

Werrington Neighbourhood Plan: The Planning Policy Context

1.1 This paper sets out the key strategic planning policies that will need to be considered in developing the Werrington Neighbourhood Plan.

1.2 Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.

Basic Conditions

2.1 The Neighbourhood Plan must meet a set of basic planning conditions before it can be put to a referendum and be formally adopted. A Neighbourhood Development Plan (NDP) meets the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- the making of the neighbourhood plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

National Planning Policy

3.1 National planning policy is mainly set out in the National Planning Policy Framework (NPPF) February 2019. It states that planning should contribute to the achievement of sustainable development: economic, social and environment. Paragraph 11 of NPPF 2019 states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

3.2 It emphasises the link between themes such as climate change and health, provides guidance on the vitality and vibrancy of towns and rural areas including retail, town centres and employment. It provides advice on transport, high quality infrastructure, good design and healthy communities, whilst conserving and enhancing the natural and historic environment.

3.3 National planning policy reflects the CLG (now MHCLG) consultation ‘Planning for Homes’ 2017, which requires Local Planning Authorities to significantly boost the supply of housing. Where a local authority does not have a 5 year housing land supply, existing plans are considered out of date and local planning authorities should grant permission unless adverse impacts of doing so would demonstrably outweigh the benefits (paragraph 48 of consultation document).

3.4 At March 2018 the Council’s monitoring data shows that the Council exceeds its 5 year land supply in Peterborough having provision for 7.61 years.

3.5 In addition, paragraph 75 of NPPF 19 states that where the Housing Delivery Test (HDT) indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the local authority should prepare an action plan. Where it is below 85% the Local Planning Authority will be required to find a 20% ‘buffer’ of additional land to deliver housing. To calculate the HDT measurement for each plan area, the government has divided the number of new homes built (‘delivered’) in the past three financial years by the number of new homes required in the same period. The HDT measurement figure is expressed as a percentage. The HDT results for Peterborough City published on 19th February 2019 report a percentage of 91% and therefore Peterborough is required to prepare an action plan.

3.6 The NPPF now gives a new emphasis to design policies. The written ministerial statement announcing the launch of an earlier revised Framework in 2018 included ‘Critically, progress must not be at the expense of quality or design. Houses must be right for communities. So, the planning reforms in the new Framework should result in homes that are locally led, well-designed, and of a consistent and high quality standard.’ Effective engagement with local communities, the use of ‘local design standards or style guides’, and the refusal of permissions for developments of poor design are some of the ways the revised NPPF aims to achieve this objective.

3.7 The NPPF 2019 also states that Local Green Space designations through local and neighbourhood plans allow communities to identify and protect green areas of particular importance to them (paragraph 99). The criteria for Local Green Space designation are set out at NPPF (paragraph 100) which states designations should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Peterborough City Local Plan

4.1 The Neighbourhood Plan must be in conformity with the adopted Development Plan. Peterborough City Council have prepared a Local Plan which was adopted by the Council on 24th July 2019 for growth and regeneration from 2016 to 2036.

4.2 The Peterborough Local Plan (Appendix B) includes a list of strategic policies that the Neighbourhood Plan must be in conformity with. The list (included as appendix 1 in this document) includes a substantial number of the Local Plan policies with the exception of policies including LP1 Sustainable Development and the creation of the UKS Environment Capital, LP16 Design and the Public Realm, LP17 Amenity Provision, LP18 Shop Frontages, Security Shutters and Canopies, LP20 Special Character Areas, LP34 Residential Annexes, and location specific policies outside Werrington's NP area (LP36, LP38, LP40 and LP42).

