

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
23 MARCH 2010	PUBLIC REPORT

Cabinet Members responsible:	Lead Member - Councillor Piers Croft, Cabinet Member for Strategic Planning, Growth and Human Resources.	
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PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK - THE PETERBOROUGH DISTRICT HOSPITAL SITE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

RECOMMENDATIONS	
FROM : Head of Delivery	Deadline date : 29th March 2010
That Committee offers any comments on the draft Peterborough District Hospital Site Supplementary Planning Document before it is submitted to Cabinet on 29 March for approval for the purposes of public participation.	

1. ORIGIN OF REPORT

1.1 This report is submitted to Committee following approval of the Council's Local Development Scheme by the Secretary of State for Communities and Local Government and in accordance with the Peterborough Local Plan (First Replacement) 2005.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to enable the Committee to offer any comments on the draft Peterborough District Hospital Site Supplementary Planning Document (hereafter referred to as the Hospital Site SPD) before it is submitted to Cabinet for approval for the purposes of public participation.

2.2 The officer-recommended Hospital Site SPD is available on the Council's web site at <http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=SD269&ID=269&RPID=112570&sch=doc&cat=12992&path=12992> and copies have been placed in the Members' group rooms. In addition, attached to this agenda report (Appendix 1), is a map showing the opportunities and constraints of the site, a map which forms part of the Hospital Site SPD.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	No	If Yes, date for relevant Council Meeting	
		Date for submission to Government Dept	N/A

4. PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: PETERBOROUGH DISTRICT HOSPITAL SITE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

Introduction

4.1 The Peterborough District Hospital site will be vacated by the end of 2011 following the transfer of remaining medical services to the new city hospital on the Edith Cavell site. The

site will become vacant and will require comprehensive regeneration. The purpose of the Hospital Site SPD is to provide detailed guidance to prospective developers as to the type and level of development the Council will expect to see come forward on the site, and in turn meet the objectives of the Local Plan, the emerging LDF, the Local Area Agreement and the Sustainable Communities Strategy.

- 4.2 The Hospital Site SPD has been prepared jointly by King Sturge (acting on behalf of the Peterborough and Stamford NHS Trust) and PCC Officers. However, as the SPD will become official Council planning policy once adopted (post consultation), the final text as presented to PEP Committee is that as recommended by PCC planning officers.

Summary of the draft Hospital Site SPD

- 4.3 The draft Hospital Site SPD sets out the Council's ambition to see a mixed-use development incorporating residential, community, local retail and ancillary uses on the Peterborough District Hospital site. This will help to meet one of the key priorities of the Sustainable Communities Strategy to deliver substantial and truly sustainable growth.
- 4.4 **The site** – The Peterborough District Hospital site occupies an area of circa 10 hectares (25 acres). It currently has a range of hospital and residential buildings. To the east of the site is the Station Quarter; to the north are residential dwellings; to the west is Peterborough High School and further housing; and to the south is Thorpe Road. A plan is attached at Appendix 1.
- 4.5 **Residential development** – The draft Hospital Site SPD makes provision for 350-550 houses, mainly in a mix of family housing and apartments, at varying densities (generally higher to the east). In accordance with emerging Core Strategy policy, 30% of all new dwellings must be affordable; and a minimum of 20% must meet lifetime homes standards.
- 4.6 **Retail** – Small-scale retail facilities, consisting of a local convenience shop, and perhaps other smaller commercial space or smaller individual shops, of no larger than 500 sq.m gross in total. This level should not be exceeded, in accordance with national and local retail policy for this out of centre site, to ensure that the vitality and viability of existing retail centres are not compromised.
- 4.7 **Historic buildings** – Historic buildings of local importance on the site should be retained and re-used, namely The Gables and the core part of the Memorial Hospital. Historic buildings adjacent to the site will also be important considerations.
- 4.8 **Transport/access** – Redevelopment of the site will create and improve access to and through the site. New east and west links are proposed and an opportunity for direct connectivity, particularly for pedestrians and cyclists, into the Station Quarter/Railway station and surrounding residential suburbs. Preliminary modelling demonstrates that the development proposed would have no negative impact on trip generation compared to the present (hospital) use of the site.
- 4.9 **Trees** – trees that are protected by a Tree Preservation Order and those that are not protected by law but make a positive contribution to the character of the area will need to be retained and preserved.
- 4.10 The Hospital Site SPD has fuller details as to what is expected from the site, and the above should therefore be considered only as a summary.

