

<b>SUSTAINABLE GROWTH AND ENVIRONMENT CAPITAL SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 4</b>
<b>15 OCTOBER 2013</b>	<b>Public Report</b>

## **Report of the Executive Director of Operations**

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## **Portfolio Progress Report for the Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement**

### **1. PURPOSE**

1.1 The report is provided to update the Committee on the progress of the Growth Agenda for the city.

### **2. RECOMMENDATIONS**

2.1 Committee note the contents of the report.

### **3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY**

3.1 This report supports the Sustainable Community Strategy by highlighting progress and change across a range of indicators and measures related to the Strategy's objectives:

- Creating opportunities and tackling inequalities
- Creating strong and supportive communities
- Creating the UK's Environment Capital
- Delivering substantial and truly sustainable communities

### **4. BACKGROUND**

4.1 The **Strategic Planning Team** are responsible for putting in place the statutory 'local plan' to support and encourage the growth of a sustainable city. Recent work has focussed on the following major items:

4.2 Preparing a '**City Centre Plan**' to accommodate and guide significant and widespread improvements, growth and regeneration. The area is inclusive of the former District hospital site in the west to Fengate in the east; the residential areas in the north including Bright Street and Lincoln Road (south of Burghley Road); the central shopping area and cathedral to the southern embankment of the river including the Peterborough United FC stadium. The policy document identifies 8 "Policy Areas" each with its own vision, policy and requirements. The City Centre Plan (Proposed submission version) will be made available for a 6 week period of consultation in January/February 2014. Further details are available as a separate item on the agenda.

4.3 Preparing a **Community Infrastructure Levy (CIL) Charging Schedule** and a **Planning Contributions SPD** for adoption in late 2014. CIL is a fixed levy on new development, linked to the net increase in the gross internal floor area after allowing for any demolition, authorised by planning permission. CIL's purpose is to contribute towards the cost of local infrastructure requirements. The basic premise is that there should be no double charging to developers of CIL and section 106 agreements (Town and Country Planning Act 1990) for the same purpose. The Planning Contributions SPD will distinguish what contributions will be sought on-site and via s106 agreements, and the relationship with CIL in terms of funding future infrastructure types or projects. For CIL to be chargeable, the charging authority must have adopted a charging schedule, which sets the CIL rates for its catchment area.

- 4.4 Guiding five **Neighbourhood Plans** through the new procedures introduced by the Localism Act 2011. Four neighbourhood areas (NA's) were designated in Peterborough in June 2013: - Deeping Gate NA; Glinton NA; Northborough NA; and Peakirk NA. Bretton Parish Council has applied to designate the whole of the parish of Bretton as a neighbourhood area. Following consultation, the Bretton Parish Council application will be decided at the Planning and Environmental Protection Committee on 22 October 2013.
- 4.5 Updating the **Strategic Housing Market Assessment (SHMA)**. The National Planning Policy Framework clearly states that local planning authorities "*should have a clear understanding of housing needs in their area, working with neighbouring authorities where housing markets areas cross administrative boundaries*". Last refreshed in 2009, work has commenced on updating the Peterborough Sub-regional SHMA in conjunction with Rutland, South Kesteven, South Holland and Fenland councils. The report will be published in March 2014.
- 4.6 The **Development Management Team** work creatively with developers to ensure that planning application development proposals are sustainable and help deliver schemes that enhance and improve Peterborough as a place to live, work and play. The most significant planning permissions by size, since 1 April 2012, fall into two main categories:-
- **B8 warehousing development** and B2 general industrial development, examples include the Yearsley Group cold store warehouse at Great Haddon (40,808m<sup>2</sup>); 14,400m<sup>2</sup> of B1c/B8 at former Perkins Sports Club, Oxney Road, and a 3,436m<sup>2</sup> B8 distribution warehouse at Alwalton Hill (part of the outline application [06/00346/OUT] for a total of 172,000m<sup>2</sup> B8 floorspace); and
  - **Schools developments**, notably primary schools at Gladstone Park (primary school), All Saints Dogsthorpe; a junior academy at Thomas Deacon Academy; the new City of Peterborough Academy and Special Educational Needs school, Eastfield.
- 4.7 The **Great Haddon** outline application (09/01368/OUT) for an urban extension comprising up to 5,350 residential dwellings and associated infrastructure was approved by Planning and Environmental Protection Committee in May 2013, subject to the signing of the S106 Agreement (which is to be progressed). This represents a substantial step for Peterborough's future growth commitment.
- 4.8 The Council helped support the delivery of **772 net new homes, including 281 affordable homes**, between 1 April 2012 and 31 March 2013. Delivery of homes and jobs remains a top priority for the Council, not only to meet the needs of our residents and businesses, but also the cash benefits to the council of doing so (e.g. New Homes Bonus grants).
- 4.9 The Strategic Planning Team and Development Management Team continue to increase their income from **delivering services for other councils**. The Council has extended its longstanding planning policy service to Fenland District Council by also delivering development management, section 106 obligation and strategic housing advice, a contract which now delivers around £150,000 income per year, with the option of additional income should Fenland District Council require further short-term assistance.
- 4.10 The Strategic Planning Team also commenced in early 2013 planning policy advice to Cambridge City Council, whilst the Development Management team deliver an 'as needed' service to South Cambridgeshire Council.
- 4.11 The **Growth and Regeneration Team's** energy has been focussed on creating the right conditions for development to occur on the southern embankment of the river within the city centre.
- 4.12 The **Vista (Carbon Challenge)** is well and truly underway with the first phase of the housing development nearing completion. Both private sales and transfers to Cross Keys Homes are going well. Preparatory work on the second phase, further east along the line of the railway towards the parkway, has now commenced and it is expected that about 50 units will be built this financial year. Construction of the apartment block located at the London Road access has also commenced with piling works completed and the wider ground works scheduled for completion in February 2014.

