

Planning and EP Committee

Application Ref:	15/01106/OUT
Proposal:	Up to 130 dwellings with all matters reserved except for access
Site:	Land South Of Oundle Road At East Of England Showground, Oundle Road, Alwalton, Peterborough
Applicant:	East Of England Agricultural Society And Milton (Peterborough)
Agent:	Savills (UK) Ltd
Referred By:	Director of Growth and Regeneration
Reason:	Major application of wider concern
Site visit:	04.08.2015
Case officer:	Miss V Hurrell
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Recommendation:	To Be Confirmed

1 Background

The application site which is some 5.66 hectares in size is located on the western edge of Peterborough some 5 miles from the city centre, within the urban area boundary. The site wraps around two existing properties including No 5/7 Oundle Road which is a Listed Building.

To the east is the recent development of Arena Drive whilst to the south is the Peterborough Showground. To the west is the A1. To the north of the site is the A605 Oundle Road, beyond which is the village of Alwalton through which a section of the A605 runs, before connecting with the A1.

Peterborough City Council is the highway body responsible for the section of Oundle Road in front of the site and for the junction into the village. Cambridgeshire County Council are responsible for Oundle Road where it crosses over the A1 to the west and for the roads within the village of Alwalton. Highways England are responsible for the A1.

The application site is allocated for residential development (up to 210 units) in the adopted Site Allocations DPD and in the emerging new Local Plan. The site is also included within the Council's 5 year land supply.

This application which seeks outline planning permission for up to 130 units and a new access off Oundle Road, along with alteration and signalisation of the junction into the village of Alwalton.

Members resolved to approve this application at Planning and Environmental Protection Committee on 26 April 2016 subject to conditions and the completion of a S106 Agreement.

2 Referral Back to Committee

When this application was originally submitted and presented to Members it included a provision for 30% affordable housing (with a 70/30 split in favour of rented accommodation) in compliance with policy CS8 of the adopted Core Strategy.

Following the resolution to grant the outline permission the applicant submitted a viability appraisal. This set out that the development could only afford to provide 4% affordable housing. Following initial discussions with the applicant a revised affordable housing provision of 10%, with a 50/50 split between rented and shared equality housing has been proposed.

This revised offer is currently being considered by Officers, particularly given the context of this being an allocated housing site and one which forms part of our five year land supply.

The original report to Committee is appended to this report for information but it is stressed that the only matter which Members are being asked to consider is the level of affordable housing provision now being offered ie 10%.

3 Recommendation

The revised affordable housing offer of 10% is being reviewed and assessed by Officers who are taking 3rd party advice.

In light of this Officers are currently unable to put forward a recommendation to Members. Officers will set out a recommendation to Members in either the Update Report or verbally at Committee, pending receipt of the 3rd party advice.