
Report to Peterborough City Council

by Louise Crosby MA MRTPI
an Inspector appointed by the Secretary of State
Date: 16 April 2019

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Peterborough Local Plan

The Plan was submitted for examination on 26 March 2018

The examination hearings were held between 7 August and 21 November 2018

File Ref: PINS/J0405/429/9

Abbreviations used in this report

DPA	Dwelling per annum
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
LP	Local Plan
LHN	Local Housing Need
MM	Main Modification
MoC	Memorandum of Co-operation
NPPF	National Planning Policy Framework
OAN	Objectively assessed need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SHMA	Strategic Housing Market Assessment
SHNA	Student Housing Needs Assessment

Non-Technical Summary

This report concludes that the Peterborough Local Plan provides an appropriate basis for the planning of the City, provided that a number of main modifications [MMs] are made to it. Peterborough City Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording where necessary.

The Main Modifications can be summarised as follows:

- Updating of housing tables/numbers because of various changes, including not providing for housing in Fenland and East Cambridgeshire and updated completion figures.
- Amend policies and text relating to car parking standards for consistency reasons.
- Changes to policy and text relation to the historic environment.
- Changes to policy in relation to biodiversity and geological conservation.
- Necessary changes arising from the findings of the Habitats Regulation Assessment.
- A range of other alterations to the plan's policies and supporting text in order to ensure that the plan is positively-prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Peterborough Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy. The revised National Planning Policy Framework was published in July 2018 and updated in February 2019. They include a transitional arrangement in paragraph 214 whereby, for the purpose of examining this Plan, the policies in the 2012 Framework will apply. Unless stated otherwise, references in this report are to the 2012 Framework.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Peterborough Local Plan submitted in March 2018 is the basis for my examination. It is the same document as was published for consultation in January 2018.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and/or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearing(s), are necessary. The MMs are referenced in bold in the report in the form MM1, MM2, MM3 etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the main modification. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Policies Map as set out in Peterborough Local Plan.
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it.

However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map.

7. These further changes to the policies map were published for consultation alongside the MMs (see following link) - https://drive.google.com/file/d/1hGZU3Tv1J_xPcE5Uqz6AEuYn5L7bRWIf/view
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in Peterborough Local Plan and the further changes published alongside the MMs.

Assessment of Duty to Co-operate

9. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
10. The Council describes this in its Duty to Cooperate Statement. This describes the activities that it has undertaken with other bodies in order to maximise the effectiveness of Plan preparation. This includes a joint SHMA with South Holland, South Kesteven and Rutland Councils. Work has also taken place with East Northamptonshire Council which is a neighbouring authority but falls outside of the Cambridge HMA and Peterborough HMA, Boston District Council, Fenland District Council, Huntingdonshire District Council and North Northamptonshire Joint Planning Unit (includes Corby, Wellingborough, Kettering and East Northamptonshire Councils). The Council have also worked with bordering County Councils, Lincolnshire, Cambridgeshire, Northamptonshire and Rutland.
11. The 'other prescribed bodies' with whom consultation has taken place are the Environment Agency, Historic England, Natural England, Homes and Communities Agency, NHS Cambridgeshire and Peterborough Clinical Commissioning Group, National Health Service England, Office of Road and Rail, Highways England, Marine Management Organisation and Cambridgeshire and Peterborough Combined Authority (the Integrated Transport Authority).
12. Work has also taken place with The Greater Cambridge Greater Peterborough Local Enterprise Partnership and Natural Cambridgeshire Local Nature Partnership.
13. In 2013, Cambridgeshire authorities, including Peterborough, signed a memorandum of cooperation (MoC) to support a coherent and comprehensive growth strategy across Cambridgeshire and Peterborough between 2011 and 2031. This included the agreement that Peterborough would accommodate some of the housing need (2,500 dwellings) arising in the Cambridge Sub Region Housing Market Area (this includes areas close to Peterborough such as Yaxley and Whittlesey). Whilst this collaborative approach was undertaken as part of the requirements of the duty to cooperate and was endorsed by Inspectors examining Fenland's Plan in April 2014 and East Cambridgeshire's Plan in March 2015, the apportionment of this need to Peterborough was not done because those areas could not meet their own housing needs, but for strategic planning reasons instead. I shall return to this matter again in dealing with housing requirement later in my report.

14. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Legal Compliance

Habitats Regulations Assessment

15. I shall deal with this matter here as it relates to some modifications I discuss in my report. Other matters of legal compliance are dealt with towards the end of my report.
16. The Habitat Regulations Assessment (HRA) assesses the impacts of the Plan, alone or in combination with other plans or projects, against the conservation objectives of relevant Natura 2000 sites, to determine whether it would adversely affect the integrity of these sites. It assesses internationally designated sites (Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SAC). It also considers national sites, so Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) as well as local sites.
17. It follows the stages of HRA with evidence gathering, assessing likely significant effects, conservation objectives of each protected site, and then proposes mitigation for any adverse effects. Appropriate Assessment has been carried out too. In essence, the Appropriate Assessment concludes that the Local Plan can be considered compliant with the Habitats Regulations and will not result in any likely significant adverse effects on the integrity of Orton Pit SAC, Barnack Hills and Holes SAC or the Nene Washes SAC, SPA and Ramsar site, either alone or in-combination with other plans and projects, provided that the recommendations and additional mitigation measures set out in the HRA are incorporated into the Local Plan. These are dealt with in more detail below, where they necessitate main modifications.

Assessment of Soundness

Main Issues

18. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified a number of main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 – Whether or not the identified housing requirement figure is soundly based

19. The Plan was submitted prior to 24 January 2019 and therefore falls to be considered against policies in the 2012 NPPF. Nevertheless, the Council have chosen to use the Local Housing Need (LHN) figure of 18,840 (942dpa) for the period 2016-2036, based on the formula provided by the Government in September 2017, in the consultation document 'Planning for the right homes in the right places'.

20. In relation to assessing housing need Planning Practice Guidance (reference 2a-005-20140306 as superseded by more recent guidance, but relevant to this examination) says "There is no one methodological approach or use of a particular dataset(s) that will provide a definitive assessment of development need. But the use of this standard methodology set out in this guidance is strongly recommended because it will ensure that the assessment findings are transparently prepared. Local planning authorities may consider departing from the methodology, but they should explain why their particular local circumstances have led them to adopt a different approach where this is the case. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance".
21. The Council has opted to use the standard method (LHN figure) on the basis that this is the direction of travel in terms of national policy and the following local circumstances. The Plan does make reference to the OAN derived from the July 2014 SHMA as this was the basis of the housing target of 25,125 homes for the period 2011 to 2036 (1,005dpa) in previous draft versions of the Plan. This was based on the ONS mid-year population estimates for mid-2012. As part of the evidence base for the examination this figure was updated to 24,525 (981dpa) to reflect the 2017 updated SHMA, which was based on 2014 based household projections, the same as the standard method. This figure includes upward adjustments from the demographic baseline as required to be considered under NPPF 2012 and the associated PPG methodology. Based on the most recent ONS population forecast (2016 based) this would be likely to come down further.
22. On this basis and the widely accepted point that an OAN figure is not an exact science in any event I find that using the LHN figure as a starting point and thus a different methodology is acceptable and consistent with the PPG as referenced above. This is particularly so given the LHN figure and the latest 2017 SHMA figures are based on the same household projections and yield comparative results. Also, several representors came up with slightly different figures but in the same ball park area. The most recent planning practice guidance in relation to assessing housing need explores when a higher figure than the LHN standard method needs to be considered. Because I find the LHN method is an acceptable starting point, I shall consider those areas of the more recent guidance that are relevant to this plan.
23. The PPG states that "the standard method for assessing local housing need provides the minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where actual housing need may be higher than the figure identified by the standard method".
24. Such circumstances it explains include where additional growth above historic trends is likely to or is planned to occur over the plan period, an appropriate uplift may be considered. This will be an uplift to identify housing need specifically and should be undertaken prior to and separate from considering how much of this need can be accommodated in a housing requirement figure. Circumstances where this may be appropriate include but are not limited to: where growth strategies are in place, particularly where those growth

strategies identify that additional housing above historic trends is needed to support growth or funding is in place to promote and facilitate growth (e.g. Housing Deals).

25. While there is a devolution deal in place between the Government and several local authorities, including Peterborough, this is very recent and so will be factored into the next round of Plans. The Combined Authority is made up of representatives from a number of 7 local authorities in Peterborough and Cambridgeshire and a Business Board and has an elected Mayor. The key ambitions are to double the size of the local economy; accelerate house building rates to meet local and UK need; deliver outstanding and much needed connectivity in terms of transport and digital links; provide the UK's most technically skilled workforce; transform public service delivery to be much more seamless and responsive to local need; grow international recognition for our knowledge based economy; and improve the quality of life by tackling areas suffering from deprivation. The Combined Authority has raised no objections to the Plan.
26. Consideration also needs to be given to previous delivery levels. So where previous delivery has exceeded the minimum need identified it should be considered whether the level of delivery is indicative of greater housing need. In Peterborough previous delivery levels are similar to those proposed in the Plan and do not point to a need to increase the LHN figure.
27. Finally, recent assessments of need, such as a Strategic Housing Market Assessments (SHMA) need to be considered. As set out above the 2017 SHMA based OAN figure is 981 dpa, derived from DCLG-2014 based household projections. If the OAN was updated to take of the more recent, ONS 2016 based household projections it would fall below 900dpa. Various other figures were put to me by representors at the hearing sessions, as set out above, but the majority were very similar to the Council's OAN figure. The small difference between the LHN figure and the OAN figure does not indicate a need to uplift the LHN figure either. Overall, having taken all the above into account I find the LHN figure of 942dpa to be a sound one.
28. The Plan also allocates land to meet future student housing need identified through a Student Housing Need Assessment (May 2017) (SHNA). The increase in demand will arise from the creation of an independent campus-based university which is expected to have an undergraduate population of 12,500 students by 2035. The SHNA concluded that there would be a need for an additional 40 dwellings per year over the period of 1 April 2021 to 31 March 2036. This increases the total housing need over the plan period by 600 dwellings. This is added to the LHN figure to give a total dwelling requirement of 19,440, over the Plan period. Since the student housing need is not required until later in the Plan period (2021 onwards), the Plan provides a table showing the staggered total housing requirement.
29. The Plan also allocates land to meet the MoC obligation I refer to above in my duty to cooperate section. This is included in its housing requirement figures. East Cambridgeshire produced a Plan along the same lines i.e. Peterborough would provide for some of its housing need and submitted it for examination at a similar time to this Plan. However, that Plan has recently been withdrawn from examination.

