

Application Ref: 12/01106/OUT

Proposal: Residential development comprising up to 230 units, car parking, landscaping and associated works including means of access.

Site: Perkins Sports Association Club, Site North Of Ideal World, Newark Road, Peterborough

Applicant: Perkins Engines Ltd

Agent: Turnberry Planning Ltd

Referred by: Head of Planning, Transport and Engineering Services

Reason: Revisions to the Sec 106 as previously approved by Committee

Case officer: Mr A P Cundy

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Recommendation: That the revisions to the Sec 106 be **Approved**.

1 Introduction

At its meeting on 19th February 2013, Committee resolved to grant planning permission for the development subject to the signing of a Section 106 agreement. The scope of the Sec 106 was outlined to Committee in the presented report and included an off site public open space contribution of £447460 required as a result of a shortfall in the amount of open space that was being provided on the application site itself. Since the Committee meeting, it has been established that the site will now meet its open space requirement in full on site. This means that an off site contribution is not now required.

2 Policy Requirement for Open Space Provision

The 2012 Adopted Peterborough Planning Policies DPD Policy PP14 and associated Appendix B sets out how much open space should be provided on new housing developments. The requirement for the development proposed is set out below:

Assumed Av household size 2.46 (2011 census)

No of dwellings 207

Policy Requirement	Provision Being Made by the Development
Neighbourhood Parks 1.49 hec per 1,000 population= 0.74 hec	0.74 hec (complies)
Country Parks – No standard set	Contribution is inbuilt in the POIS contribution being made
Childrens Play – Door step play equipment to be provided (unspecified)	Complies. The Neighbourhood Park on site will include play equipment
Natural Greenspace (local nature reserve) – 1 hec per 1,000 population	No on site provision is required as the development site is too small to make any meaningful provision and a contribution is inbuilt in the POIS contribution being made.

Policy Requirement	Provision Being Made by the Development
Allotments 0.28 hec per 1000 population	None. If allotments were to be provided on site, it would be a very small area. There are currently (Feb 2013) vacant allotments at Ashcroft Gardens (3) and Rowan Ave (4) which can adequately serve the development and the development will not result in a shortfall of provision locally
Sports Pitches 1 hec per 1000 population – 0.51 hec	0.51 hec (complies albeit that sports pitches cannot be set out due to the size of the area that is required to be provided)
Amenity Greenspace – No standard set	Will be provided through the detailed layout submitted at Reserve Matter stage

As can be seen from the above the proposal will meet its open space requirements on site save for:

1. the strategic country park and natural greenspace elements which are provided for by way of the POIS contribution being made by the development
2. allotment provision which can be accommodated by capacity on existing allotments nearby

As the development can comply with the open space requirements set down in the Adopted Planning Policies DPD 2012, there is no need for the developer to make an off site contribution towards off site open space provision.

7 Recommendation

That the £447,460 contribution towards off site open space provision is removed for the Section 106 requirements for the development.

Copy to Councillors Shabbir N, Todd M Y, Johnson J