

SUSTAINABLE GROWTH AND ENVIRONMENT SCRUTINY COMMITTEE	AGENDA ITEM NO. 5
25 OCTOBER 2016	PUBLIC REPORT

Report of the Corporate Director of Growth and Regeneration		
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PETERBOROUGH LOCAL PLAN FURTHER DRAFT

1. PURPOSE

- 1.1 This report is submitted to the Sustainable Growth and Environment Capital Scrutiny Committee following the approval of the council's Local Development Scheme (LDS) in August 2016, which identified that the Council will prepare a Further Draft version of the Local Plan for public consultation in December 2016.

2. RECOMMENDATIONS

- 2.1 The Committee is recommended to comment on the Further Draft Local Plan before it is submitted to Cabinet on 7 November 2016 for approval for the purpose of public consultation in December 2016 to January 2017.

3. LINKS TO THE CORPORATE PRIORITIES AND RELEVANT CABINET PORTFOLIO

- 3.1 The Further Draft Local Plan sets the overall strategy for development of Peterborough to 2036. The vision, objectives and priorities of the Plan have been informed by the Sustainable Community Strategy and the Council's corporate priorities. The Local Plan is also closely linked to the Council's Environment Capital Action Plan.
- 3.2 The Peterborough Local Plan Further Draft falls under the portfolio of the Cabinet Member for Growth, Planning, Housing and Economic Development.

4. BACKGROUND

- 4.1 In July 2015 Cabinet agreed to prepare a new Local Plan for Peterborough. The new Local Plan will set out how the city and surrounding villages will grow and change over the next 25 years. It will replace the following adopted Development Plan Documents (DPDs), which in effect will be merged in to the new single Local Plan:
- Core Strategy DPD (2011),
 - Site Allocations DPD (2012),
 - Planning Policies DPD (2012) and
 - City Centre DPD (2014).
- 4.2 The existing DPDs are relatively recent and all have been updated in the last five years, therefore it is not necessary to re write a new plan from scratch. Many of the existing policies are proposed to be included in the new Plan.

In January 2016 the Council consulted on the Preliminary Draft Local Plan which set out the

broad distribution of growth and the requirement for 27,625 new homes and 22,024 new jobs between 2011 and 2036.

At this stage the draft plan did not identify the precise sites required to deliver the housing and jobs growth targets. As part of the consultation process the Council asked the public, developers, landowners, agents and parish councils to suggest sites for future housing and employment provision that are available and deliverable. All suggested sites are listed in the Strategic Housing Economic, Land Availability Assessment (May 2016).

All suggested sites have been assessed against a detailed assessment criteria and the preferred sites have been included in the attached Further Draft Plan and shown on the attached Draft Policies Map.

5. KEY ISSUES

5.1 The Further Draft version of the Local Plan is structured as follows:

Part A – sets the overall vision and objectives for the future of Peterborough and the surrounding villages. This links closely to the Council's Environment Capital Action Plan.

Part B – Identifies the broad distribution and areas for future housing and employment.

It is proposed that the overall development strategy is to continue that set out in the adopted Core Strategy and to focus the majority of new development in and close to the urban area of Peterborough, with limited development in the rural areas. The individual sites required to meet the growth targets are set out in Part D of the plan.

It also proposes a Settlement Hierarchy that ranks each settlement according to its size and range of services and facilities, help guide the scale and location of new development. It also helps to protect the character of the landscape by placing restrictions on development outside the defined settlement boundaries. Following a detailed review of all village services and facilities the policy does not propose any changes to the hierarchy established in the adopted Core Strategy.

Part C – includes the detailed policies, criteria and standards that will be used in determining planning applications. The draft Local Plan will include policies relating to issues such as:

- Housing – the proposed policy ensures that new housing which will meet the needs of all communities is delivered. It includes the need for a range of types and size of homes, including affordable housing. There are also specific policies about meeting the need for prestigious homes and to identify plots for self-build properties; and a policy that sets the criteria for determining if a site for Gypsy and Travellers would be suitable or not. This is based on the existing criteria as set out in the Core Strategy.
- Transport – The proposed policy is based on the principles set out in the 4th Local Transport Plan, it includes car parking standards.
- Infrastructure – the proposed policy ensures that future growth is supported by the necessary infrastructure such as schools, roads, health and community facilities. This links to the Council's adopted Developer Contributions SPD and the Community Infrastructure Levy. A further policy highlights areas of land to be safeguarded for future infrastructure projects, such as road improvements or junction enhancements.
- Retail and other town centre development – this proposed policy places the city centre at the top of the hierarchy in terms of retail, leisure, cultural and tourism facilities, in line with national policy.
- Urban design – the proposed policy identifies the design principles that must be met by all new development, as well as the detailed requirement for new residential

development to make sure there is no unacceptable impact on the amenity of nearby properties. This is based on the design principles set out in the adopted Core Strategy.