30. In terms of Fenland, their Plan was adopted in 2014 and so given that Plans now should be reviewed every 5 years to assess whether they need updating (paragraph 33 of NPPF 2019), that exercise will need to be carried out very shortly. Similarly, East Cambridgeshire's Plan was adopted in April 2015 and so should be reviewed within the next year. These reviews will need to take account of changing circumstances affecting the area, or any relevant changes in national policy. There was no indication when the MoC was drawn up that Fenland and East Cambridgeshire could not meet their own housing needs and that continues to be the case. Moreover, the 2019 National Planning Policy Framework (NPPF) says that "local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old, unless the strategic policies have been reviewed and found not to require updating".
31. Taking all of the above into account I find that following the terms of the MoC would not be sound. Therefore, Peterborough should only seek to meet its own housing needs and as part of the review process set out above, both Fenland and East Cambridgeshire Councils will need to have regard to the fact that Peterborough will no longer be meeting any of their housing need. At this point both may be required to provide a minimum of five years' worth of housing against their local housing need figure which would result in some double counting if Peterborough were also providing for some of the need. Some main modifications are required to the Plan to take account of this change.
32. Given my finding that this Plan should not be making provision for this, modifications to figures and text in the Plan are needed. These and other consequential changes and updating to take account of recent housing monitoring data are dealt with by **MMs2 & 13** which are necessary for the Plan to be justified and effective.

Conclusion on housing requirement figure

33. Establishing the future need for housing is not an exact science and there is no one methodological approach or use of a particular dataset(s) that will provide a definitive assessment of development need. Reaching a housing requirement figure requires some reasoned judgements to be made. In my view the Council has followed the approach set out in Government guidance. As such, I find that the total housing requirement figure of 19,440 for the period 2016 to 2036 to be justified, and I recommend modifications accordingly to adjust the Plan to that effect (**MM2**).

Issue 2 - Whether the Plan makes appropriate provision to meet the objectively assessed need for housing

34. In the 2 years since 2016 (the start of the Plan period) 1,970 homes have been completed. At 31 March 2018 there were 7,961 dwellings with planning permission (commitments which will contribute to supply), giving a total of 9,931. This leaves a total of 9,509 to be planned for. The Plan identifies allocations which would provide around 11,000 new homes.

35. In seeking to meet this outstanding need through site allocations the Council considered various options. The Evidence Report for policy LP3 'Peterborough Local Plan: A Strategy for Accommodating Growth' (PER03) sets out the evidence base for the strategic distribution of growth for policy LP3. Five spatial options were considered by the Council to identify the most sustainable and deliverable approach to meeting housing need. These options included 1) pro-rata distribution; 2) urban area/extension focused (Core Strategy carry over); 3) village extension focused; 4) a free-standing new settlement; and 5) small site focussed development.
36. All options were also assessed through the Sustainability Appraisal. The report concludes that, in principle, the preferred option is Strategic Option 2, as focusing growth within and adjoining the urban area would make the most of existing infrastructure and result in greater levels of sustainable travel. This option, however, would also allow for some growth in the rural area to support local communities and facilities, in line with the NPPF. Nevertheless, whilst this option may have 'scored' the best in terms of sustainability, the report also looked at whether this option is deliverable.
37. The Council sought to identify availability and deliverability of sites to meet the preferred growth option. As a result of this work the report concludes that option 2 remains the most sustainable and appropriate option. This option would see most new residential development focussed in the urban area around Peterborough and urban extensions, which is akin to the strategy in the Council's existing Core Strategy. This option would make the most of existing infrastructure found in the city and would lead to the greater level of sustainable travel. Whilst the option allows for a limited amount of growth in villages, in line with NPPF expectations, this is less than the existing population distribution sets out for sustainability reasons.
38. Whilst earlier versions of the Plan relied on a new settlement approach this was because of the need to accommodate higher levels of housing growth. A new settlement approach, the Council's evidence suggests, would be a less sustainable option than that which is now proposed which makes use of existing infrastructure and would place housing closer to existing services and facilities.

Conclusion on whether the Plan makes appropriate provision to meet the objectively assessed need for housing

39. I am satisfied that the Plan makes appropriate provision to meet the identified housing requirement for housing. Moreover, there is a sufficient buffer in allocated housing land to provide flexibility and choice. I shall return to the matter of supply, including 5 year supply, in issue 6 later in my report.

Issue 3 – Whether the distribution of housing is justified, effective and consistent with national policy

40. Policy LP2 of the Plan sets out the settlement hierarchy for the district and the basis for the overall distribution of growth. In Peterborough there are a number of settlements ranging in size from the city of Peterborough itself to small villages, hamlets and individual, isolated dwellings. One of the key

characteristics of the local authority area is that it is dominated by the city, with no other settlements larger than 4,500 people, such as market towns.

41. The Plan makes provision for housing growth in a variety of locations, but with a distinct emphasis on places within and around the urban area of the city including large-scale urban extensions. These are the most sustainable areas and allow for the maximum re-use of previously developed land. Growth in urban extensions will account for around 59% of the total planned growth, 27% in the urban area of Peterborough, 5% in the villages and it is estimated that around 9% will come from windfall sites. In accordance with the NPPF the Plan seeks to strictly control new residential development in the countryside. Policy LP2 needs further explanation to be justified and effective and is dealt with by **MM1**, which introduces some additional wording to the end of the policy. However, the policy does not take account of the fact that there are made neighbourhood plans that support new dwellings outside of development limits in certain circumstances and therefore I have amended the modification to make it more flexible and take account of this.

Conclusion on distribution of housing

42. Having regard to the above and my findings below in relation to the allocation of sites, I find that the distribution of housing is appropriate subject to the main modification which is necessary for soundness.

Issue 4 – Whether the Plan appropriately identifies the overall level of affordable housing need and makes appropriate provision to meet it

43. Given that the Council are using the LHN figure as the basis for their housing target there is no need to consider whether an uplift is needed to potentially increase the supply of affordable housing as the LHN figure has a local affordability ratio built into the calculation.
44. The 2017 SHMA update identifies a need for 559 affordable homes per annum (net figure). The Council's 2017 Monitoring Report shows that around 30% of housing completions have been affordable housing. The Council's viability evidence shows that a requirement for developers to provide 50% affordable housing, which would be closer to the identified need, would not be viable but concludes that overall a 30% requirement would be. Accordingly, Policy LP8 requires development proposals of 15 or more dwellings to provide 30% affordable housing. The requirement is for on-site provision unless there are exceptional circumstances for it to be provided off-site or through a commuted sum.
45. The policy also, rightly seeks to ensure that developments do not take place in a piecemeal fashion to avoid the provision of affordable housing.

Conclusion on affordable housing provision

46. Overall, whilst a requirement for 30% affordable housing will not meet the identified need for affordable homes, a higher requirement would be likely to render most development unviable and therefore even less market and affordable homes would be built. I am satisfied that the Plan appropriately identifies the overall level of affordable housing need and then, taking into

account the findings of the viability study seeks through Policy LP8 to provide for as much of it as possible.

Issue 5 – Whether the proposed site allocations are justified, effective and consistent with national planning policy

47. Policies LP35, LP37, LP39, LP41, LP42, LP46, LP47, LP49, LP50, LP51 and LP52 are not clear at present that the indicative number of dwellings shown excludes those already built and accounted for, but this is remedied by **MMs14, 15, 16, 17, 19, 23, 24, 25, 26, 27 & 28** which also update the figures so that the Plan is as up to date as possible on adoption, is justified and effective.

Urban Extensions - Policies LP35 & LP36

48. Within Peterborough there are currently 3 urban extensions which are under construction (Hampton, Stanground South and Paston Reserve). The Plan identifies 7 urban extensions with a total capacity of 15,193 dwellings (to 2036). In addition to those already mentioned there is Great Haddon which at 31 March 2018 was permitted subject to a legal agreement. Norwood which is allocated in the Plan for 2000 homes and is also allocated in the adopted core strategy. Gateway Peterborough has outline planning permission for 610 homes (at 31 March 2018) and East of England Showground site does not have planning permission but is allocated in the Plan to deliver 650 homes. As set out above the urban extensions are expected to deliver the largest proportion of homes (13,132) over the remaining plan period in these areas.
49. The Plan is justified in placing reliance on these urban extensions given that some of them are already delivering housing and they have the necessary infrastructure in place to carry on delivering. Also, 2 others have planning permission. Moreover, the risk is spread over several urban extensions which are being developed by different companies.
50. Policy LP36 is a specific policy relating to one of the new urban extensions which will be on part of the East of England Showground and as well as providing around 650 dwellings may also provide new conference facilities and employment related development.
51. Policy LP5 is an overarching strategic policy providing the design principles for all new urban extensions. They are defined as being 500 dwellings or more. The policy seeks to ensure that these areas are developed in a truly sustainable manner with a full range of housing, employment areas and a range of services and facilities, but also integrated with the existing communities of Peterborough.

Urban Area Allocations – Policy LP37

52. The Plan allocates a significant number of urban area allocations which vary greatly in scale. The 35 different sites will yield between 10 and 460 dwellings. One of the large sites (350 dwellings), Fengate South, has its own specific policy (LP38) as it is in a sensitive location in terms of, among other things, flood risk and biodiversity.

City Centre – Policies LP46 – LP52

53. There are 7 separate policy areas within the city centre and each area has its own policy. In many instances the policies identify 'opportunity areas'. These are large areas of underused or vacant land that have the potential for comprehensive redevelopment. All the specific policy areas identify the sites for residential development that collectively would yield approximately 2350 dwellings.

Large Village Allocations – Policy LP39 & LP40

54. The Plan allocates 9 different sites within large villages. All but one of the sites will yield less than 100 dwellings each, with many yielding far lower numbers. The largest site is expected to deliver around 250 homes and this site is in Eye. The development of this site will be more complex and so has its own policy (LP40).

