

GREAT HADDON EMPLOYMENT LAND PLANNING APPLICATION – COUNTY COUNCIL RESPONSE

To: Cabinet

Date: 5th April 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:

- a) Consider and agree the draft consultation response as set out in Appendix A for the employment land planning application at Great Haddon; and
- b) Delegate to the Cabinet Member for Growth, Infrastructure and Strategic Planning in consultation with the Acting Executive Director, Environment Services, the authority to make any minor changes to the draft consultation response prior to submission.

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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 issues.

1.5 Peterborough City Council has now received amendments and additional information in support of both the residential application and the employment land application. The County Council has been invited to provide a further response as part of a wider consultation exercise.

1.6 Peterborough City Council intends to determine the Employment land application on the 26th April 2011. This is therefore the last opportunity for Cabinet to consider the County Council's response before Peterborough City Council Planning Committee plans to make its decision.

1.7 The residential application will be considered by Peterborough City Council later in the year. It is therefore intended Cabinet will consider a draft response to the residential application on 24th May 2011.

2. MAIN ISSUES

- 2.1 The principle of employment and residential development at Great Haddon is supported in Peterborough City Council's Core Strategy Development Plan Document, adopted in February 2011.
- 2.2 As noted above, these two planning applications were submitted in 2009. A large amount of additional information has been submitted on the applications since that point in a piecemeal fashion. The County Council in the past has raised significant concerns about the development and the additional information that has been received has not allayed these concerns.
- 2.3 The following section of this report sets down the County Council's key areas of concern for the employment area application. These relate to transport and highway matters. Appendix A contains the proposed consultation response.

Transport and Highways

- 2.4 The County Council's previous response considered both applications to be unclear and that there were serious concerns about some elements of the transport proposals.
- 2.5 The additional information recently received includes a new stand-alone Transport Assessment and Travel Plan for the employment site, as well as an updated Transport Assessment and Travel Plan for both sites considered together.
- 2.6 A review of the new Transport Assessment and Travel Plan submitted in support of the employment application indicates that it does not contain sufficient information to enable officers to establish whether the employment site proposals are acceptable in transport terms to the County Council. For that reason, it is recommended that Cabinet supports the continuation of the County Council's holding objection to the employment proposals.
- 2.7 Further transport information has been requested from the applicant's transport consultants to allow us to consider these issues. If this information is received in time, a verbal update will be provided to Cabinet regarding the status of transport negotiations relating to the employment site. If no such information is received from the developer or what is submitted is deemed to be unsatisfactory, the County Council's objection to the development will be maintained.
- 2.8 It is worth noting the Highways Agency currently has an Article 14 Holding Direction in place for both applications which means that the Planning Authority cannot determine the applications. The Highways Agency has requested further information in order for the holding directive to be removed and if this is not received shortly, the deadline for the 26th April Committee will not be met. County officers are working closely with the Highways Agency so our comments on the application are coordinated.

3. ALIGNMENT WITH PRIORITIES AND WAYS OF WORKING

Supporting and protecting vulnerable people

- 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 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.
- 3.4 Inadequate transport and highway provision for the employment land application is likely to have a negative impact on the transport network, which consequently will have a negative impact on the local economy.

Ways of Working

- 3.5 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
- 3.6 In terms of 'Working together', the County Council has been working closely with Peterborough City Council and Huntingdonshire District Council in relation to this application.

4. SIGNIFICANT IMPLICATIONS

Resources and Performance

- 4.1 There are significant implications for the County Council in relation to highways which may result in 'rat-running' on the local roads near Yaxley and congestion as a result of poor junction design etc, all of which would potentially mean additional highway maintenance costs for the County Council. It is proposed to continue the County Council's objection to the Employment Area application until it is satisfied that all of the transport and highway concerns it has raised, have been adequately addressed.
- 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 employment land application currently threaten the ability of the County Council to ensure its statutory duties are carried through, particularly in terms of highways. Therefore the report recommends that the County Council objects.

Equality and Diversity Implications

- 4.4 There are no significant implications in this section.

Engagement and Consultation

4.5 Lead and Local Members have been briefed on this application.

Source Documents	Location
Great Haddon Planning Applications	New Communities, 2 nd Floor A Wing, Castle Court

APPENDIX A

Great Haddon Application – Draft Consultation Response

Proposal: Up to 65 hectares of employment land and associated infrastructure (09/01369/OUT)

Location: LAND TO THE NORTH OF NORMAN CROSS, EAST OF A1(M) AND WEST OF A15 LONDON ROAD, PETERBOROUGH

Application No: 09/01369/OUT

Transport and Highways

Two outline planning applications have been submitted for Great Haddon: 09/01368/OUT (Residential Application) and 09/01369/OUT (Employment Land Application). Both planning applications were supported by a common Transport Assessment report and a Travel Plan.

County Council officers considered both the Transport Assessment and Travel Plan. Both documents were considered to contain insufficient transport information to enable the County Council to establish the extent of the impact of the Gt Haddon development on the County Council's transport network. A letter objecting to both planning applications on transport grounds was sent to Peterborough City Council in March 2010. The County Council's consultation response to both applications was issued to Peterborough CC in January 2011. This response recorded the County Council's holding objections to both planning applications on the grounds of the shortcomings of the Transport Assessment and Travel Plan: it also made objections to the residential application in relation to countryside access/rights of way and libraries/lifelong learning.

Peterborough City Council has now received additional information in support of both the residential application and the employment land application. With regards to transport, it is noted that this additional information includes a new stand-alone Transport Assessment and Travel Plan for the employment site, as well as an updated Transport Assessment and Travel Plan for both sites considered together.

A review of the new Transport Assessment and Travel Plan submitted in support of the employment application indicates that it does not contain sufficient information to enable the County Council to establish whether the employment site proposals are acceptable in transport terms to the County Council. In its present form, the Transport Assessment does not allow the County Council to assess the impact of the proposed employment site on its highway network, especially on Junctions 16 and 17 of the A1. In particular, the Transport Assessment does not allow the effect of the proposed widening to Fletton Parkway between Junctions 1 and 2, together with signalisation of those junctions, to be considered. Furthermore, it is noted that the employment site's access road will eventually be connected to the Great North Road: the effect of this connection on traffic flows on the County's highway network is not adequately covered in the Transport Assessment.

Officers have seen the consultation response of the Norman Cross Action Group. The objections lodged by the Norman Cross Action Group very much accord with the concerns of

Officers noted above and the need to continue to lodge a holding objection to the employment application

Further transport information is required to enable the County Council to conclude its consideration of the employment site application. For that reason, the County Council is maintaining its **holding objection** to the employment proposals.