

PLANNING & ENVIRONMENTAL PROTECTION  
COMMITTEE

TUESDAY 24 MAY 2011 AT 1.30PM

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**UPDATE REPORT &  
ADDITIONAL INFORMATION**



**PETERBOROUGH CITY COUNCIL**

**PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS**

**Procedural Notes**

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.
7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

**The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.**

**The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.**

1. Objectors.
2. Applicant or agent or supporters.



**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 24 MAY 2011 AT 1.30PM**  
**LIST OF PERSONS WISHING TO SPEAK**

Agenda Item No.	Page No	Application	Name	Objector/Applicant/Agent /Supporters/Parish Council/Town Council/Neighbourhood Representatives
4.1	19	09/01369/OUT – GREAT HADDON, DEVELOPMENT OF EMPLOYMENT LAND, EAST OF ALWALTON HILL, FLETTON PARKWAY, PETERBOROUGH	<p>Cambridgeshire County Councillor Nick Guyatt (on behalf of Norman Cross Action Group)</p> <p>Mrs Olive Leonard</p> <p>Mr Martin Eckersall (Roxhill Developments Ltd)</p> <p>Mr Ron Henry (Peter Brett Associates)</p> <p>Mr Mike Foster (LDA Design)</p> <p>David Shaw (Planning Consultant)</p>	<p>Objector</p> <p>Objector</p> <p>Applicant</p> <p>Supporter</p> <p>Supporter</p> <p>Supporter</p>



## BRIEFING UPDATE

### P & EP COMMITTEE 24 MAY 2011

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1.	09/01369/OUT	<b>Land To The East Of Alwalton Hill, Fletton Parkway, Peterborough.</b> Development of up to 65 hectares of employment land (B1, B2 and B8 including provision of a site for a household recycling centre/park and ride). Associated highway infrastructure (including pedestrian, bridleway and cycle routes), and car parking for all uses. Foul and surface water drainage networks (including SuDS and lakes).

1. The following additional comments have been received from Councillor Nick Guyatt through officers at Huntingdonshire District Council raising concerns about:-
  - Potential impacts from the development of employment buildings (particularly any proposed high bay warehousing and distribution units), in particular potential visual intrusion from various viewpoints based on the indicative heights, massing, and colour of elevational materials.
  - Potential flooding at the A1M under-pass road as a result of surface run-off from the development at E7, and the need for this to be investigated thoroughly and remedied as necessary by the developer through funding any required off-site works.
  - Reiteration of the need to ensure that no vehicular access is allowed from the employment area to and from the old Great North Road and the main proposed residential areas of Great Haddon.
2. Officers from Cambridgeshire County Council have advised that their updated officer recommendation (as set out under the 'Consultation/Representation' of the main report) is being tabled to the Cabinet on 24 May 2011. Any feedback from this Cabinet meeting received in advance of Planning and Environmental Protection Committee will be verbally set out to members.
3. 1 additional representation from the public have been received raising the following issues:-
  - Concerned about any proposal to allow Heavy Goods Vehicles to use the Great north Road as this would cause a danger to cyclists using the Green Wheel route which runs along that road.
4. Summary of Great Haddon Consultation  
The following summary has been prepared to set out the consultation which has been undertaken in respect of Great Haddon against the Local Planning Authority's statutory requirements:-

#### *Statutory Requirement*

- The display of site notices
- Advertisement in the local press (given that the application is accompanied by an Environmental Statement)
- A period of 21 days for comment
- This requirement does not change with larger applications.

Two periods of formal public consultation have been carried out in relation to the Great Haddon applications.

#### *First Period of Consultation*

No of Notification Letters	1541
No of Site Notices	24
Consultation Dates	8 December 2009- 19 January 2010 (6 weeks)
Other Publicity Events/Actions	Two public events- Yaxley on 7 January 2010 between 2pm to 8pm attended by some 60 people.