Medium Village Allocations – Policy LP41

55. Within the medium sized villages there are 6 allocated sites, ranging in size with the smallest expected to yield 13 dwellings and largest around 190. One of the larger sites is at Helpston. This is expected to yield around 82 dwellings. During discussions about this site at the hearings it became evident that it has some constraints and therefore for soundness reasons a specific policy setting these out and the expectations of the developer is necessary. This is remedied by a main modification (**MM18**) which introduces a specific policy for this site that requires a comprehensive masterplan to cover open space and landscaping; information about education facilities and whether there is a need to expand the school into the appeal site and a high level of engagement with stakeholders; and a transport assessment. The policy also requires a comprehensive planning permission for the whole site. However, the site is not in one ownership and so such a requirement could frustrate the development of part of the site. The requirement of a masterplan would be sufficient to ensure that development is designed and constructed in a cohesive manner. Consequently, I have modified this policy to remove the requirement for a comprehensive planning permission to be submitted.

Small Village Allocations - Policy LP42

56. There is just one small village allocation and that is for approximately 14 dwellings in Peakirk.

Conclusion on site allocations

57. I find that the site allocations are justified, effective and consistent with national policy.

Issue 6 - Whether at adoption the Plan will ensure a supply of land capable of delivering five years' worth of housing against the LPA's housing requirement, with flexibility to respond to changing circumstances.

58. The Submitted plan (policy LP3) propose to use the so-called Liverpool approach to deal with any previous shortfall, rather than the Sedgefield

approach whereby it would be dealt with over the first 5 years of the Plan period. At present there is no shortfall, indeed there is an 'oversupply' of (86 dwellings) from 2016-2018 measured against the annual requirement since the start of the plan period. On that basis, there is no justification for the Liverpool method to apply, and a modification (**MM2**) is necessary to remove reference to the Liverpool method. In addition, for the following calculation I use the Sedgefield method, this being the most appropriate method at the present time.

59. The 2012 NPPF requires Councils to identify a rolling 5-year supply of deliverable housing sites. It also requires them to have an additional buffer of 5%, or 20% (moved forward from later in the Plan period, depending on the previous level of under delivery), to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
60. There is no under-supply of housing in Peterborough for the 2-year period 2016-2018. The 2019 NPPF and PPG provide a clear definition of under delivery and now this is the test that will be applied in the Council's planning decision and in appeal cases. This requires a 5% buffer, except where there has been under delivery of housing over the previous 3 years and under delivery is deemed to be delivery below 85% of the housing requirement and then a 20% buffer is required.
61. In Peterborough, over the last 3 years delivery has been at a rate of 91% of the housing target (according to published government data) and 92% (according to the Council's data) over a longer period of 7 years. Taking into account all of this information I conclude that a 5% buffer is appropriate to ensure choice and competition in the market for land is provided.
62. The Council's housing target (as per my modifications) will be set at 19,440 homes in the Plan. The yearly housing requirement differs due to the source of need in different periods because of the student housing need element of the total figure. So, for the period 2016/17 – 2020/21 the annual requirement is 942dpa and for subsequent years 982dpa (student need being 40 dpa). This gives a basic 5 year requirement for 4,790 dwellings for the period 2018 to 2023.
63. The previous oversupply of 86 dwellings results in a 5-year requirement from 2018 to 2023 of 4,704 (4,790-86). When a 5% buffer is added to this a 5-year requirement figure of 4,939 is reached. This is planned for by the Council in their trajectory using their committed supply of deliverable housing sites, those allocated within the Plan identified as being able to deliver housing within the following 5 years and the predicted windfalls (based on past experience).
64. Based on the evidence before me I am content that the Council has been very thorough in their consideration of every site in the trajectory and particularly those in the first 5 years following adoption of the plan, having regard to the likelihood of the sites coming forward, when this will happen and at what rate they will deliver. While concern was expressed by some representors about whether the urban extensions would yield the numbers set out in the housing trajectory, these sites are mostly now already delivering housing and so the

slow lead in times when infrastructure was being delivered have in theory passed. This theory is backed up by statements from developers of the urban extensions.

65. Another expressed concern was about choice and that not everyone will want to live in an urban extension and so this could affect sales which would have a knock on effect on delivery. The urban extensions offer a wide range of house types and designs and services as well as good accessibility which is likely to appeal to a wide range of house buyers. Moreover, the Plan is not purely reliant on these sites, there are a range of other sites, including in villages. In addition, the Plan allocates more housing land than is requirement to just meet its requirement and this will also reduce the risk of supply problems. As such, I have no reason to doubt the trajectory.
66. The Council can demonstrate 6.22 years supply of deliverable housing sites when a 5% buffer is applied and based on the Sedgfield calculation method i.e. dealing with any previous shortfall over first 5 years.

Conclusion on housing land supply

67. To summarise, I am satisfied that the Plan will have a five year supply of housing land on adoption and that it provides sufficient sites and a robust strategy such that it is likely to provide a rolling 5-year supply of deliverable housing land available throughout the Plan period.

Issue 7 – Whether the Plan meets the identified needs of gypsies and travellers and travelling showpeople

68. The Council has an up to date and credible Gypsy and Traveller Accommodation Assessment (GTAA) (2016) which takes account of the 2015 Planning Policy for Travellers Sites PPTS. This covers most of Cambridgeshire, King's Lynn and West Norfolk. The GTAA identifies no additional need for sites in the borough for gypsies and travellers or travelling showpeople. However, the study revealed that it was not possible to determine the status of 47 households as they either refused to be interviewed or were not on site at the time of the fieldwork. It is estimated in the GTAA that the need could range from 0 to 17 pitches but based on evidence gathered nationally about the percentage of gypsies who meet the definition in the 2015 PPTS it is likely to be at the lower end of this spectrum. There are 2 public sites within the district which had a waiting list of zero. Overall, I find that these estimates of need are robust.
69. Given the level of uncertainty and the likelihood that the need, if any, will be low the Council have sought to deal with future need through a development management policy (LP10) that is permissive in nature. I agree that in the circumstances this is the most positive and effective approach to ensuring the needs of gypsies and travellers and travelling showpeople are met.

Conclusion on the needs of gypsies and travellers and travelling showpeople

70. I am satisfied that the Plan will meet the needs of gypsies and travellers and travelling showpeople.

Issue 8 - Whether the Plan sets out a strategy for employment land and retail floorspace which is positively prepared, justified, effective and consistent with national policy

Employment Land

71. The Peterborough Employment Evidence Report (August 2017), which relies on 2016-based forecasts by the East of England Forecast Model, estimates that 76ha of employment land will be required to accommodate the forecast employment growth from 2016-2036 and this is reflected in Policy LP4. It is also estimated that the rate of employment land lost to other uses would be - 2.5ha per annum. Therefore, 50ha would have to be added to the required land to compensate for this loss meaning that around 126ha of employment land would need to be allocated to accommodate the forecast employment growth and loss of land to other uses for 2016-2036 period. The Plan sensibly allocates around 160ha to allow for losses, flexibility and choice.
72. Employment allocations are mainly focussed within the city centre, urban areas (within General Employment Areas and Business Parks), and in urban extensions. Policy LP6 sets out the Council's overarching strategy for the city centre in terms of major new retail, cultural and leisure developments. In line with the strategy I have outlined above this policy promotes the city centre for substantial residential development at a range of densities as well as employment uses, particularly B1 uses. The city centre is defined on the policies map and this needs to be referenced in the policy. This is remedied by **MM3**.
73. Policy LP43 sets out the strategic employment allocations. This includes 3 separate sites, 2 are part of urban extensions at Hampton (23.05ha) and Gateway Peterborough (83.48ha). The other site is known as Red Brick Farm (site LP43.3). The Plan identifies this as having a site area of 30ha, but the total site area is 63ha. It is expected that due to flooding restrictions only part of the site will be developable (around 30ha). This needs to be clarified and is done through **MM20**. Such is the complex nature of this large site the Plan contains a specific criteria based policy (LP44) to ensure that developers are aware of the constraints. One of the requirements of the policy is that a project level appropriate assessment under the Habitat Regulations process is carried out. The policy refers to Nene Washes, but must also be expanded to refer to the fact that it is a SSSI, SAC, SPA and Ramsar site. This is remedied through **MM21**.
74. Other small sites across the local authority area are allocated through Policy LP45 for B1, B2 & B8 uses. In relation to the land adjacent to Thorpe Wood House (site LP45.6), part of the site already has planning permission for a specialist dementia care home and the construction of this is nearing completion. The site was previously vacant for over 20 years and the Council has also granted planning permission for a further 100 bedroom residential care home. Given the consents already granted for the care homes a proposal for a complementary retirement apartment complex the policy needs amending through a main modification (**MM22**) to allow the use of the site in whole or part for C2 uses.

Conclusion on employment land

75. I find that the Council has made provision for an appropriate level of employment land over the Plan period and overall the Plan provides an effective and sound strategy in this regard subject to the main modifications which are necessary for the Plan to be effective.

Retail floorspace needs

76. Peterborough has a hierarchy of retail centres, along with out-of-centre shops. At the top of the hierarchy is Peterborough city centre with around 159,000m² of gross retail floorspace along with a full range of other services. It performs not only a local role but a regional one too with a retail catchment extending as far as the East Midlands and the East of England.
77. The Council's most up to date retail study (2016) indicates that there is no need for any further convenience goods floorspace during the plan period. However, this assumes that all existing commitments would be implemented. If this does not happen there may be some capacity for additional floorspace. This would need to be dealt with on a case by case basis through planning applications which would also need to be accompanied by an up to date retail impact assessment study and in future reviews of the Plan.
78. In terms of comparison goods, the retail study found no current need in the short term, but that it is likely some need would arise beyond 2026. However, this would need reviewing again in the future.
79. Given the retail study findings in relation to capacity, the Council through Policy LP12 state that they will only support retail proposals in designated centres and of a scale appropriate for that centre. It also provides for circumstances where committed but unimplemented retail floorspace permissions lapse or a new district wide retail study produced post adoption of the plan, but before 2026, indicates there is a need. In such circumstances Policy LP12 sets out the sequential approach the Council will take in determining planning applications for retail and this is in line with national planning policy.

Conclusion on retail floorspace

80. The findings in this regard are soundly based and provide for flexibility in the future should retail floorspace requirements change. As such the Plan in this regard is positively prepared, justified, effective and consistent with national policy.

Issue 9 - Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to development in the countryside

81. As set out above, Policy LP2 seeks to focus most new development in and around existing settlements and carefully control development in open countryside and only allow isolated dwellings in special circumstances. Policy LP11 sets out in more detail the Council's stance on development in the countryside.

