are allocated in policies SA9 to SA14 below. These are sites without any planning permission at 1 April 2007.
- 4.7** The final column reveals the extent to which the allocations in this DPD deliver the approximate requirements from the Core Strategy. In overall terms, the allocations, along with existing commitments on sites under 0.3 hectares, are capable of delivering the employment land requirement of the Core Strategy, providing a range of sites, in terms of size and location, for potential developers.

Employment Sites

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

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

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

City Centre

4.8 The equivalent of approximately 3.5 hectares of employment space is proposed in the city centre with an emphasis on B1 development (as referred to in Core Strategy policy CS4). The forthcoming City Centre DPD will detail the specific locations for employment development and the strategy to increase the attractiveness of the city centre as a location for offices.

Urban Extensions

4.9 Approximately 65 hectares of employment land is proposed in the Core Strategy as part of the Great Haddon Urban Extension. This will ensure the principles of mixed-use development are adhered to and enable residents to have the opportunity to live and work in close proximity. It is envisaged that this employment area will contain a range of B1, B2 and B8 development, together with a waste management facility.

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

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

Policy SA9**Urban Extensions - Employment Land**

The following sites, as identified on the Proposals Map, are allocated for development primarily for uses within Classes B1, B2 and B8, in accordance with Core Strategy policy CS3.

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

Regional Freight Interchange

- 4.12** Government policy is strongly in favour of increased use of rail for transporting freight within the UK, for reasons of minimising both road congestion and carbon emissions. A potential developer has shown interest in such a strategic rail freight interchange in Peterborough on a site to the south-east of the city, immediately north-east of Stanground.
- 4.13** The principle and broad location for the Interchange have been set by the Core Strategy, together with policy requirements and arrangements for joint authority working to consider detailed proposals for the site (see Core Strategy policy CS7). The purpose of the Site Allocations DPD is to define the precise boundaries of the site.
- 4.14** The boundaries of the site falling within the administrative area of Peterborough have been identified on the Proposals Map, with a possible additional 33 hectares in the neighbouring district of Fenland. It should be noted, however, that these boundaries represent the maximum extent of a possible Regional Freight Interchange.
- 4.15** As a scheme is designed, it must take account of all the issues listed in Core Strategy policy CS7 (and any corresponding policy in the Fenland Development Plan). A working group between the relevant local authorities will be set up from the start of any pre-application stage, prior to the submission of a formal planning application. The developer will be encouraged to attend appropriate meetings. The purpose of this working group will be to determine what the authorities regard as appropriate evidence to address all of the specific issues. This will include wider issues relating to the potential impact on the city of Peterborough, Whittlesey and the Kings Dyke area. It is expected that this joint working will be ongoing throughout the pre-application stage and beyond.

Employment Sites

- 4.16** It is possible that upon completion of the evidence base the full extent of the allocated site is not appropriate for an Interchange, or that mitigation measures are required in Fenland, to make the development acceptable in, for example, strategic transport terms. The actual detailed Interchange development boundary (i.e. a boundary incorporating the land required for the Interchange itself plus land required to address all the issues such as flood risk, strategic transport and biodiversity) will, therefore, be established through the determination of any planning application or in making comments to Ministers via the Major Infrastructure Planning Unit.

Policy SA10

Regional Freight Interchange

The following site, as identified on the Proposals Map, is allocated for the provision of a Regional Freight Interchange. Detailed policy requirements for the site are set out in policy CS7 of the Peterborough Core Strategy DPD.

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

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

General Employment Areas and Business Parks

- 4.17** 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.
- 4.18** 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).
- 4.19** Business Parks (BP) are expected to accommodate development within Use Classes B1(a) and B1(b) only. Generally, these areas are developed at a lower density than other employment areas and provide a higher quality environment. General industrial and warehousing uses are not permitted within Business Parks in order to protect levels of amenity and maintain the attractiveness of these locations for inward investment. The design of all buildings within Business Parks should be of a high quality and respect the character of the area.