- Historic Environment – this proposed policy aims to protect, enhance and conserve the important heritage assets throughout Peterborough through the special protection afforded to listed buildings and conservation areas.
- Open Space – the proposed policy looks to protect existing green open space and will set requirements for provision within new development.
- The draft Local Plan also carries over the existing Green Wedge policy that protects specific areas that are under considerable pressure for development and which, if built on would result in the coalescence of urban areas with nearby settlements.
- A new policy identifies area suggested by the public to be designated as Protected Green Open Spaces.
- Biodiversity - the proposed policy protects designated international, national and local wildlife sites from development that could harm the habitat or protected species.

Part D - identifies the sites required to deliver the Local plan target for 27,625 dwellings and 95ha of employment land between 2011 and 2036.

Since 2011 a total of 4,638 dwellings have been completed and a further 8,702 have been granted planning permission. This means that the Local Plan will need to allocate 14,413 dwellings. Of this approximately 10,800 are existing allocated sites, in the Site Allocations or City Centre DPD, that are being carried forward such as Great Haddon (5,900 dwellings) and Norwood (1,600 dwellings). Therefore the Local Plan proposes 3,434 completely new sites. This includes:

- **Urban Area** - 750 dwellings - such as additional land in the City Centre and at the East of England Showground;
- **Villages** 370 dwellings in Eye and Helpston;
- **New Settlement** - land to the north of Castor and Ailsworth for 2,500 dwellings

(Total 3,620 dwellings -slightly over what is required to allow for a buffer)

All proposed sites are shown on the Draft Policies map (and villages inset maps).

Each policy and all reasonable alternative options have been assessed against the Council's sustainability framework which is linked to the Council's Environment Capital Action Plan.

6. IMPLICATIONS

- 6.1 The Further Draft Local Plan will have implications for all sectors of the community throughout the Local Authority area.

Legal Implications - The Council must follow due Regulations (Town and Country Planning (Local Planning) (England) Regulations 2012) in preparing the Local Plan. Eventually, once the final document is adopted in 2018, the Council has a legal duty to determine planning applications in accordance with the plan.

Financial Implications - There are no immediate financial implications flowing from the approval of the Further Draft version of the Local Plan simply because this is not the 'final' plan. However, Members should be aware of two future financial implications:

- (a) The Council owns land that has been identified as a preferred allocation for future development and there could be financial implications on the value of that land. To be clear, all Council owned land has been assessed and treated like all other

proposed areas for development.

- (b) There could be indirect financial implications arising from the development of sites (e.g. provision of infrastructure and services for the new residents, Community Infrastructure Levy monies and s106 arrangements, and increased business rates, council tax or other receipts).

7. CONSULTATION

- 7.1 In January 2016 the Council consulted on the Preliminary Draft Local Plan. A total of 407 comments were received from 59 different individuals/organisations.

A Key Issues Report was published in May 2016 which summarised the main issues raised. All comments have been taken into consideration in the preparation of the Further Draft Plan

Subject to Council approval, public consultation on the Further Draft Local Plan will take place in December 2016, in accordance with the requirements set out in the Statement of Community Involvement (SCI).

8. NEXT STEPS

- 8.1 It is anticipated that the Committee will offer comments on the draft Local Plan. The document and any comments made by Committee will be presented to Cabinet (7 November). Cabinet will then be requested to approve the Further Draft Local Plan for public consultation in early 2016.

All comments received will be reviewed and any necessary changes will be made. The Local Plan will undergo the following processes:

- Public consultation on the final version of the plan – June/July 2017
- Submission to government – September 2017
- Independent examination – Autumn 2017
- Adoption – early 2018.

9. BACKGROUND DOCUMENTS

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

- 9.1
- Preliminary Draft Local Plan (Jan 2016)
 - Local Plan Key Issues report (May 2016)
 - Strategic Housing, Economic Land Availability assessment (May 2016)
 - Local Development Scheme (August 2016)

10. APPENDICES

- 10.1 Appendix 1 - Further Draft Local Plan
Draft Local Plan Policies Maps