82. Policy LP11 covers the common forms of development sought in the countryside, including residential conversions, replacement dwellings, mobile homes, new dwellings, employment uses and agricultural diversification. It also seeks to protect the best and most versatile agricultural land. The policy provides helpful and transparent guidance to potential applicants. However, since the Plan was drafted a change has been made to Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 and this has implications for Policy LP11. Part A of the policy covers the re-use and conversion of non-residential buildings for residential use in the countryside and provides support if, among other things, the proposal is for no more than 3 residential units. This aligned with Class Q of the 2015 GDPO. However, the 2018 GDPO amendment increased permitted development rights to 5 dwellings. It is important that the policy reflects this change.
83. Also, part D of Policy LP11 is entitled 'New dwellings in the countryside'. This covers agricultural workers, forestry and other enterprises where a countryside location is essential and not all dwellings. This needs to be made clear in the policy sub heading for the Plan to be effective. These matters are remedied by **MM4**.
84. Overall, I find that the Plan has been positively prepared, is justified, effective and consistent with national policy in relation to development in the countryside, subject to the modification.

Conclusion on development in the countryside

85. I find that the Plan has been positively prepared, is justified, effective and consistent with national policy in relation to development in the countryside, subject to the main modifications that are necessary for soundness.

Issue 10 - Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the protection and provision of recreational space, green space, green wedges and biodiversity

86. Policy LP16 seeks to ensure that all development proposals contribute positively to the character and local distinctiveness of the area and create a sense of place. Policy LP16 is a criteria based policy which seeks among other things to protect important views of Peterborough Cathedral which is a major landmark building in the city. Criteria 'e' needs amending to refer to cyclists as well as pedestrians and this is resolved through **MM6**.
87. Amenity provision for existing and future occupiers of properties is covered by policy LP17 and standards set out on appendix D to the Plan. The criteria based policy does not take account of the fact that some future residential development is likely to be in the form of flats or apartments. Criteria 'j' needs amending so that it refers to communal amenity space in addition to private amenity space and this is remedied by **MM7**. Also, the table in part A of appendix D needs amending to change the requirement under the heading Natural Greenspace from 'Local Nature Reserve' to 'accessible natural

greenspace' to ensure consistency between the 1st and 2nd column of the table and the evidence base. This is resolved by **MM30**.

88. LP21 seeks to ensure that residential schemes of 15 dwellings or more provide appropriate levels of new open space and outdoor sport and recreation facilities. The policy and supplementary text provide clear details of what would be required in individual circumstances. The policy also deals with sites that have the potential to have a significant adverse effect on the integrity of a designated international or national site for nature conservation purposes because of additional recreational pressure on that site. This policy needs amending to refer to the CIL regulations and this is done through **MM9**.
89. The Nene Valley runs west-east across the local authority area. It is recognised as an area of high amenity, landscape, ecological and heritage value and forms part of the Nene Valley Nature Improvement Area. Policy LP24 seeks to ensure that within this area, new development safeguards and enhances recreation and /or brings landscape, nature conservation, heritage, cultural or amenity benefits. The policy also seeks to prevent development that would increase flood risk or compromise the performance of flood defences or existing navigation facilities. This needs expanding to refer to the restriction of access to these facilities and is done through **MM10**.
90. Policy LP28 and supporting text covers the matter of biodiversity and geological conservation and seeks to ensure that appropriate weight is given to international, national and locally designated sites and to the importance and contribution they make to the wide ecological network. The supporting text to this policy needs expanding to provide important advice in relation to an area of land beyond the designated site boundary of the Nene Washes. This land has been identified as potentially providing important habitat for qualifying bird species. A main modification (**MM11**) provides additional text and a map to be inserted into the Plan close to Policy LP28 showing the location of the Goose and Swan Functional Land Impact Risk Zone. This has been devised in conjunction with Natural England.

Conclusion on the protection and provision of recreational space, green space, green wedges and biodiversity

91. I find that the Plan has been positively prepared and is justified effective and consistent with national policy regarding the protection of recreational space, green space, green wedges and biodiversity, subject to the main modifications which are necessary for soundness.

Issue 11 - Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the historic environment

92. The Plan contains a Policy (LP19) and supporting text in relation to historic heritage. This reflects the advice in the NPPF and seeks to protect important views of Peterborough Cathedral which is classed as a major landmark building in the Plan. It also aims to avoid harm to the character and setting of a number of important historic parks and grounds in the local authority area.

93. Historic England has sought several changes to the policy which I agree are necessary for soundness. These include the introduction of specific supporting text in relation to historic parks and gardens since they are such an important historic, cultural and environmental asset within the Peterborough area. Additional text and policy wording also need to be added in relation to archaeology to better reflect national guidance and for rigour. Further information is also needed in relation to non-designated heritage assets to explain about their level of protection. Finally, a change to criteria 'f' of the actual policy LP19 is required to remove reference to 'or' to make it more rigorous and reflect the NPPF. These changes are dealt with by **MM8**.

Conclusion on historic heritage

94. I am content that the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to the historic environment subject to the modification that is necessary for soundness.

Issue 12 - Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to strategic transport and infrastructure

95. The Council's main transportation policies and infrastructure requirements for the City are set out in its Long-Term Transport Strategy and the latest Cambridgeshire and Peterborough Local Transport Plan (LTP). The LTP is the responsibility of the Combined Authority. The Council's broad approach is to reduce cars and car parking in the city centre, whilst promoting walking cycling and public transport. Further out, public transport links will be strengthened where possible, with improvements to services and infrastructure and making sure the highway network into the city is as efficient as possible. These aims are supported by policy LP13. There are currently some inconsistencies between Policy LP13, the supporting text and the car parking standards in annex C of the Plan. There is also a need for some additional text in Policy LP13 to cover the matter of parking provision in the city centre and city centre core policy area to ensure the overarching aims I have set out above are accurately reflected in the policy. These are remedied by **MM5 & MM29**.
96. Policy LP32 of the Plan deals with flood and water management and in terms of flooding reflects the advice of national policy. Criteria h of the policy seeks to provide advice in relation to developments in areas served by combined sewers. Some additional text is required in relation to the types of feasible alternatives that will be preferable to connecting to a combined sewer. This is remedied by **MM12**.

Conclusion on strategic transport and infrastructure

97. I am satisfied that the Plan has been positively prepared, is justified, effective and consistent with national policy in relation to strategic transport and infrastructure, subject to the main modifications.

Issue 13 – Whether or not the Plan is soundly based in terms of economic viability issues and its delivery and monitoring arrangements

98. A whole Plan viability assessment was carried out by the Council in line with the advice in the NPPF. The assessment has also been scrutinised as part of this examination in relation to other policy matters. I am satisfied that a robust assessment of viability has been undertaken such that scale of obligations and policy burdens will not prevent development being delivered in a timely manner.
99. The Plan commits to monitoring the policies in it and this will be done through the Council's annual monitoring report.

Conclusion on economic viability, delivery and monitoring

100. I find that the Plan is soundly based in terms of economic viability issues and its delivery, monitoring and contingency arrangements.

Public Sector Equality Duty

101. In arriving at my conclusions on the issues I have had regard to the Public Sector Equality Duty contained in the Equality Act 2010 and the Council's Equality Impact Assessment. In relation to the protected characteristics including older people, gypsies and travellers and those with disabilities, the policies will have a generally positive impact.

Assessment of Legal Compliance

102. My examination of the legal compliance of the Plan is summarised below.

Habitat Regulations Assessment

103. I am satisfied that the HRA adequately addresses the full range of potential impacts on the Plan, and its findings have been considered. The Plan may have some negative impacts, but mitigation is secured through the Plan as set out in more detail above.

Sustainability Appraisal

104. The SA Report explains how Local Plan options were developed including how reasonable alternatives were identified for both policies and sites. The council considered unrealistic alternatives to include those that are in conflict with the strategic objectives of the Local Plan or national planning policy, or sites that are unavailable or undeliverable.
105. At each stage of the preparation of the Plan, all reasonable alternatives were assessed on an equivalent basis using the same methodology and level of detail as the preferred policies and site allocations in the Local Plan. Previous conclusions were reconsidered and updated where appropriate. Any new alternatives that emerged during the preparation of the Local Plan, for example, as a result of updated evidence or comments from respondents submitted during a consultation stage, were also subject to full SA, where they were considered to be reasonable.

106. Overall, I find that the Sustainability Appraisal that has been carried out on the LP and the MMs has been adequate.

Local Development Scheme

107. The LP has been prepared in accordance with the Council's Local Development Scheme.

Statement of Community Involvement

108. The Statement of Community Involvement (SCI) establishes minimum requirements for consultation. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.

Climate Change

109. The Plan includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

Legal Compliance Conclusion

110. I conclude that the Plan complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Overall Conclusion and Recommendation

111. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

112. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Peterborough Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Louise Crosby