5. CONSULTATION

- 5.2 The draft Hospital Site SPD is scheduled to have been presented to the LDF Scrutiny Group (17th March). Officers will verbally present to Cabinet (29 March) any comments raised at that meeting, along with any comments raised at this meeting today.

- 5.3 Subject to Cabinet approval on 29th March, the draft Hospital Site SPD will then be published for formal consultation for 4 weeks, commencing early April (but post Easter).
- 5.3 Following consultation, representations will be considered and a statement will be prepared setting out a summary of the main issues raised and how these issues are to be addressed in the final document to be considered for adoption by Cabinet (likely to be Cabinet on June 14th). The consultation will be undertaken in accordance with Peterborough City Council's Statement of Community Involvement.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet, at the meeting on 29th March 2010, will approve the draft Hospital Site SPD for public consultation in April 2010, assisted in its decision by comments made by the LDF Scrutiny Group and this PEP Committee.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision. At the meeting on 29th March 2010, Cabinet will be recommended to approve the draft Hospital Site SPD for public consultation starting in early April 2010.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 Various development options for the site have been considered and have been tested for the viability of each. The development proposed in the document is, in simple terms, considered to be the 'preferred option', subject to public consultation.

9. IMPLICATIONS

- 9.1 The SPD will guide regeneration of the hospital quarter; it will help to deliver a mix of housing and a small amount of ancillary retail.
- 9.2 **Legal Implications** - The Council must follow due Regulations in preparing the SPD. Once the SPD is adopted, the Council has a legal duty to refer to it when determining planning applications for the hospital site and, to some extent, the surrounding area.
- 9.3 **Financial Implications** - There are no immediate financial implications flowing from the approval of the draft Hospital site SPD, simply because this is not the 'final' plan. However, Members should be aware that there could be:

- Indirect financial implications for the Council in terms of its Vawser Lodge asset. This falls within the SPD area, and is labelled as possibly coming forward for housing. However, the SPD is sufficiently flexible for this to happen or not happen depending on what the Council wishes to see happen to that asset (hence, the SPD only has indirect financial implications).
- Indirect financial implications arising from the development of the hospital site (e.g. provision of infrastructure and services for the new residents, s106 arrangements, and increased council tax or other receipts).

10. BACKGROUND DOCUMENTS




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

- Peterborough Local Plan (1st Replacement) July 2005
- Peterborough Core Strategy Proposed Submission Version (as approved by Council December 2009 and published in January 2010).
















Appendix 1 – Hospital Site - Constraints and Opportunities Map (see next page for Key)



Key

-  Listed buildings grade 2
-  Listed buildings grade 2*
-  Buildings of local importance
(Peterborough City Council Local Plan
Appendix IX)

- A) Crescent Wagon Repair Shop
- B) Memorial Hospital
- C) The Sessions House
- D) 64 Thorpe Road
- E) The Gables
- F) The Lodge

-  Potential route and Vista to Station
-  Primary East / West link
-  Existing vehicular access points
-  Potential vehicular access points
-  Existing external pedestrian only links
-  Potential residential areas
-  Potential Community use
-  Potential Health Care area
-  Potential retail / mixed use area
-  Potential additional residential area at Vawser Lodge
-  Category A and B trees
-  Important views
-  Potential frontages
-  Sensitive boundaries
-  Boundary line

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