

## **Appendix 1 – Extracts of Policies**

### **Peterborough Core Strategy Adopted February 2011**

#### **Objectives:**

**“OB7: Balanced Mixed Housing** – To meet the needs and aspirations of Peterborough’s existing and future population by ensuring that there is a balanced mix of housing tenures and sizes throughout the area, including increased provision of homes for executives and professionals in order to attract and retain more highly skilled workers within the area.”

#### **Section 6.2 Meeting Housing Needs**

**“6.2.2** Three of the key objectives of this Core Strategy are to ensure that this proposed new housing delivers a balanced mix of tenures and sizes (objective OB7), delivers sufficient affordable housing (objective OB8) and improves the overall quality of the stock (objective OB9). In short, a key task for this Core Strategy is to present a policy that will deliver housing that meets all needs.”

**“6.2.4** It is a key objective of national policy for housing that there should be a wide choice, variety and mix of housing, which addresses both market and affordable housing (PPS3, paragraphs 9, 10, and 20 to 25). This will help to achieve sustainable mixed communities. Provision of a variety of housing in terms of size, type and tenure helps to meet the need for appropriate family housing, young professional and executive housing, prestige homes aimed at the senior professional and managerial market as well as smaller dwellings suitable for first time buyers and newly-forming households.”

#### **Core Strategy Policy CS8:**

##### **“Policy CS8 - Meeting Housing Needs**

The strategy will be to secure a wide choice of high quality new homes that meet the needs of all members of the community, widening the range of property sizes available in response to future needs and demand, providing houses that will help to encourage employees to live locally rather than commute into Peterborough from elsewhere, and supporting the economic development strategy of this Core Strategy. Developers will be encouraged to bring forward proposals for housing which will provide a mix of housing types and size that will meet the identified need for Peterborough in order to secure mixed communities.

On all development sites on which 15 or more dwellings are proposed (whether as new-build or conversion), the City Council will seek provision, through negotiation, of:

- (a) 30% of the dwellings as affordable houses (unless the proposed development is itself for more than 30% affordable housing); and
- (b) 70% of any affordable dwellings to be in the form of social rented homes and 30% in the form of intermediate homes.

The Council will negotiate with developers to secure affordable housing on the basis of the above targets, but will take into account the financial viability of any individual scheme (using a recognised viability model). Affordable housing shall be provided on the development site, unless the developer can demonstrate exceptional circumstances which necessitate provision on another site, or the payment of a financial contribution (of broadly equivalent value) to the Council to enable some housing need to be met elsewhere.

The Council may release a site adjacent to a village envelope for the provision of affordable housing, as an exception to the normal policy of development restraint in the countryside, provided that: the site is otherwise suitable for residential development in the light of all other policies in the development plan; and a specific local need for affordable housing has been demonstrated, over and above that which could be met through the operation of the affordable housing policy set out above; and the proposed development would provide affordable housing of a number and type which meets (or contributes towards meeting) the local need.

Working in partnership with developers, housebuilders, registered social landlords and other stakeholders, the Council will seek housing solutions that meet the particular needs of all sectors of the community. Until such time as the construction of all dwellings to Lifetime Homes Standards becomes a mandatory part of the national Code for Sustainable Homes, on all development sites on which 15 or more dwellings are proposed, there will be a requirement to provide 20% of the dwellings to Lifetime Homes standards. On all development sites on which 50 or more dwellings are proposed, there will be an additional requirement to provide 2% of the dwellings as wheelchair homes.”

## **Peterborough Site Allocations DPD – Proposed Submission February 2011**

### **“Prestige Homes**

**3.27** The Core Strategy (policy CS8 Meeting Housing Needs) requires the provision of a wide choice of high quality new homes that meet the needs of all members of the community and provides housing that will help encourage employees to live locally rather than commute into Peterborough. The Council wants this provision to include “top of the market” or prestige homes.

**3.28** A report assessing the need for prestige homes was produced in March 2009 ('Need for 'top of the market' Prestige Homes in Peterborough'), concluding that a substantial proportion of higher paid people in managerial, professional and technical occupations are commuting into Peterborough for work, whilst living elsewhere in the housing market area (and possibly beyond). Nearly half of the managers and senior officials who work in Peterborough live outside the local authority area. Full details of this can be found in the supporting Evidence Report.

**3.29** There is no specific definition of 'top of the market' prestige homes, but these can be generally regarded as being at the higher end of the market in terms of value (within the highest 10% price bracket of dwellings in the housing market area as a whole); large (perhaps with 5 bedrooms or more); and individually designed, with a high specification, detailing and facilities. Newly-built houses in this sector would be typically aimed at the senior professional and managerial market or would be of a bespoke design for an individual client.

**3.30** The following policy identifies sites which the Council considers would be particularly suitable for prestige homes, although prestige homes on parts of other allocated sites may also be appropriate.”

### **“Policy SA8 -Prestige Homes**

**The following sites will be expected to include a reasonable proportion of prestige homes in line with the requirements of Core Strategy policy CS8:**

- **SA1.4 - Great Haddon**
- **SA1.5 - Norwood**
- **SA3.38 - Land off Itter Crescent**
- **SA3.46 - Site of Orton Brick Works, south of Hampton Vale (Hampton)**
- **SA3.47 - Triangle Land West of Hampton Vale (Hampton)**
- **Allocated sites in the Rural Area”**

**“Policy PP4 - Prestigious Homes**

**Planning permission will not be granted for development which would involve the loss of a dwelling (whether by demolition and redevelopment or by conversion or by change of use) which meets the need for prestigious, top-of-the market housing, unless either:**

**(a) the proposed development would itself create one or more prestigious dwellings;**

**Or**

**(b) there is clear evidence that the dwelling that would be lost has been marketed at a realistic price for an appropriate period of time without genuine interest in its purchase and occupation as a dwelling.”**

**“3.4.1** If Peterborough’s economic development strategy of growth based on the attraction of new and expanding companies in the environmental and knowledge-based industries is to succeed, there will be a need for large, top-of-the range houses that will enable business leaders to live locally. Provision has been made for the development of new properties in this sector of the market in the Peterborough Core Strategy and the Peterborough Site Allocations DPDs. However, large existing houses in generous plots, including older properties and those in conservation areas, will also help to meet this particular need. The policy therefore seeks to prevent their loss.”

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