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	12	LP2	<p>Add an additional paragraph at the end of policy LP2:</p> <p><i><u>"All other residential development outside of village envelopes and outside of Peterborough Urban Area boundary will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan, and should be refused, unless otherwise acceptable within a made Neighbourhood Plan."</u></i></p>
MM2	13 to 15	5.14 – 5.29	<p>Amend the entire section as set out below:</p> <p>"The Level and Distribution of Growth</p> <p>5.14 As required by the NPPF, this Local Plan must define the overall level of growth, such as for new housing, in Peterborough.</p> <p>5.15 Growth targets should be informed by need. At the Preliminary Draft stage (January 2016) and Further Draft Stage (December 2016) of <i>Whilst</i> preparing this Local Plan, the 'Objectively Assessed Need' (OAN) for housing, including market, affordable, and other tenures, was determined through the preparation of, <i>and regular updates to</i>, a Strategic Housing Market Assessment (SHMA) (July 2014) for the Peterborough sub region housing market area which includes the adjoining local authorities of South Holland, South Kesteven and Rutland. Some elements of the SHMA, including the OAN figure, were refreshed in a report published in October 2015. The OAN figure was deemed to be 25,125 new homes between 2011 and 2036 (or 1,005 per year).</p> <p>5.16 However, in September 2017, Government published a consultation document entitled "Planning for the right homes in the right places", which has the intention of getting away from local based methods of calculating housing need and instead using a national standard method to calculate the 'local housing need'. The effect of the new method, assuming it is confirmed by Government, is to reduce the <i>establishes a</i> Peterborough housing need to of <i>942 dwellings per year, starting in</i> and also bring forward the start date of the plan to 2016. The overall effect therefore is a housing need for the plan period of <i>is therefore</i> 18,840 homes between 2016 - 2036.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>5.17 Despite the new national method, the council must still take into account <i>During the preparation stages of this Local Plan, the council also considered</i> what it agreed in 2013 when the Cambridgeshire authorities, including Peterborough, signed a 'memorandum of cooperation' to support a coherent and comprehensive growth strategy across Cambridgeshire and Peterborough between 2011 and 2031. This included the agreement that Peterborough would accommodate some of the housing need arising in the Cambridge Sub Region Housing Market Area (which includes areas close to Peterborough, such as Yaxley and Whittlesey). The agreement amounted to an additional 2,500 dwellings (125 dwelling per year over 2011 to 2031). <i>However, during the latter stages of preparing this Local Plan, and particularly during its examination stage, it became clear that the time had come to bring to an end the terms of the 'memorandum of cooperation', and that Peterborough should only seek to meet its own housing needs.</i> This collaborative approach was undertaken as part of the requirements of the duty to co-operate as set out in the Localism Act 2011, and was endorsed by a Planning Inspector in April 2014 (for Fenland) and March 2015 (for East Cambridgeshire).</p> <p>5.18 The council continues to support that agreement of a 125 per year redistribution. However, the total redistribution of 2,500 is reduced by 25 percent to reflect the time frame involved i.e 2016 to 2031, rather than 2011 to 2031. As such this Local Plan includes an additional 1,875 dwellings on top of its Local Housing Need.</p> <p>5.19 Separately, part of the overall vision for Peterborough is the creation of an independent, campus based university which will have an undergraduate population of 12,500 students by 2035. This will result in a significant increase in the undergraduate population of the city and overall housing need. In May 2017 the Student Housing Need Assessment was published, which concluded a need for an additional 40 dwellings per year over the period of 1 April 2021 to 31 March 2036. The total housing, 2016 to 2036, therefore increases by a further 600 dwellings.</p> <p>5.20 This means that the total housing requirement for Peterborough becomes 21,315 <u>19,440</u> dwellings between 2016 and 2036.</p> <p>5.21 However, to determine how much new land needs to be allocated, account must be taken of any completions since 2016 (the base date of the Local Plan for the purpose of the housing forecast).</p> <p>5.22 The council monitors housing completions annually, and the results from the latest Housing Monitoring Report (March 2017<u>2018</u>) identifies that between 1 April 2016 and</p>

Ref	Page	Policy/ Paragraph	Main Modification																															
			<p>31 March 2017<u>2018</u> a total of 1,203 <u>1,970</u> (net) dwellings were completed. This means the Local Plan needs to make provision between 1 April 2017 <u>2018</u> and 31 March 2036 for 20,112 <u>17,470</u> net dwellings (though existing permissions do count towards this target)</p> <p>Table 2 Overall Requirement for Residential Growth</p> <table border="1"> <thead> <tr> <th>Dwelling requirement for 2016 to 2036</th> <th>Number of dwellings</th> </tr> </thead> <tbody> <tr> <td>Headline 'Local Housing Need' (LHN) 2016 to 2036</td> <td>18,840</td> </tr> <tr> <td>Student Requirement (Student Need Assessment 2017) 2021 to 2036</td> <td>600</td> </tr> <tr> <td>Memorandum of Co-operation Additional Dwellings 2016 to 2031</td> <td>1,875</td> </tr> <tr> <td>Local Plan requirement 2016 to 2036</td> <td>21,315 <u>19,440</u></td> </tr> <tr> <td>Dwelling requirement for 2018 to 2036</td> <td></td> </tr> <tr> <td>Net additional dwellings completed 2016 to 2017 <u>2018</u></td> <td>1,203 <u>1,970</u></td> </tr> <tr> <td>Local Plan Requirement 2017 <u>2018</u> to 2036</td> <td>20,112 <u>17,470</u></td> </tr> </tbody> </table> <p>Annual Requirement and Five Year Land Supply</p> <p>5.23 The year on year housing requirement differs. This is because the source of the need is different and covers different periods. The table below summarises the annual requirement from the different sources, discussed above. This shows that during the first 5 years (2016 to 2021) the annual requirement is for 1,067 <u>942</u> dwellings per year. This then increases to 1,107 <u>982</u> per year between 2021 and 2031 <u>2036</u> and then decreases to 982 during the last five years of the plan period (2031 to 2036).</p> <p>Table 3 Annual Requirement</p> <table border="1"> <thead> <tr> <th>Period</th> <th>Local Housing Need (pa)</th> <th>Student Need (pa)</th> <th>Cambridgeshire HMA appointment (pa)</th> <th>Total OAN (pa)</th> </tr> </thead> <tbody> <tr> <td>2016/17 - 2020/21</td> <td>942</td> <td>0</td> <td>125</td> <td>1,067</td> </tr> <tr> <td>2021/22 - 2030/31</td> <td>942</td> <td>40</td> <td>125</td> <td>1,107</td> </tr> </tbody> </table>	Dwelling requirement for 2016 to 2036	Number of dwellings	Headline 'Local Housing Need' (LHN) 2016 to 2036	18,840	Student Requirement (Student Need Assessment 2017) 2021 to 2036	600	Memorandum of Co-operation Additional Dwellings 2016 to 2031	1,875	Local Plan requirement 2016 to 2036	21,315 <u>19,440</u>	Dwelling requirement for 2018 to 2036		Net additional dwellings completed 2016 to 2017 <u>2018</u>	1,203 <u>1,970</u>	Local Plan Requirement 2017 <u>2018</u> to 2036	20,112 <u>17,470</u>	Period	Local Housing Need (pa)	Student Need (pa)	Cambridgeshire HMA appointment (pa)	Total OAN (pa)	2016/17 - 2020/21	942	0	125	1,067	2021/22 - 2030/31	942	40	125	1,107
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<u>2021/22</u> - <u>2035/36</u>	<u>942</u>	<u>40</u>	<u>982</u>															
			<p>5.24 The NPPF requires councils to identify and update annually a supply of deliverable sites to meet five years' worth of housing. Therefore it is important to set out the different annual need figures (above) to make it clear what figures should be used when calculating the council's five year land supply requirement.</p> <p>5.25 For example the Peterborough Five Year Land Supply report (January 2018) covers the period 1 April 2017 to 31 March 2022. The basic five year requirement is based on the figure of 1,067 for years one to four (2017/18 to 2020/21) and 1,107 for the fifth year (2021/22). The total basic requirement is therefore for 5,375 dwellings. For example, for a Peterborough Five Year Land Supply report covering the period 1 April 2018 to 31 March 2023, the basic five year requirement is 942 for years one to three (2018/19 to 2020/21) and 982 for years four and five (2021/22 to 2022/23). The total basic requirement is therefore for 4,790 dwellings .</p> <p>5.26 Part D of this plan identifies the sites required to meet the growth targets, and Figure 1 (Housing Trajectory) shows the anticipated delivery rate <u>what is considered deliverable</u> each year.</p> <p>5.27 As stated in table 2, between 2016 and 2017<u>2018</u> a total of 1,203 <u>1,970</u> dwellings were completed, this is 136 <u>86</u> dwellings above the annual <u>two year</u> requirement of 1,067<u>1,884</u>. This means that currently there is no backlog in delivery of housing that needs to taken into account when calculating the five year land supply.</p> <p>5.28 <u>Reflecting the recent start date of the Plan (2016), and the realistic prospect of annual delivery being broadly consistent with the annual housing requirement, any surplus or backlog which does occur should be dealt with over the first five year period of any Five Year Land Supply report. However, as set out in policy LP3, the overall housing supply is based on around 60% of growth on urban extensions. By</u></p>															