Employment Sites

Policy SA11

General Employment Areas and Business Parks

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

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

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

Employment Area name and reference	Site reference	Site name	Area (ha)	Status*
General Employment Areas (GEA)				
Bourges (GEA1)		None	0	
Bretton (GEA2)		None	0	
Eastern (GEA3)	SA11.1	Land off Third Drove and fronting Fengate	7.9	UC
	SA11.2	Land between Second and Third Drove	6.43	UC
	SA11.3	Perkins South	4.16	
	SA11.4	Red Brick Farm (see also policy SA12)	30.00 (approx)	
Hampton (GEA4)		(See policy SA9)		
Lakefield (GEA5)		None		
Orton Southgate (GEA6)	SA11.5	Land Adjacent Pegasus, Bakewell Road, Orton Southgate	1.88	NS
	SA11.6	4B Culley Court	1.24	UC

Employment Sites

Employment Area name and reference	Site reference	Site name	Area (ha)	Status*
Oxney (GEA7)	SA11.7	Oxney Road Site A	2.01	O
	SA11.8	Oxney Road Site B	0.51	O
	SA11.9	Oxney Road Site C	9.55	
Paston (GEA8)		None	0	
Werrington (GEA9)	SA11.10	Plot 2, Papyrus Road	0.84	UC
Westwood (GEA10)		None	0	
Woodston (GEA11)	SA11.11	Shrewsbury Avenue	0.96	
Alwalton Hill/Great Haddon (GEA12)	See policy SA9	None	0	
Business Parks				
Bretton (BP1)		None		
Peterborough BP (Lynch Wood) (BP2)	SA11.12	Site F, Peterborough Business Park	1.14	NS
	SA11.13	Lynchwood (South), Orton	0.97	
	SA11.14	Lynchwood (North), Orton	1.29	
Thorpe Wood (BP3)	SA11.15	Land adjacent to Thorpe Wood House	2.48	
Total			71.36	

* O - Outline permission. NS - Not started, with full planning permission. UC - Under construction

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

Policy SA12

Red Brick Farm

Planning permission for the Red Brick Farm site will be granted once appropriate solutions to the following issues are demonstrated and proved to be deliverable:

1. **Transport issues, including the impact of proposed development on the local and wider road network. A full Transport Assessment will be required in this regard.**
2. **Flood risk and flood safety issues, as demonstrated by a Site Specific Flood Risk Assessment and associated evidence.**
3. **Historic environment issues, in terms of the impact of development on archaeology within the site boundary and on the setting and condition of nearby heritage assets including Flag Fen.**

The council will require the submission of sufficient information from the applicant to enable it to complete a project-level screening exercise under the Habitats Regulations, and, if that screening concludes that full Appropriate Assessment is needed, sufficient information to enable it to complete that Appropriate Assessment. This process will need to demonstrate that the development will not have an adverse effect on the integrity of the Nene Washes.

- 4.21** The Site Specific Flood Risk Assessment (FRA) will need to demonstrate that the development can be made safe and not adversely affect flood risk elsewhere. This should be achieved through a sequential approach to site layout and the use of appropriate flood risk management and mitigation techniques. As part of the FRA, a surface water drainage strategy will need to have regard to existing flood risk information, and the need to protect ambient ground water levels linked to archaeology.
- 4.22** For point 3 of the policy, a full assessment and evaluation of the impact of development should take place as part of any planning application. It should include archaeological, palaeoenvironmental, hydrological and geo-archaeological analysis, and an assessment of the impact on the setting and condition of Flag Fen. The latter should include suitable monitoring and assessment of ground water levels. The hydrological status of Flag Fen should be assessed to establish a baseline from which to determine the potential impact of development and any mitigation measures.
- 4.23** The allocation lies on land where there are mineral resources that are considered to be of current or future economic importance. Whilst not a policy requirement, the developers of the site should give consideration to the opportunity to utilise the resource on site, possibly in conjunction with any flood risk management and/or water management measures.

Employment Sites Within and Adjoining the Urban Area

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

Employment Sites

Policy SA13

Employment Sites Within and Adjoining the Urban Area

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

Site reference	Site name	Area (ha)	Status*
SA13.1	Hempstead	2.75	O
Total		2.75	

* O - Outline permission. NS - Not started, with full planning permission. UC - Under construction

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

Rural Employment Sites

4.26 There is scope for employment development in the villages in order to assist in diversifying the rural economy and enabling the reuse of redundant agricultural buildings for small-scale commercial use, but this will need to be on a modest scale, appropriate to the scale and character of any village, and not have an adverse effect on the highway network which serves it. The Core Strategy therefore proposes that employment development in the villages will be on a fairly small scale of approximately 3 hectares in total, with a focus on the Key Service Centres and Limited Growth Villages.

