

<b>SUSTAINABLE GROWTH SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 7</b>
<b>16 March 2011</b>	<b>Public Report</b>

## Report of the Chief Executive

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### UPDATE ON PRESTIGE HOMES

#### 1. PURPOSE

- 1.1 A report providing an update on what is being done to support/encourage the provision of prestige homes in Peterborough. This item was requested by the Chairman of the Sustainable Growth Scrutiny Committee.

#### 2. RECOMMENDATIONS

- 2.1 To note the update on support by the City Council for prestige homes

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

- 3.1 This item supports Priority 4 of the Sustainable Communities Strategy “Delivering substantial and truly sustainable growth”

#### 4. BACKGROUND

- 4.1 In March 2009 a research report was produced which examined the need for “top of the market” prestige (or executive) homes in Peterborough. The report, which was presented to Planning and Environmental Protection Committee in April 2009, can be viewed via:

[http://www.peterborough.gov.uk/housing/housing\\_strategy\\_team/recent\\_studies\\_and\\_strategies.aspx](http://www.peterborough.gov.uk/housing/housing_strategy_team/recent_studies_and_strategies.aspx)

- 4.2 The report concludes that there is a relative shortage of prestige homes in Peterborough and makes two clear policy recommendations:

1. Preventing the loss of existing homes that serve, or could serve, this type of market; and
2. Securing the provision of more homes of the type that could meet the need at this end of the market.

#### 5. KEY ISSUES

- 5.1 The above 2009 report has been used as part of the evidence base to help prepare various documents that make up the Local Development Framework (LDF), as set out below. Policies are included, or in draft, in these documents which, on the whole, both encourage the provision and reduce the loss of prestige homes. Extracts of the relevant policies are contained in Appendix 1.

- 5.2 **The Core Strategy (Adopted February 2011):** Core Strategy Objective 7 and Policy CS8 (and its associated supporting text) refer to Meeting Housing Needs, and require the provision of a variety of housing in terms of size, type and tenure including encouraging “executive housing” and “prestige homes aimed at the senior professional and managerial market”.

- 5.3 **Site Allocations DPD – Proposed Submission consultation version February 2011:** The Proposed Submission version of the Site Allocations DPD is currently available for public consultation

until 24 March 2011. The document was approved by Council in December 2010. It will be submitted to the Secretary of State in late April or May 2011.

- 5.4 The Document builds on the overarching support of the Core Strategy, and has an explicit policy on 'Prestige Homes' (Policy SA8) which includes naming specific sites where such homes would be encouraged. The Site Allocations Document is scheduled for adoption in early 2012.
- 5.5 **Planning Policies DPD – Consultation Draft February 2011:** The Planning Policies DPD will provide detailed planning policy to help in determining planning applications. This document is in the early stages of production. A consultation draft is currently available for public consultation until 24 March 2011. We will review all the comments made and prepare a Proposed Submission draft version of the document, which will be subject to further public consultation in the autumn / winter.
- 5.6 The consultation draft includes a policy (PP4) which restricts the loss of existing prestige homes. As stated, this policy is still in draft form, however the existing Peterborough Local Plan (First Replacement 2005) policy 'H24 – Subdivision of Single Dwellings' can in the meantime be used when determining planning applications on existing larger homes.
- 5.7 **Monitoring the delivery of Prestige Homes:** The Strategic Planning and Enabling team monitor the number of new dwellings completed each year and produce a Housing Monitoring Report. The 2010 report can be viewed at <http://www.peterborough.gov.uk/pdf/env-pla-monitoring-2010housing.pdf>. This report monitors different tenures, but does not monitor different type and size of dwellings. To be clear, therefore, we do not have a baseline of precisely how many prestige homes there currently are in Peterborough and we do not monitor the number of prestige homes built each year. The main reason for this is that it is somewhat subjective in determining whether a home (existing or built) qualifies as a 'prestige home', and therefore it would be unduly burdensome and ineffective for officers to attempt to statistically monitor the situation. As such, there are no plans to commence such statistical monitoring of prestige home building.

## 6. IMPLICATIONS

- 6.1 This report is for information only. There are no direct implications arising.

## 7. CONSULTATION

- 7.1 All policy documents referred to above have been through appropriate public consultation during the last five years. The Site Allocations and Planning Policies DPDs are currently available for public consultation until 24 March 2011.

## 8. NEXT STEPS

- 8.1 To progress the Site Allocations and Planning Policies Documents, taking into account any comments received as part of the consultation exercises.

## 9. BACKGROUND DOCUMENTS

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

- 9.1 The relevant background documents are referred to in Parts 4 and 5 of this report.

## 10. APPENDICES

- 10.1 Appendix 1 – Extracts of Policies