Ref	Page	Policy/ Paragraph	Main Modification
			<p>their very nature these are large sites, which require significant new infrastructure, and may also take a significant period to progress.</p> <p>5.29 Therefore when calculating the five year land supply requirement, decision maker should use the 'Liverpool' method which spreads any housing backlog across the remainder of the plan period for any reports published before 31 December 2022. This will enable the urban extensions and other large scale schemes to come on stream."</p>
	15	5.30	<p>Amend paragraph 5.30 as follows:</p> <p>"The spatial strategy makes provision for housing growth in a wide variety of places across the local authority area, but with a distinct emphasis on locations within and around <u>adjoining</u> the urban area of the city".</p>
	16	LP3	<p>Amend the first sentence as follows:</p> <p>"The overall development strategy is to continue to focus the majority of new development in and around <u>adjoining</u> the urban area of the City of Peterborough (maximising growth within the urban area),"</p> <p>Amend the second paragraph as follows:</p> <p>"Provision has been made in this Local Plan to facilitate the development of approximately 21,315 <u>19,440</u> additional dwellings over the period from April 2016 to March 2036."</p> <p>Delete the seventh paragraph:</p> <p>"For the purpose of identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against this housing requirement, the 'Liverpool method' of spreading any backlog which arises across the remainder of the plan period will be applied to Peterborough for all reports published up to 31 December 2022."</p>
MM3	22	LP6	<p>Amend the third paragraph of the policy as follows:</p> <p>"The city centre, <u>as defined on the Policies Map</u>, is promoted as a location for substantial new residential development at a range of densities according to location".</p>
MM4	35 to 37	Lp11	<p>Amend the policy in a number of ways:</p> <p>Amend Part A bullet point c as follows:</p> <p>"the proposal results in no more than three <u>five</u> residential units; and"</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Amend Part D as follows:</p> <p><u>"Part D: New Dwellings in the Countryside (<i>relating to agricultural workers, forestry and other enterprises where a countryside location is essential</i>): "</u></p>
MM5	42	6.68	<p>Amend paragraph as follows:</p> <p>"Appendix C sets out the car parking and cycle standards for new development within use classes A, B, C and D1, excluding schemes in the City Core Policy Area, where no new car parking is required in accordance with policy LP46. and non residential development in the City Centre."</p>
	43 to 45	LP13	<p>Amend section currently entitled Parking Standards to as follows:</p> <p><u>"Parking Standards Provision</u></p> <p>Planning permission <i>for new development within Use Classes A, B, C and D1</i> will only be granted for development if the proposal makes appropriate and deliverable parking provision in accordance with the standards in Appendix C, <i>subject to specific requirements for development in the City Centre and the City Core Policy area as set out below.</i> ; except for residential schemes within the City Core Policy Area which will be delivered in accordance with the requirements of policy LP46.</p> <p>For all other <i>development not covered by the above Use Classes</i> uses, the number and nature of spaces provided...</p> <p>Proposals must...[no change to this paragraph]</p> <p>In the city centre non residential development will be required to make use of existing public car parks before the provision of additional car parking spaces will be considered. Elsewhere developers are <i>Non residential development outside of the city centre</i> is encouraged to design schemes which share parking spaces with other developments where the location and pattern of uses of the spaces makes this possible. If there is a realistic prospect of sharing spaces, the council will be prepared to relax the requirements for provision accordingly.</p> <p>All development requiring parking provision should be designed, where practical <i>unless there are exceptional design reasons for not being able to do so eg. Listed building constraints or site specific factors</i>), to incorporate facilities for electric plug-in and other ultra-low emission vehicles, or as a minimum the ability to easily introduce such facilities in the future.</p> <p><u>Parking Provision - City Centre</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Within the defined City Centre (see Policies Map), but excluding the City Core Policy Area, residential (use classes C3 and C4) car parking requirements are as per Appendix C.</u></p> <p><u>For all other types of development, proposals will be required to make use of existing public car parks before the provision of additional car parking spaces will be considered.</u></p> <p><u>The council will only allow additional on-site or off-site spaces if the applicant has provided a full justification for such a need (for example on the basis of essential operational requirements which cannot be met by the use of existing spaces off-site).</u></p> <p><u>Parking Provision - City Core Policy Area</u></p> <p><u>There is a presumption against the provision of additional car parking spaces within the City Core Policy Area (see policy LP46 for details of this Policy Area). New car parking provision will only be supported in very exceptional circumstances."</u></p>
MM6	47 to 48	LP16	<p>Amend criteria e. as follows:</p> <p>"e. Maximise pedestrian permeability and legibility <u>for pedestrians and cyclists</u>, and avoid barriers to movement, through careful consideration of street layouts and access routes that are attractive, accessible and easily recognisable;"</p>
MM7	48 to 49	LP17	<p>Amend criteria j:</p> <p><u>"...well designed and located private amenity space, <i>and/ or communal amenity space in the case of apartments/ flats.</i>"</u></p>
MM8	50	6.14.2	<p>Before the current paragraph 6.14.12 add:</p> <p><u>"Registered Parks and Gardens</u></p> <p><u>6.14.12 Historic parks and gardens are an important historic, cultural and environmental asset within the Peterborough area. This Plan aims to protect them from development that would harm their character. Historic England is responsible for compiling and maintaining the 'Register of Parks and Gardens of special historic interest in England'. Registration of a site means that its significance must be taken into account when considering any proposed development that may affect the site or its setting. The planning authority will consult Historic England on planning applications affecting Grade I and Grade II* registered sites and their settings.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
	52	6.14.14	<p>Amend as follows:</p> <p><u>“The council may require developers to assess the potential impacts of their development on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the council to devise a scheme for mitigating such impacts.</u> There is a presumption in favour of physical preservation of remains in situ wherever possible. In the case of application sites which include, or could potentially include, heritage assets with archaeological interest, the council will require the developer to carry out a preliminary desk-based assessment and/or programme of field evaluations. The results of these will inform the plan and decision-making processes at pre-determination stage. In the advance of the loss of a potential heritage asset at a post determination stage, further archaeological mitigations may be attained through the implementation of a programme of suitable archaeological investigations. Written Schemes of Investigation will need to reference the Peterborough Historic Environment Record (HER), <u>which records the known and potential archaeological remains in the area.</u></p>
	52 to 53	6.14.16	<p>Amend paragraph 6.14.16 as follows:</p> <p><u>“Non-designated heritage assets cover a wide range of asset types, such as buildings, structures, archaeology, townscapes, landscapes (both formal and informal) and battlefields. The council has compiled a ‘Local List of Heritage Assets’ (December 2016), which includes non-designated buildings and structures of local significance. The list can be found on the council’s website and will be reviewed and updated periodically.</u> There are over 230 buildings and structures which have been identified as non-designated heritage assets. Although these <u>the buildings and structures on the local list</u> are not afforded the same special protection as <u>designated assets</u> listed buildings, they have local historic or architectural significance and make a positive contribution to the character and appearance of the area, and so justify a degree of protection. All non-designated heritage assets are listed in the council’s Local List of Heritage Assets (December 2016), which can be found on the council’s website”.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	53 to 54	LP19	<p>Amend the Policy in two ways:</p> <p>Amend criteria f:</p> <p>"f. describe and assess the significance of the asset and of its setting to determine its architectural, historic artistic or archaeological interest; and"</p> <p>Add the following additional paragraph to the end of the policy:</p> <p><u>"Archaeology</u></p> <p><u>In the case of application sites which include, or could potentially include, heritage assets with archaeological interest, designated or non-designated, the council will require the developer to carry out a preliminary desk-based assessment. If this does not provide sufficient information, developers will be required to undertake a programme of field evaluations. "</u></p>
MM9	57 to 59	LP21	<p>Amend 1st paragraph of Part A of the policy to read:</p> <p>"Subject to Part C, residential development schemes of 15 dwellings or more will <u>should, subject to Reg 122 of the CIL Regulations 2010 (as amended) (or any superseding legislative requirement),</u> be required..."</p>
MM10	63 to 64	LP24	<p>Amend last paragraph as follows:</p> <p>"Development which would increase flood risk, or compromise the performance of flood defences or navigation facilities, <u>or restrict access to such facilities</u> will not be permitted".</p>
M11	69	6.23.4	<p>Insert the following text, after the current 6.23.4 paragraph, as follows:</p> <p><u>"6.23.5 In addition to the land specifically designated, land beyond the designated site boundary may also provide important habitat for qualifying bird species. This land requires appropriate consideration under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 2010 (as amended). Natural England's Swan Functional Land Impact Risk Zone (IRZ) identifies land which is potentially functionally linked to the Nene Washes Special Protection Area (SPA) and Ramsar site. Land within this IRZ area, identified through a British Trust for Ornithology (BTO) research project, has the potential of being regularly used by Nene Washes qualifying species, particularly swans, for foraging and roosting. An indicative map of the area is shown on the following page. Since the IRZ area is considered to be potentially</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>functionally linked to the European designated site, development in this area requires appropriate consideration under the Conservation (of Habitats and Species) Regulations 2010 (as amended). As such, any greenfield 'major development' (see glossary) within the IRZ must undertake a project-level HRA to demonstrate that proposed development will not have any adverse effects on Nene Washes functional land in accordance with the requirements of the Habitats Regulations. Where this applies to specific allocations in this plan, a bullet point has been included to draw the need for such an HRA to the applicant's (and decision maker's) attention".</u></p> <p>Insert an indicative diagram near policy LP28, to reflect above modification – see Appendix 1 to this schedule.</p>
MM12	81	LP32	<p>Amend criterion h to read:</p> <p><u>"in areas served by combined sewers, surface and foul flows should be separated and no new combined sewers created. Connections to the existing combined sewer should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives, <i>such as (and in this priority order): into the ground (infiltration); to a surface water body; or to a surface water sewer, highway drain, or another drainage system</i> (this applies to new developments and redevelopments). <i>Where an existing combined or surface water sewer is utilised, there must be no detriment to existing users of such a sewer;</i>"</u></p>
MM13	85 to 86	7.1.1 to 7.1.14	<p>Amend as follows:</p> <p>Para 7.1.1:</p> <p><u>"... 21,315 <u>19,440</u> ..."</u></p> <p>Para's: 7.1.4; 7.1.5; 7.1.7; 7.1.9; and 7.2.1 (twice):</p> <p><u>"...2017 <u>2018</u>..."</u></p> <p>Para 7.1.8:</p> <p><u>"Column (f) identifies the remaining dwellings to be identified and allocated through this Plan. 23,315 minus completions and commitments (Column (a) – (e)).</u></p> <p>Para 7.1.12:</p> <p><u>"Table 5 includes an assumption for windfall allowance of 2,046 <u>1,868</u> dwellings...."</u></p> <p>Para 7.1.13:</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>"In overall terms, Table 5 demonstrates that the Local Plan is capable of facilitating the dwelling requirement with a buffer of 1,892,640. This allowance is a useful buffer to achieving the housing targets and will compensate for any allocated sites which unexpectedly do not come forward in this plan period, or do not come forward as quickly as expected. It will also compensate for any losses (e.g. demolitions) which occur in the plan period. The buffer equates to a 919% buffer provision, above the supply of homes needed 2017 <u>2018</u> to 2036.</p>
	87	Table 1	Update Table 5 as per Appendix 2 to this schedule.
	88	Figure1	Update Figure 1, as per Appendix 2 to this schedule.
MM14	90	LP35	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete".</u></p> <p>Update table of sites in Policy LP35. See Appendix 4 to this schedule.</p>
MM15	91 to 93	LP37	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete".</u></p> <p>Update table of sites in Policy LP37. See Appendix 4 to this schedule.</p>
MM16	94	LP39	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in</u></p>