	Serpentine Green on 12 January 2010 between 2pm and 8pm attended by some 150 people.
Representations Received	- 1429 copies of a standard letter received. - A petition with 44 signatures received from residents of Dry Leas. - 541 Individual letters.
Other	Representations received at the formal close of the consultation period continued to be accepted.

#### *Second Period of Public Consultation*

No of Notification Letters	7423 including to all residents of Yaxley
No of Site Notices	46
Consultation Dates	23 February 2011- 25 March 2011 (4 weeks)
Other Publicity Events/Actions	- Press release sent to the ET - Great Haddon page of Council's web site updated. - Two public events. Serpentine Green on 28 February 2011 and Yaxley on 1 March 2011 between 2.30 and 8pm. Approximately 180 attended the Serpentine Green event and 250 the Yaxley event. - To publicise the above event a note was added to all the consultation letters sent out. Furthermore, 5000 flyers were sent out with the Yaxley Gazette and an article placed in the Stilton Gazette. The events were also publicised on the 'Your Hampton' web site.
No of Representations Received	- 934 letters received. Of these 792 are a copy of a standard letter. -132 individual letters relating to both the core and employment applications. 10 letters relates solely to the employment.
Other	Representations received after the end of the formal consultation period have continued to be taken into consideration.  Officers have met with the Norman Cross Action Group on 3 occasions- September 2010, January 2011 and February 2011. The latter meeting was to advise the group that a reconsultation period would start shortly.

#### 5. Air Quality

A technical note in respect of potential impacts on properties at Hoylake Drive has been submitted by the applicant. This concludes there would not be an unacceptable adverse impact on air quality at this location.

The technical note has been reviewed by the Council's Environmental Health Section. On the basis of the information provided the conclusions of the note are accepted.

No additional conditions are, therefore, recommended to members.

#### 6. Change to Conditions

The following minor alterations to conditions are recommended:-

C18 The reserved matters particulars for tranche E7 (as identified on the approved Framework Plan PST21-DFP201) shall include new buffer planting to the A1M, as identified on the approved landscape parameter plan drawing number PST21-DFP208, to be not less than 15 metres in width. It shall also include associated bunding as appropriate, unless otherwise agreed in writing with the Local Planning Authority.

*Reason:* In order to ensure an appropriate visual finish to the development in accordance LNE9 and



10 of the Adopted Peterborough Local Plan (First Replacement).

C26 Notwithstanding the provisions of Part 8 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extensions over 250 sq.m. shall be constructed other than those expressly authorised by any future planning permission.

*Reason:* In order that the potential traffic impacts of any additional floorspace on the surrounding highway network can be assessed in accordance with Planning Policy guidance Note 13' Transport' (as amended January 2011), policy CS14 of the Adopted Core Strategy and Section 10(2) of the Highways Act 1980 and to satisfy the reasonable requirements of safety of traffic on the strategic road network.

7. Change to Informatives

With regards to informative 16 it is recommended that the following additional text be added:-

The applicant is advised that the grant of planning permission does not mean that an order will automatically be made or confirmed and that, even when planning permission has been granted and development has begun, affected rights of way should be kept open for public use until an order under section 257 of the 1990 Act has come into effect. Developers should not use footpaths, bridleways or restricted byways for vehicular access to the site.

It is also recommended that the following informative be added:-

22. The applicant is advised that commuted sums will need to be paid under the S278 Agreement for the maintenance of the traffic signals. These costs are likely to be in the region of £80 000 for junction 17 and £80 000 for junction 1.

8. Appropriate Assessment- Conservation of Habitats and Species Regulations 2010.

The Appropriate Assessment for the development has now been completed and signed off by Natural England and the Head of Planning Transport and Engineering. It concludes that in light of the mitigation measures secured there would be no adverse impact upon the integrity of the site.

