

AGENDA ITEM 4

Peterborough City Council (PCC) are in the process of preparing a local plan. This document is vital in determining planning policy in the city council area and will include elements that determine planning policy in relation to villages. Including any alterations to the “village envelopes”

As part of the process of producing that local plan PCC Issued a call for sites and a number of sites in Glinton parish were submitted by landowners and developers .

Glinton Parish council has already made observations to Peterborough City Council (PCC), on those potential development sites initially submitted

PCC considered the sites submitted along with the criteria for development within rural parishes. PCC also considered parish council observation.

The draft local plan was available for consultation and included no developments in Glinton. On that basis Glinton Parish council had no need for further comment. However other parties, including residents, land owners and developers did comment. The comments on potential developments elsewhere in the city area has potential implications for Glinton

All 2014 observation made by 1056 contributors are available on the PCC website and have been summarised in a 48 page document on the “Key Issues” These “Key Issues” potentially resurrect the possibility of development on sites previously rejected in the earlier draft of the local plan.

Parish council will need to review the observations that have implications for the potential sites in Glinton in preparation for further draft of the Local Plan

EXTRACT FROM “KEY ISSUES” DOCUMENT

Glinton village

- General comments
 - Several sites are not listed under ‘committed sites’
 - The requirement for traffic calming should not be seen as a reason for the rejection of sites (e.g. GLI008Hii and GLI007H)
 - Glinton should be designated a Large Village, and supporting sufficient development to make it so is more sustainable than creating a new settlement (Great Kyne)
- GLI001H
 - Description of site should include reference to Ridge and Furrow
- GLI005H
 - Object to the rejection on GLI005H, the constraints identified can be mitigated
- GLI007H
 - Objection to the rejection of GLI007H. The Council’s assessment of the site seems not to have considered the submitted comprehensive masterplan including football pitch, bowling club and parking area
 - GLI007H is better performing than the proposed Helpston allocation HEL006H in terms of the site assessment traffic light system, yet it has been rejected.
 - GLI007H can gain suitable access off Lincoln Road, whereas Broadwheel Road in Helpston will need to be fully reconstructed and widened. There is inconsistency between the assessments
- GLI008U
 - Support for site GLI008U for a residential led development
- New sites suggested
 - GLI001Hi This is a resubmission of site GLI001H but excluding the area which lies within Flood Zone 2

LINKS TO PCC WEBSITE

KEY

1. local plan website
2. Draft local plan December 2016 – no development in Glinton
3. Key Issues document
4. Link to all 2014 observations made in consultation on draft local Plan

<https://www.peterborough.gov.uk/council/planning-and-development/planning-policies/new-local-plan/> ¹

<https://peterboroughcc.app.box.com/s/1be11mrvcdg2l9jnt9iuo4rdt935njtv> ²

<https://peterboroughcc.app.box.com/s/lo5kxihwalh3ftmsimmu3ex77xyff6jr> ³

<http://consult.peterborough.gov.uk/portal/planning/peterborough/lp16/fd/lp16fd> ⁴