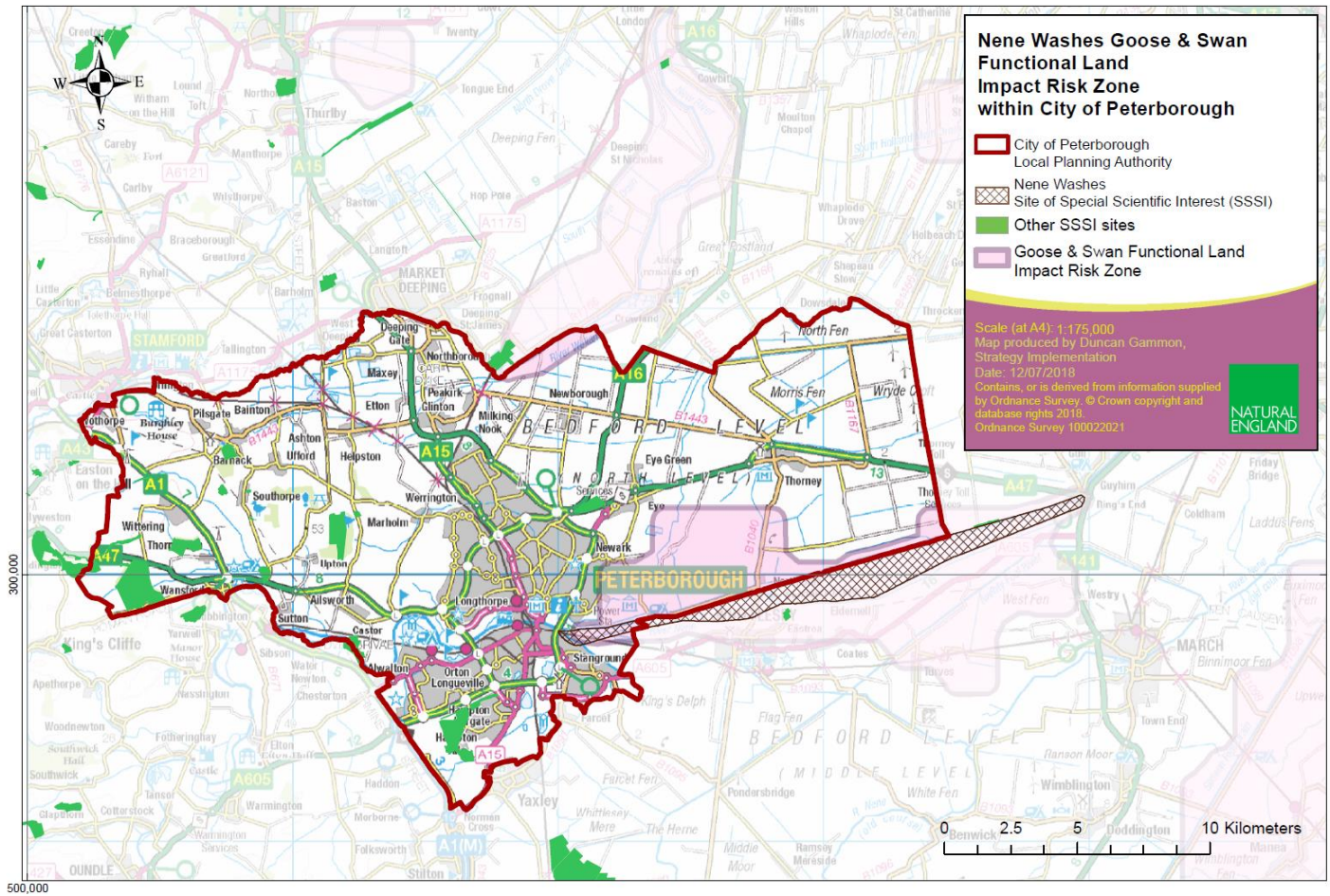
Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete</u>”.</p> <p>Update table of sites in Policy LP39. See Appendix 4 to this schedule.</p>
MM17	95 to 96	LP41	<p>Amend the heading in the table in the policy as follows:</p> <p>“Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>”</p> <p>and insert the following footnote:</p> <p><u>“* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete”.</u></p> <p>Update table of sites in Policy LP41. See Appendix 4 to this schedule.</p>
MM18	96	7.5.2	<p>Add new policy after LP41 Medium Villages, to include a site specific policy for site LP41.5. See Appendix 3 to this schedule for text.</p>
MM19	96	LP42	<p>Amend the heading in the table in the policy as follows:</p> <p>“Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>”</p> <p>and insert the following footnote:</p> <p><u>“* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete”.</u></p>
MM20	97	LP43	<p>Amend 2nd table, 3rd column, 2nd row (Site Area column):</p> <p>“30[*]”</p> <p>Add under table:</p> <p><i>“*The total site area is 63 hectares. Part of the site is located in flood zone 3 and the net developable area is expected to be approximately 30 hectares to allow for flood mitigation (Subject to site specific flood risk assessment as set out in Policy LP44).”</i></p>
MM21	98	LP44	<p>Amend final paragraph as follows:</p> <p>“Such an assessment will need to demonstrate that the development will have no harm to protected species and habitats, in particular the Nene Washes <u>SSSI, SAC, SPA and Ramsar site</u>, in accordance with the relevant regulations.”</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM22	98 to 99	LP45	<p>Add following text to site specific requirements for Site LP45.5 Land Adjacent to Thorpe Wood House:</p> <p><i><u>In principle part/whole site could come forward for C2 uses</u></i></p>
MM23	101 to 103	LP46	<p>Amend 4th paragraph as follows:</p> <p>The provision of additional car parking spaces within the City Core Policy Area will only be supported in exceptional circumstances (as set out in Appendix C).</p> <p><i><u>Parking provision is set by policy LP13.</u></i></p> <p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>** This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete**.</u></p> <p>Update table of sites in Policy LP46. See Appendix 4 to this schedule.</p>
MM24	103 to 104	LP47	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>** This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete**.</u></p> <p>Update table of sites in Policy LP47. See Appendix 4 to this schedule.</p>
MM25	106	LP49	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity*</u>"</p> <p>and insert the following footnote:</p> <p><u>** This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete**.</u></p> <p>Update table of sites in Policy LP49. See Appendix 4 to this schedule.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM26	107 to 108	LP50	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity</u>*"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete".</u></p>
MM27	108 to 109	LP51	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity</u>*"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete".</u></p>
MM28	109 to 110	LP52	<p>Amend the heading in the table in the policy as follows:</p> <p>"Indicative Number of Dwellings / <u>Remaining Site Capacity</u>*"</p> <p>and insert the following footnote:</p> <p><u>"* This figure represents, indicatively, the total number of dwellings the site can accommodate, or, in the case of sites under construction at 01 April 2018, the remaining number of dwellings to be complete".</u></p> <p>Update table of sites in Policy LP52. See Appendix 4 to this schedule.</p>
MM29	117 to 122	Appendix C	<p>Amend first line of Appendix C as follows:</p> <p>"The <i>following tables set out the</i> parking standards are set out by Use Class, <i>though please refer to policy LP13 for any exception</i> c s to the standards set out. They provide an overall approach for the local authority area. A lower provision may be appropriate in the city centre and in locations where there is good access to alternative forms of transport and existing public car parking facilities. "</p> <p>Amend the following 'Informative Note' on page 121:</p> <p>"**For flatted development in the City Centre boundary, <i>and as a consequence of the reduced standards which apply,</i> applications must be supported by a parking management</p>

Ref	Page	Policy/ Paragraph	Main Modification
			plan. This is because the standard for 0.5 spaces per dwelling, and to prevent on street parking and the development becoming cluttered with cars."
MM30	123 to 124	Appendix D	Amend row 4, 2 nd column under Natural Greenspace as follows: "0.42ha of Local Nature Reserve <u>accessible natural greenspace</u> per 1,000 population (<i>which ideally meets the criteria for LNR designation</i>)."

Appendix 1: To be inserted near policy LP28 as referenced in MM11

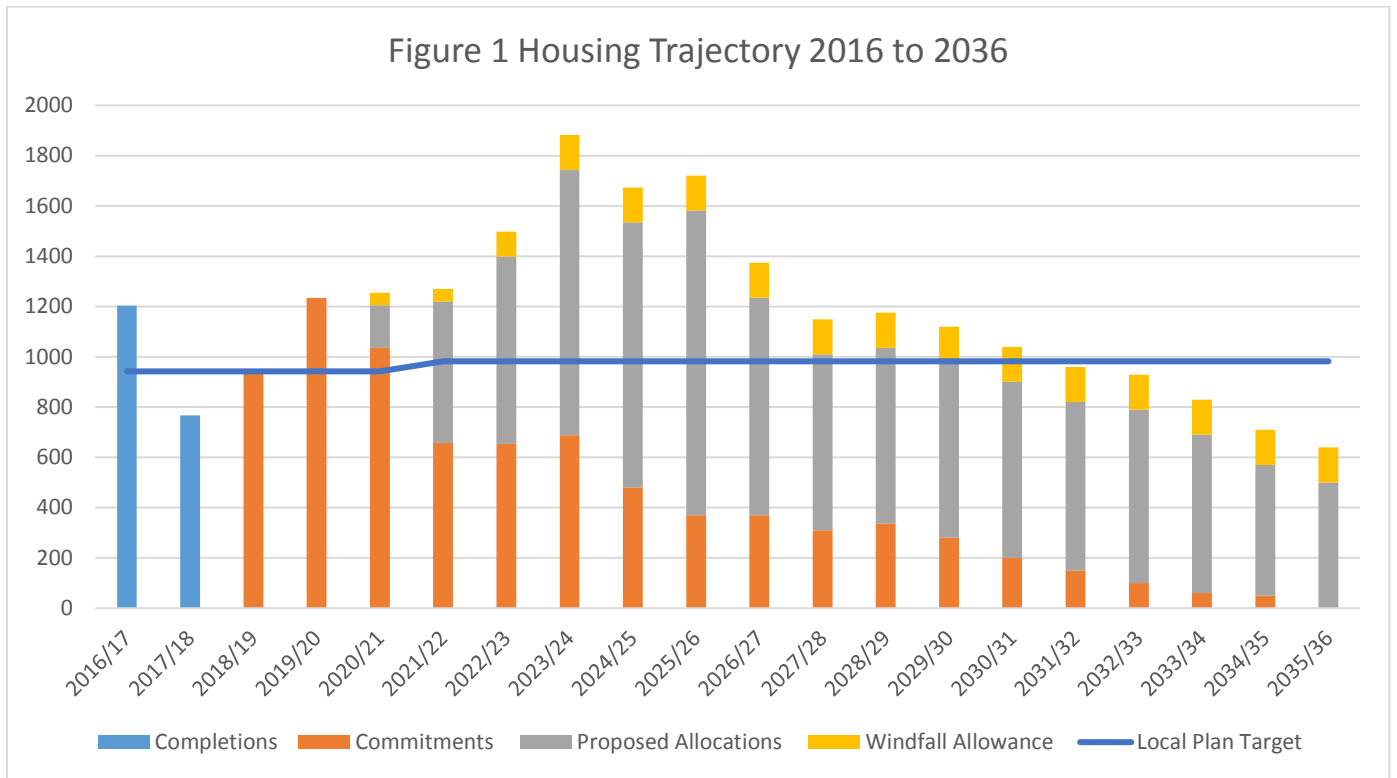


Appendix 2: Updates to Table 5 and Figure 1 see MM13

Table 5 2016 to 2036

	(a)		(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Area	Local Plan Strategic Distribution 2016 to 2036		Completions 2016 to 2018	Commitments on Sites under 10 dwellings as 31 March 2018	Commitments on Sites over 10 dwellings as 31 March 2018	Total known dwellings b + c + d	Remaining dwellings to be identified a - e	Proposed new Allocations	Total Identified in Local Plan d + g	Total 2016 to 2036 e + g	Difference from Local Plan Strategic Distribution i - a
Urban Area	27%	5,249	1,286	280	1,482	3,048	2,201	3,259	4,741	6,307	1,058
Urban Extensions	59%	11,470	456	13	5,682	6,151	5,319	7,450	13,132	13,601	2,131
Rural/Villages	5%	972	228	130	374	732	240	572	946	1,304	332
Windfall	9%	1,750								1,868	118
Total	100%	19,440	1,970	423	7,538	9,931	7,759	11,281	18,819	23,080	3,640

Figure 1 Housing Trajectory 2016 to 2036 see MM13



Appendix 3: New Policy Site LP41.5 Land between West Street and Broad Wheel Road Helpston see MM18

Any application for the site at Broad Wheel Road, Helpston (Site LP41.5) shall comprise amongst other matters, a comprehensive masterplan for the whole site. In developing the masterplan there should be a high level of engagement with appropriate stakeholders including the local community.