9. In light of the above the recommendation to members as been amended to remove reference to the Appropriate Assessment and is now as follows:-

“Subject to the prior satisfactory completion of an obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 in respect of the provision of a Travel Plan including contributions towards the monitoring thereof; the provision of a bus services for employees; a contribution towards off site highway improvements; the safeguarding of 1.5 hectares of land for a HRC or Park and Ride facility for 6 years; a contribution towards the Green Grid Strategy objectives; a contribution towards improvements to the Green Wheel/National Cycleway Network; provision for the long term management and maintenance of the SUDs; a contribution towards the upgrade of the Counter Drain (to be confirmed); Nature Conservation Objectives (if not addressed solely via conditions) the Head of Planning Services be authorised to grant planning permission subject to the following conditions”



## ITEM 4.1

### 09/01369/OUT - Great Haddon, Development of Employment Land, East of Alwalton Hill, Fletton Parkway, Peterborough

I would be grateful if you could bring the following comments to the attention of the Planning and Development Protection Committee at its meeting this afternoon.

I write on behalf of Councillor David Seaton and myself. I very much regret not being able to attend the meeting but I have a long standing engagement in London.

In principle we have no objection to the planning application. Our objections relate entirely to traffic issues and particularly the proposed link to the Old Great North Road.

The Old Great North Road is located within Orton with Hampton Ward. It is essentially a quiet country lane and therefore the potential impact of traffic on this backwater and on Haddon Village itself (which is not in our Ward) is unacceptable to us.

These potentially major changes to access to the Old Great North Road we believe are unacceptable for the residents of the Old Great North Road and also because of the knock on effect they are likely to have for Haddon and at the junction at Norman Cross.

This planning application must of course be judged on its own merits but there is already an approval for the development at Alwalton Hill. When Alwalton Hill received approval we were told that the site would provide employment for significant numbers of people.

**HOW WILL THE PEOPLE EMPLOYED AT ALWALTON HILL BE PREVENTED FROM USING THE LINK TO THE OLD GREAT NORTH ROAD?**

If they are to access the same exit onto Fletton Parkway then they must also be able to access the link.

There is a second application for thousands of houses on the Great Haddon site.

**WE WANT TO BE SURE THAT DECISIONS TAKEN TODAY DO NOT HAVE UNFORESEEN CONSEQUENCES CREATING RAT RUNS AND ALLOWING EASY ACCESS TO RESIDENTIAL AREAS.**

There would also be an impact on the houses on Hampton as there will be link roads between Great Haddon and Hampton.

THAT IS WHY WE BELIEVE IT IS SO IMPORTANT TO REJECT THIS LINK TO THE OLD GREAT NORTH ROAD TODAY.

As ward councillors we are well aware that the Great Haddon development as a whole will have an impact on the Old Great North Road but this application as it stands could channel hundreds of extra vehicles on to this narrow country lane each day.

WHAT IS THE PERCEIVED NEED OF THIS LINK TO THE OLD GREAT NORTH ROAD? SURELY IT IS MORE APPROPRIATE FOR ALL TRAFFIC FROM THIS SITE TO BE CHANNELLED THROUGH THE NEW JUNCTION TO THE FLETTON PARKWAY?

It is alarming to see in the application that there has been no agreement to a new access from Junction 1 of Fletton Parkway and that this matter is “still under consideration”. Nor can we see (although we may have missed it) that the link to Fletton Parkway is a condition of the application.

PLEASE CAN A CONDITION BE ATTACHED TO THIS PLANNING APPLICATION ABOUT THE CONSTRUCTION OF THE LINK TO FLETTON PARKWAY

Councillor Seaton and myself have been well engaged and kept up to date with this and other applications for the Great Haddon site as they have progressed. We do not object in principle to the development of the whole site. Our concerns have always related to traffic. As ward councillors for Hampton we are very aware of how easily problems can arise on large new developments such as this particularly with construction traffic going through residential areas.

From the very beginning we have expressed our concern about the impact on the Old Great North Road. Our concerns have not been addressed and we do not believe that our concerns have been taken seriously.

We urge you to refuse this application unless the proposed link road is removed from the application.

Councillor Sheila Scott