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

Policy SA14

Rural Employment Sites

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

Site reference	Site name	Area (ha)
SA14.1	Land off Lawrence Road, Wittering (see also site SA6.10)	1.0
SA14.2	North of Thorney Road, Eye	1.0
SA14.3	Station Road, Thorney	1.0
Total		3.0

Other Site Allocation Policies

5 Other Site Allocation Policies

5.1 The following sections set out site related policies.

Safeguarded Land for Future Key Infrastructure

- 5.2 The city council has developed the evidence to understand in more detail what infrastructure will be required, when this will be required and to provide certainty that it will be forthcoming. The mechanism for this work is the Integrated Development Programme (IDP). IDPs are costed, phased and prioritised programmes of infrastructure development to respond to anticipated economic and housing growth. The value of the IDP is to bring together key infrastructure requirements and identify any major constraints to wider development proposals. Policy CS12 'Infrastructure' of the Core Strategy could be used to prevent development from being commenced or, in certain cases, from being permitted, in the absence of essential infrastructure capacity.
- 5.3 Sometimes infrastructure which may not be viable or needed in the short-term is likely to be crucial to the future development of the city over the medium to long-term. This may lead to, on a fairly exceptional basis, the need to 'safeguard' land from certain forms of development in order to protect it for future infrastructure needs.

Policy SA15

Safeguarded Land for Future Key Infrastructure

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

Site	Scheme	Location	Planned infrastructure
SA151	Passenger Rail Station	Land at Hampton	Railway Infrastructure
SA152	Land Beside the A15	Glington/Northborough bypass	Highway Infrastructure
SA153	Former Wansford to Stamford and Peterborough to Wisbech Railway Lines	Wansford - Stamford; Peterborough - Wisbech	Walking and Cycling Infrastructure
SA154	A1 Wittering Junction Improvements	A1 adjacent to Wittering	Highway Infrastructure
SA155	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 Urban Extension has agreed to a creation, management and maintenance scheme for a country park, covering some 162 hectares of land.

Other Site Allocation Policies

- 5.5** The city council will encourage the use of the country park for recreational activities, such as walking, cycling and horse riding. The area around the former brick pit known as Beeby's Pit has potential for more water-based recreational pursuits such as sailing and canoeing.
- 5.6** The Urban Area Boundary in the vicinity of the former Beeby's brickworks site has been drawn to include previously developed land, part of which has outline planning permission for low density housing within a parkland/woodland setting as part of Hampton Leys, and which may contribute to the delivery of prestige homes in line with the objectives of policy SA8.

Policy SA16

Hampton Country Park

Within Hampton Urban Extension an area of land, as identified on the Proposals Map, is allocated for use as a country park. Planning permission will be granted for development which is considered appropriate to the proposed use of the area as a country park, especially if it would also contribute to or enhance its landscape character.

Green Wedges

- 5.7** In and around Peterborough there are four specific areas that are under considerable pressure for development and which, if built on, would result in the amalgamation of the urban area with nearby settlements. The city council wishes to maintain the separate identity of settlements as far as possible. It is felt appropriate, therefore, to provide a long-term commitment to the maintenance of 'green wedges' in these particular cases.
- 5.8** One of these wedges separates Peterborough from 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.
- 5.9** Although primarily areas for agriculture and woodland, Green Wedges may, where appropriate, accommodate new woodland planting or open uses such as SuDS, landscaping and open spaces associated with an adjoining allocated site, provided that they do not harm the separation of settlements.

Policy SA17

Green Wedges

Within the areas identified on the Proposals Map as 'Green Wedges', and in addition to the provisions of policy CS1 of the Peterborough Core Strategy DPD relating to development in the countryside, planning permission will not be granted for any development that would reduce the degree of physical separation between settlements.

Other Site Allocation Policies

East of England Showground

- 5.10** It is recognised by the city council that the East of England Showground is a unique facility and that its operations cover a variety of land uses. Further development relating to sporting, social, recreational events and other appropriate uses 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 will be taken to alleviate any adverse impacts.