The masterplan, together with other material submitted with a planning application should demonstrate achieving the following key principles:

- A residential led scheme incorporating on site open space provision and a suitable buffer to the adjacent open countryside that respects the surrounding context;
- Ensure the provision of satisfactory education facilities. If the need for additional provision is identified, the presumption is that land within the site will be utilised to allow the expansion of the existing school, unless there is convincing evidence that an alternative solution provides greater benefits;
- The Transport Assessment should demonstrate that the quantity of homes proposed is deliverable taking account of; safe and suitable access to the site; and any necessary improvements to the transport network. It is anticipated that the scale will be up to 82 dwellings, but potentially less following the outcome of the transport assessment.

~~With the exception of minor proposals of very limited consequence to the overall redevelopment of the entire site, the council will not approve any detailed planning proposals for any parts of the site until, and subsequently in accordance with, a comprehensive planning permission for the entire site has been achieved (including any agreed Planning Obligation to ensure specific elements of the wider scheme are guaranteed to be delivered~~

Appendix 4: Update tables of site Policies see MM14, MM15, MM16, MM17, MM23, MM24, MM25, MM28

The following tables update the tables in the site specific policy to take account of the latest housing monitoring data at 31 March 2018 (See E021).

Further changes will be required to site references, these changes are not shown at this stage.

Policy LP35 Urban Extension

Site Reference	Address	Indicative number of dwellings/ <u>remaining Site capacity</u>	Indicative dwellings in Plan period (2017 <u>8</u> to 2036)	Site Specific Requirements
LP35.1	Hampton	3,801 <u>3,569</u>	3,801 <u>3,569</u>	
LP35.2	Paston Reserve	963 <u>945</u>	963 <u>945</u>	
LP35.3	Stanground South (Cardea)*	668 <u>558</u>	668 <u>558</u>	
LP35.4	Gateway Peterborough	610	610	
LP35.5 (HNV002Ui)	Great Haddon	5,300	4,800	
LP35.6 (GUN001U)	Norwood	2,000	2,000	
LP35.7 (ORW005U)	East of England Showground	650	650	See policy LP5 and Policy LP36
Total			13,492 <u>13,132</u>	

Policy LP37 – Urban Area Allocations

Site Reference	Address	Site Area (ha)	Proposed Indicative Number of Dwellings/ <u>Remaining Capacity</u>	Site Specific Requirements
LP37.1	143 Oundle Road	0.13	10	
LP37.2	38 Elm Street	0.09	10	

LP37.3	Glebe Farm, Peterborough Road	0.34	12	
LP37.4	rear 197 Peterborough Road	2.32	26	-
LP37.5	Varity House, Vicarage Farm Road	1.45	14	
LP37.6	Coneygree Lodge Coneygree Road	0.35	14	-
LP37.7	Land off Columbus Road	0.25	15	
LP37.8	Rear 207 239 Peterborough Road	1.47	113	
LP37.9	Car park Hampton Court Westwood	1.00	16	
LP37.10	Potters Way Fengate	0.391	18	
LP37.11	Johnston Publishing Oundle Road	2.34	26	-
LP37.12	St Nicholas Reception Home, South Parade	0.26	22	
LP37.13	659 Lincoln Road	0.19	23	
LP37.14	Remus House Coltsfoot Drive	0.38	30	
LP37.15	north of Matley Primary School	0.64	54	
LP37.16	Land off London Road, Hempsted	2.88	95-31	
LP37.17	Guthrie House Rightwell East	0.14	13	
LP37.18	Land at Bretton Woods	0.60	68	
LP37.19	Bushfield House Orton Goldhay	0.333	24	
LP37.20 (DOG001H)	Former John Mansfield School Playing Field, Poplar Avenue	3.2	116	
LP37.21 (DOG002H)	Former John Mansfield School Site, Western Avenue	4.06	87	
LP37.23 (EAS015M)	Perkins North, Newark Road	5.08	104	

LP37.23 (FLS002H)	Land North of 142-148 Fletton Avenue	0.61	30	
LP37.24 (FLW002H)	One Acre Site, Rhine Avenue	0.43	15	
LP37.25 (FLW003M)	British Sugar Offices, Sugar Way	2.46	74	
LP37.26 (HHM001H)	The Gloucester Centre	3.24	100	
LP37.27 (HHM003H)	Hempsted - Parcel NC5	0.24	10	
LP37.28 (HHM004H)	Hempsted Parcel - NC1, NC3, NC4	1.86	65	
LP37.29 (ORW002H)	Land to the south of Oundle Road	5.49	130	
LP37.30 (RAV001H)	Former Freemans Site, Ivatt Way	15.45	460	This site must come forward with the benefit of an agreed masterplan for the whole site.
LP37.31 (STS002H)	Stanground Stables, Whittlesey Road	0.82	35	
LP37.32 (EAS0212h)	Fengate South		350	See Policy LP38
	<i>Homenene House, Bushfield</i>		<u>19</u>	
	<i>Land south of Buntings Lane</i>		<u>51</u>	
Total			2,179 <u>2,052</u>	

Policy LP39 Large Village Allocations

Site Reference	Address	Site Area (ha)	Indicative Number of Dwellings/remaining site Capacity	Site Specific Requirements
LP39.1	Cranmore House, Thorney Road	0.95	14	

LP39.2	Land south of Northam Close	1.13	17	
LP39.3	Land at Guilsborough Road Eye Green	3.36	55	
LP39.4	land east of Fountains Place	0.52	11	
LP39.5	Rear Rose and Crown PH	0.73	11	
LP39.6	South of Woburn Drive	3.43	59 <u>19</u>	
LP37.7	Land west of Sandpit Road Thorney	5.33	91	
LP39.8 (EYE017Hi)	Tanholt Farm, Eye		250	See Policy LP40
LP39.9 (THO005H)	Land south of Eye		50	
Total			558 <u>507</u>	

Policy LP41 Medium Villages

Site Reference	Address	Site Area (ha)	Indicative Number of Dwellings/remaining site Capacity	Site Specific Requirements
LP41.1	Manor Farmyard High Street, Ginton	0.80	19	
LP41.2	Adjacent to village hall, Newborough	0.57	13 <u>2</u>	
LP41.3	West of Williams Close	1.92	42	
LP41.4	Land west of Uffington Road	4.29	80	
LP41.5 (HEL008H)	Land between Broadwheel Road	4.47	82	
LP41.6 (WIT001H)	Land off Lawrence Road Wittering	7.73	190	Any Planning application must be accompanied by transport assessment
Total			4256	

Policy LP46 City Core Policy Area

Site Reference	Address	Indicative Number of Dwellings/remaining site Capacity	Site Specific Requirements
LP46.1 (CEN002H)	Wheel yard	25	To be delivered in accordance with an agreed development brief that covers, amongst other matters, the height and scale of development and the setting of the cathedral and precincts
Sub Total		25	

Site Reference	Address	Indicative Number of Dwellings/remaining site Capacity	Site Specific Requirements
North Westgate Opportunity Area			
LP46.2	North Westgate Development Area	100	
LP46.3 (CEN0060)	North Westgate	200	
Sub Total		300	
Northminster Opportunity Area			
LP46.4	NCP car park Brook Street	39	
LP46.5 (CEN0050)	Northminster	150	
Sub Total		189	
Total		514	

Policy LP47 Railway Station Policy Area

Site Reference	Address	Indicative Number of Dwellings/remaining site Capacity	Site Specific Requirements
Hospital Opportunity Area			
LP47.1	Site of former Peterborough District Hospital (PDH) Zone B <u>D</u>	43 16	
LP47.2	Zone E former PDH site	76	
LP47.3	Zone F former PDH site	49 13	

LP47.4	Zone B of former PDH site	211 168	
Sub Total		408 273	

Station West Opportunity Area			
LP47.5	Mega Car Centre Midland Road	29	
LP47.6 (CEN0070)	Elsewhere in Opportunity Area	200	
Sub Total		229	
Station East Opportunity Area			
LP47.7 (CEN0080)	Station East	400	
Sub Total		400	
Total		902	

Policy LP49 Riverside South Policy Area

Site Reference	Address	Indicative Number of Dwellings/<u>remaining site Capacity</u>	Site Specific Requirements
LP49.1 (CEN004H)	Railworld	50	Prestige homes see policy LP9
LP49.2 (FLS003M)	Pleasure Fair Meadows Car Park	0	Mixed use site, including
	Elsewhere in policy area	200	
Sub Total		250	

Fletton Quays Opportunity Area			
LP49.3	Fletton Quays, land at East Station Road	280 358	
LP49.4 (FLS0040)	Elsewhere in Opportunity Area	100 22	
Sub Total		380	

Total		630	
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Policy LP52 City North Policy Area

Site Reference	Address	Indicative Number of Dwellings/<u>remaining site Capacity</u>	Site Specific Requirements
LP52.1	Manor House, 57 Lincoln Road	11	

LP52.2	117 Park Road	24	
LP52.3	88 Lincoln Road	26	
	<u>Manor House</u>	<u>14</u>	
	<u>69 - 71 Broadway</u>	<u>16</u>	
Total		<u>67</u>	

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