Close working with Vista developer, Morris Homes, particularly around the interfaces between the works on the tower block and the forthcoming Stadium development works remains important.

- 4.13 **The Community Stadium** (as at 30<sup>th</sup> September 2013, verbal update to be given at meeting)  
All approvals to enable the Moy's redevelopment to go-ahead are in now in place. Approval was also given on 31<sup>st</sup> July, at a special Full Council meeting, to a budget of £1m for the refurbishment of the London Road Stand. Subsequent Cabinet approval was also given to a variety of related decisions including the grant of a new 25 year lease to Peterborough United FC; and a mechanism for the Club to be able to purchase the ground, subject to further approval by the Council.
- 4.14 The Alcatel Challenge period for Award of Contract passed on 6<sup>th</sup> September, thus enabling the Council to place a contract with Kier Eastern. A pre-contract meeting has already been held with Kier and their revised programme is awaited in order that definitive advice can be issued. In the first instance Kier will be concentrating on design, development and ordering long-lead items. There will however be some early works taking place at the beginning of October, which will demonstrate to the public that the project has commenced, subject to all the legal documents being signed in advance which is very much on track.
- 4.15 The programme for Moy's works is 53 weeks, with demolition works likely to fully commence in late Oct/early November.
- 4.16 The provisional timetable is for handover of
- the new Moy's stand early in the new 2014/15 season;
  - London Road retrofit early in the new 2014/15 season;
  - the Skills Centre by mid November 2014.
- 4.17 The planning application for London Road Terrace retrofit will be submitted in late October 2013, following approximately 3 weeks of pre application consultation with fans groups, and local residents.
- 4.18 Discussions on the proposed operator, partner roles and the business case for the Skills Centre are continuing.
- 4.19 **Fletton Quays and the Riverside Opportunity Area** - The open day that was held last year was a success and the feedback from industry has been both informative and challenging. Officers have used this feedback to develop the best approach for bringing this site to market; ensuring developers will be given the flexibility in their delivery approach to be innovative, whilst the Council retains a strong degree of control and receives a sound financial return on its investment in the land.
- 4.20 Over the next 12 months focus will shift to bringing forward the Riverside Opportunity Area for development. This will involve a new approach that will not include significant government subsidy which is now a thing of the past.
- 4.21 **Transport and Engineering** has continued to maintain our highway assets, plan the additional infrastructure requirements for the growth of the city and deliver a wide range of projects throughout 2012/13. This is summarised below.
- 4.22 **Major Schemes** - Improvement works were completed in April 2013 at Junction 5 of A1139 Frank Perkins Parkway/Boongate and Carr Road. These included widening the north bound off-slip, widening the western arm off junction 5, and strengthening the parapets for Mellows Road underpass. The scheme has significantly reduced congestion and increased network capacity in identified problem areas. Further benefits realised include improved local air quality due to reduced congestion, improved and more efficient street lighting and the addition of CCTV.
- 4.23 In order to unlock Peterborough's major planned growth opportunities such as Great Haddon (5,350 homes and 105 hectares of employment land) significant capacity improvements to the A1139 (Fletton Parkway) are required. The section between J17 of the A1(M) and J2 of Fletton Parkway is a pinch point and a barrier to growth. Bids to the Growing Places Fund and the Department for Transport (DfT) Pinch Point Fund for proposed measures were successful. It is