Policy SA18

East of England Showground

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

- 5.11** The city council will work closely with the East of England Agricultural Society to help enable future proposals to be delivered and ensure the future success of the Showground. In this way, the Showground is able to help implement the objectives of Core Strategy policy CS18.

Special Character Areas

- 5.12** A number of areas in Peterborough have been designated as conservation areas because of their special architectural or historic interest.
- 5.13** In addition, whilst not of conservation area quality, three locally specific Special Character Areas have been designated to acknowledge their strong landscape character, architectural quality and development patterns that together provide a high environmental quality. All three Special Character Areas are marked by their low-density and generally large dwellings set within spacious grounds. It is important that any development is carefully guided in order to protect each Area's character.
- 5.14** The development criteria identified below are intended to provide additional design guidance in respect of these Special Character Areas.
- 5.15** Further details on these Special Character Areas are available in the Evidence Report.
- 5.16 Wothorpe:** The settlement pattern is set around three bridleways established in the Enclosure Award (1797), now First Drift and Second Drift. Both are un-adopted roads. These bridleways provided access to allotments, which gradually became developed into residential properties. Since Enclosure the pasturelands, hedgerows and woodlands surrounding the village have remained largely unaltered. The area is characterised by low-density development, mainly individually designed family houses set in large landscaped gardens giving a semi-woodland setting. The built environment has a wide range of building styles.
- 5.17 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.

Other Site Allocation Policies

- 5.18 Ashton:** The settlement is formed by a loose collection of three historic farmsteads, a small number of 19th Century cottages and some post-1950 infill dwellings interspersed with open space along Bainton Green Road and High Field Road. Most buildings are stone and slate construction. Development is very limited and the layout has changed little from the end of the 19th Century.

Policy SA19

Special Character Areas

To preserve the special character of Wothorpe, Thorpe Road, 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 character of 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 or that of the Area. Alterations should be sympathetic to the original style and of an appropriate scale to maintain their character. Extensions that result in excessive site coverage, immediate or eventual loss of trees or hedges, or preclude the planting of suitable species of trees or hedges will not be supported.
- **Design:** Any new development must enhance the character and appearance of the Area. It must respect the scale, massing, depth, materials and spacing of established properties. Integral garages should be avoided. Garages should be sited behind the building line to the side of the dwelling.
- **Analysis and Design Statement:** All applications for development should be accompanied by a site analysis and design statement that demonstrates how the proposal takes into account the Area's special character.
- **Trees:** Where trees are present a detailed tree survey must be carried out that identifies the location, type, height, spread and condition.

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

SA19.1: Wothorpe Area

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

SA19.2: Thorpe Road Area

Other Site Allocation Policies

- **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 backland development.**
- **The special relationship between the settlement and its agricultural setting must not be undermined by new development. As such, views of surrounding countryside must be maintained.**

Village Design SPD

- 5.19** In addition to conservation areas and Special Character Areas in the rural area, the Council has adopted a Design and Development in Selected Villages Supplementary Planning Document (SPD). This gives additional detailed design policy and will be taken into account when determining applicable development proposals.

Implementation and Monitoring

6 Implementation and Monitoring

- 6.1** This section outlines how the Site Allocations DPD will be implemented and monitored. It seeks to show how specific policies will be delivered and by whom, and when. The detailed implementation of policies will vary depending on their nature. In some cases, this will be via other DPDs such as the Planning Policies DPD as well as through Supplementary Planning Documents. The decision to undertake Supplementary Planning Documents will be based upon an identified need to enhance deliverability.
- 6.2** Monitoring, review and implementation are key aspects of the Government's 'plan, monitor and manage' approach to the planning system (PPS12). Preparation of a plan is not a 'one-off' activity; it is part of a process that involves keeping a check on how successful the plan is in delivering what it sets out to do, and making adjustments to that plan if the checking process reveals that changes are needed. An important aspect of the planning system is the ability to produce various local development documents at different times. This allows the council to respond quickly to changing circumstances and priorities in Peterborough.
- 6.3** Monitoring is crucial to the successful delivery of this document because it takes a future oriented approach by identifying the key challenges and opportunities, and enabling adjustments and revisions to be made if necessary. One of the tests of soundness of a DPD is whether there are clear mechanisms for implementation and monitoring. The council is therefore committed to the effective monitoring of the policies within this document, in particular to establish when interventions might be necessary to ensure timely delivery of what is proposed.
- 6.4** The purposes of monitoring are:
- to assess the extent to which policies and sites in the Site Allocations DPD are being implemented
 - to identify policies or sites that may need to be amended or replaced
 - to establish whether policies have had unintended consequences
 - to establish whether assumptions and objectives behind policies are still relevant
 - to establish whether targets are being achieved
- 6.5** Monitoring outcomes will normally be reported on an annual basis for a year which begins on 1 April and ends on 31 March, unless data is not available for such a time period. The key delivery vehicle for reporting the outcome of monitoring the Site Allocations DPD will be the Peterborough Monitoring Report.
- 6.6** The impact of the Site Allocations DPD on sustainability will be monitored through this process by looking at the indicators identified in the Sustainability Appraisal Report.
- 6.7** The tables on the following pages show our Implementation and Monitoring Strategy for this document.

