

**GREAT HADDON EMPLOYMENT LAND PLANNING APPLICATION – COUNTY COUNCIL RESPONSE**

**To: Cabinet**

**Date: 24<sup>th</sup> May 2011**

**From: Acting Executive Director: Environment Services**

**Electoral division(s): The Great Haddon planning applications are within Peterborough but adjacent to Norman Cross Electoral Division, Cambridgeshire.**

**Forward Plan ref: Not applicable**                      **Key decision: No**

**Purpose: To provide Cabinet with an update regarding the Great Haddon employment land planning application and to advise of a proposed response to Peterborough City Council.**

**Recommendation: Cabinet is invited to consider and agree the draft consultation responses as set out in Appendix 1 for the employment land planning application at Great Haddon.**

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## 1. BACKGROUND

1.1 Great Haddon is a proposed development for up to 5,350 new homes and 65 hectares of employment land to the south west of Peterborough. The Great Haddon site lies immediately to the north of the border with Cambridgeshire, near the village of Yaxley.

1.2 Two outline planning applications have been submitted for Great Haddon:

09/01368/OUT (Residential Application) consists of:

- Up to 5,350 dwellings
- Household Waste Recycling Centre
- District Centre (including Supermarket)
- 3 Primary Schools and 1 Secondary School
- Sport and recreation facilities
- 5 Traveller Pitches
- Associated highway infrastructure

09/01369/OUT (Employment Land Application) consists of:

- 65 hectares of employment land
- Associated highways infrastructure

1.3 The residential and employment land planning applications were submitted to Peterborough City Council in December 2009.

1.4 A draft consultation response to both applications was considered by Cabinet on 16th November 2010. This was issued to Peterborough City Council shortly afterwards. This contained holding objections to both applications on the basis of deficiencies in the transport assessment for the sites. The County Council also made objections to the residential application with regards to countryside access/rights of way and libraries/lifelong learning.

1.5 Peterborough City Council has received over the last 2 months amendments and additional information in support of both the residential application and the employment land application. The County Council has been invited to comment on the amended applications.

1.6 A response to the employment land application was considered by Cabinet on 5<sup>th</sup> April 2011. This maintained the County Council's holding objection on transport grounds. Peterborough City Council had intended to determine the Employment land application on the 26<sup>th</sup> April 2011. However, in the light of the Highway Agency retaining its holding direction to the application the date for determination of the application was revised.

1.7 During April, further information was received in relation to transport measures for the employment land and this led to the Highways Agency withdrawing its holding direction to the employment application. County Council officers have also considered this additional information and are now satisfied that the key points on which the original objection was made have now been addressed.

1.8 Peterborough City Council have indicated that they want to determine this planning application as soon as possible given the previous Highways Agency holding direction

which delayed the original planned Committee date. It is therefore planned that the application will be determined on 24th May at a specially convened planning meeting.

- 1.9 There are important matters in respect of the new information just received from the applicant that the County Council needs to comment on. Given that the Peterborough City Council Committee date coincides with this Cabinet meeting, the County Council's comments attached here as Appendix 1 have been agreed with the two local Members and the Cabinet Member for Growth and Planning and have been submitted to Peterborough City Council to allow them to advise their Committee. Through this paper, Cabinet is therefore asked to endorse these comments.

## **2. MAIN ISSUES**

- 2.1 The two main issues in relation to the employment land planning application on which County Council comments are needed are transport/highways and drainage. The full consultation response is contained in Appendix 1 where it is concluded that despite previous concerns about the development proposals, County Council officers are now of the view that the applicant has provided sufficient information to overcome these. In summary, the conclusions that officers have reached on these two issues are as follows:

### Transport and Highways

- 2.2 Having received further transport information from the applicant's transport consultants, County Council officers are now satisfied that the proposed employment development will not have a significant detrimental impact on its highway network provided mitigation measures secured by condition or included in the S106, are provided as part of the development scheme

### Drainage

- 2.3 The County Council has concerns for the possibility of flooding should an inadequate drainage system be provided for this development. To overcome this, there should be sufficient measures proposed to demonstrate the mitigation of this risk to the satisfaction of the Environment Agency, Peterborough City Council and Cambridgeshire County Council.

## **3. ALIGNMENT WITH PRIORITIES AND WAYS OF WORKING**

### **Supporting and protecting vulnerable people when they need it most**

- 3.1 There are no significant implications for this priority.

### **Helping people live healthy and independent lives in their communities**

- 3.2 There are no significant implications for this priority.

### **Developing the local economy for the benefit of all**

- 3.3 The employment land application in Peterborough is likely to offer job opportunities to people in Cambridgeshire, especially in the northern areas of the County. The site will largely consist of warehouses and light industry. It is therefore unlikely to attract the high proportion of clerical and managerial workers who live in Huntingdonshire and currently choose to commute longer distances. The accompanying environmental statement submitted with the application details the mix of employment uses and calculates the job

generation. These are considered to be high when compared with national data for comparable sites but not necessarily unreasonable depending on final mix. Officer advice is that such a combination of employment use can be considered appropriate for this site so as to not detract, compete or conflict with regeneration initiatives in the city centre. The Great Haddon proposal will not affect the sub regional priority to continue the renewal and continued vitality of Peterborough city centre which is the focus for new B1 and office development.

## **Ways of Working**

3.4 Officers have considered the following ways of working

- Being a genuinely local Council
- Making sure the right services are provided in the right way
- Investing in prevention
- Working together

3.5 These ways of working have been addressed in a number of ways. In terms of 'Working together', the County Council Officers and Members have been working closely with Peterborough City Council and Huntingdonshire District Council and the Highways Agency in relation to this application. County Officers have also worked closely with county Lead and Local Members.

## **4. SIGNIFICANT IMPLICATIONS**

### **Resources and Performance**

- 4.1 There are no significant implications for the County Council's transport network subject to measures being secured by planning condition or S.106 obligation as appropriate.
- 4.2 There is also a possibility that this application may end up at appeal. The costs of representation at a Planning Inquiry will need to be funded by the County Council.

### **Statutory, Risk and Legal Implications**

- 4.3 The County Council has statutory responsibilities for highway maintenance. The County Council can continue to fulfil its responsibilities, subject to measures being secured by planning condition or s106 obligation as appropriate. Therefore the report recommends that the County Council removes its holding objection.

### **Equality and Diversity Implications**

- 4.4 There are no significant implications in this section.

### **Engagement and Consultation**

- 4.5 A paper was presented to Growth and Environment PDG Members March 2010 and presented views on the original applications received. The County Council's formal response to both the employment land and residential applications was shared with Cabinet on 16<sup>th</sup> November 2010. Cabinet on 5<sup>th</sup> April considered the County Council response to amendments submitted with regard to the employment land.

<b>Source Documents</b>	<b>Location</b>
Great Haddon Planning Applications	New Communities, 2 <sup>nd</sup> Floor A Wing, Castle Court