anticipated that works on site will commence early in 2014 delivering the following benefits:- improved link capacity to facilitate the future growth associated with the site's development; improved carriageway surfacing preventing failure and improving residual life; and, regulated traffic flows.

- 4.24 **City Centre Public Realm Works** –Projects in both Bridge Street and Cowgate to revitalise and refresh the public realm have delivered visible change in the city centre to complement the earlier works to Cathedral Square. The works included resurfacing of pedestrian thoroughfares, widened footway areas in Cowgate, lighting of trees and new street furniture. In Cowgate, the work was undertaken in partnership with English Heritage, traders, businesses and property owners. The works have undoubtedly bolstered the city's image and attracted many favourable comments on completion of the works.
- 4.25 **Travelchoice** - Travelchoice is the brand and mechanism through which the Council promotes sustainable travel to its citizens, businesses, schools and visitors. Following the award by DfT of £5M of funding (for the period 2010/11 to 2014/15) Travelchoice in conjunction with partners, has delivered a range of projects from promotional initiatives to infrastructure improvements. These include the provision of a new cycleway from Bishops Road to Crawthorne Road that runs along St John's Street and across Stanley Recreation Ground; and a range of events from the spring campaign, the Green Festival to Travelchoice week and the popular cycle cinemas.
- 4.26 **Transport Planning** - The Transport and Infrastructure Planning Team, plan and help to project manage Planning Transport and Engineering delivered projects. In 2012/13, the team contributed to a number of schemes including Junction 5 improvements, Burghley Square cycle safety improvements, cycle network improvements such as cycle way widening in Helpston, and a barrier removal project around parts of the city in partnership with Sustrans.
- 4.27 **Highways Contract** - Peterborough City Council awarded a combined highways services contract, including road maintenance, street lighting and gulley cleansing to Skanska. The new contract worth £7.6 million annually will run for ten years with the ability to extend it for two further five-year periods. It identifies savings in the region of £750,000 a year.
- 4.28 **Street Lighting** - In 2012/2013 the City Council continued with its street lighting improvements project introduced in 2011/2012, which substantially increases the number of energy efficient lanterns. In addition, a column replacement programme has also been undertaken for cast iron and concrete columns reaching the end of their design life. The replacement programme introduces the more efficient street lighting lanterns and reduces both maintenance costs of damaged columns and potential health and safety risks.
- 4.29 Further statistics on the progress made in 2013 towards supporting the delivery of the growth agenda is attached as **Appendix A**.

## 5. KEY ISSUES

- 5.1 The Committee need to consider and note progress and activity on projects detailed above.

## 6. IMPLICATIONS

- 6.1 This report is for information only and therefore does not have any direct implications. However the activities outlined in this report will have a Council wide impact.

## 7. CONSULTATION

- 7.1 There has been no internal or external consultation on the contents of this report.

## 8. NEXT STEPS

- 8.1 It anticipated that the committee members will receive updates on progress where applicable.

## 9. BACKGROUND DOCUMENTS

- Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
- 9.1 None

## 10. APPENDICES

- 10.1 Appendix A –Peterborough's Sustainable Growth Facts and Figures