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Implementation and Monitoring

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

Appendix A : Deleted Policies

Appendix A : Deleted Policies

Part of the current Development Plan for the area covered by this document is the Peterborough Local Plan (First Replacement), which was adopted by the council on 20 July 2005. The majority, but not all, of the policies in that Plan were saved by a Direction from the Secretary of State for Communities and Local Government beyond 20 July 2008 (For further information see: http://www.peterborough.gov.uk/planning_and_building/planning_policy/adopted_development_plan/peterborough_local_plan.aspx). Some of those saved policies were replaced by policies in the Peterborough Core Strategy DPD. This appendix explains which of the remaining saved Local Plan policies are replaced by policies in this Site Allocations DPD. Accordingly, the Local Plan policies below ceased to have effect from the date of adoption of this Site Allocations DPD.

Site Allocations DPD policy number	Policies in the Peterborough Local Plan (First Replacement) which are replaced
SA1 Urban Extensions	H4 Hampton Township Development Area
	H6 Stanground South
SA3 Urban Area	H3 Allocation of Housing Land: Urban Area
	H5 London Road Opportunity Area
SA4 Village Envelopes	H8 Village Envelopes
SA5 Key Service Centres	H9 Rural Growth Settlements
SA6 Limited Growth Villages	H10 Limited Rural Growth Settlements
SA11 General Employment Areas and Business Parks	OIW1 General Employment Areas
	OIW2 Allocated Sites in General Employment Areas
	OIW3 Business Parks
	OIW4 Allocated Sites in Business Parks
SA14 Rural Employment Sites	OIW9 Rural Employment Sites
SA15 Safeguarded Land for Future Key Infrastructure	T13 Passenger Rail Station at Hampton
	T15 Stanground Bypass
	T16 Land Beside the A15
	T17 Eye to Spalding (A1073) Improvement
	T18 Former Wansford to Stamford and Peterborough to Wisbech Railway Lines
	CF6 Hospital Land at Bretton Gate
	U15 Site for Renewable Energy Production
SA16 Hampton Country Park	LT8 Hampton Country Park
SA17 Green Wedges	LNE2 Green Wedges

Appendix A : Deleted Policies

Site Allocations DPD policy number	Policies in the Peterborough Local Plan (First Replacement) which are replaced
SA18 East of England Showground	LT13 East of England Showground

Appendix B : Glossary

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

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

Amenity - a general term used to describe the tangible and intangible benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

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.

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

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

Development Plan - see Statutory Development Plan.

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

Examination - a form of independent public inquiry into the soundness of a submitted DPD, which is chaired by an inspector appointed by the Secretary of State. After the examination has ended the inspector produces a report which, if necessary, may include main modifications to make the document sound.

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

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

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

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

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

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

Appendix B : Glossary

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

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

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

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

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

Mixed-use development - a term used to describe a development where there is a combination of uses occurring on the same site. The focus on mixed-use will allow the market to bring forward proposals which better reflect the need for homes, jobs and services to be close to one another.

Pitch - a specific area of land where one Gypsy or Traveller household can reside; typically this may contain a building, parking space and one or more caravans. The average number of caravans per pitch is currently estimated as 1.7.

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

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

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

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

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

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

Appendix B : Glossary

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

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

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

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

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

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

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

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

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

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

Class B1 - Business

Class B2 - General Industrial

Class B8 - Storage or Distribution

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

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

Appendix B : Glossary