4.3 Whilst Neighbourhood Plan policies cannot conflict with the policies, they can provide more distinctiveness, definition or finer grain of detail by applying them to specific sites or relating them specifically to Werrington. Specifically, Peterborough City Council are particularly supportive of Neighbourhood Plans which cover one or more of the following topics (with their inclusion being proportionate to the area which is to be covered by the Neighbourhood Plan) as set out in Appendix B of the Peterborough Local Plan:

- Site Allocations (provided they are in line with the thrust of policies in this plan, such as the settlement hierarchy)
- Scale and massing of buildings
- Local character considerations
- Local design and building materials
- Boundary fences/walls design criteria
- Support for community facilities and services to ensure a thriving settlement
- Policies to support sustainable lifestyles
- Affordable housing sites
- Housing type/size (small/large dwellings, bungalows)

4.4 The Infrastructure Delivery Update 2016 provides an up-to-date summary of infrastructure needed to support Peterborough's growth, and will be used by the Council in taking decisions on spending CIL and other sources of funding. On 7 November 2016, Peterborough City Cabinet adopted the Community Infrastructure Levy (CIL) Governance Proposals which sets out how the Council will manage CIL receipts and how these will be spent to deliver strategic infrastructure.

4.5 The Infrastructure Delivery Update includes two projects in Werrington:

- Love Werrington – Health and Community Infrastructure to improve the quality of infrastructure. A community project, desirable in terms of prioritisation in the short term (1-5 years) costs of £30,000 to £200,000.
- Werrington Grade Separated Junction – ECML and Spalding Rail line, critical in terms of prioritisation within 1 to 5 year time frame.

Housing

4.6 The total housing requirement for Peterborough to 2036 is 19,440 dwellings. Sites for residential development have been allocated across the district to ensure that sufficient land is brought forward to meet the identified need for housing in the district with an emphasis on land in

and adjoining the urban area of the city (Policy LP3). Werrington, as a district centre, is within the highest settlement hierarchy – City of Peterborough. The city’s annual monitoring report 2019 reports between April 2009 and March 2019, a total of 9 residential units have been completed in the ward. The Peterborough Monitoring Report 2019 notes that at March 2019 sites with planning permission and under construction in the ward are:

1 dwelling at 46 Church Street (16/00789/FUL)

5 dwellings at rear of 1372 and 1374 Lincoln Road (2 are complete under ref 06/02020/FUL)

4.7 The Local Plan Policies broadly identifies the Neighbourhood Plan Area as an urban area outside the city centre. However, land to the west of properties at Papyrus Road / railway and south of Hurn Road (included within the Neighbourhood Plan Designated Area) is identified in the Local Plan as being outside the urban area of the city and within the countryside. This site also is identified as a Minerals Safeguarded Area in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 where development is not permitted where it would prejudice the ability to secure the mineral deposits.

4.8 Policy LP2 states decisions on investment in services and facilities and on the location and scale of new development will be taken based on the settlement hierarchy. All other residential development outside of village envelopes and outside of Peterborough Urban Area boundary will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan, and should be refused, unless otherwise acceptable within a made Neighbourhood Plan.

4.9 Importantly, Policy LP37.32 identifies 6.57 hectares at Werrington Centre as an Opportunity Area for approximately 100 dwellings. The site is to come forward through regeneration and master planning. The Cambridgeshire and Peterborough Combined Authority has identified a grant of £3.8million for Funding for Affordable Homes Housing Association – FAHHA on this site. Although plans are awaited it is understood it includes removal of part of the shopping precinct and the construction of 88 houses. The applicant hopes to receive planning permission in November.

4.10 Policy LP8 sets out the policies on meeting housing need and seeks to support high quality home of varying sizes, types and tenures to meet current need (identified in the latest Strategic Housing Market Assessment).

- Development of 15 units or more should provide 30% affordable housing, to be provided on site unless exceptional circumstances are demonstrated. The council’s preference is a greater part of affordable housing to be for affordable rent.
- Development is expected to incorporate the need of an ageing population including higher standards of wheelchair accessibility on development of 50 dwellings or more. Accommodation for vulnerable people will also be supported subject to safeguarding criteria.
- Permanent residential caravans will be granted permission on sites suitable for permanent dwellings.
- The Local Plan recognises that if the economic development strategy succeeds there will be a greater requirement for large, top of the range houses to enable business leaders to live

locally. Existing homes in generous plots will help to meet this need. Policy LP9 seeks their protection.

4.11 Policy LP34 sets out criteria based approach to proposals for residential annexes. The criteria seek to secure that the annexe is within the same ownership of the main dwelling, is not the creation of a separate dwelling, is subordinate in size and scale and it is demonstrated that there are shared services, utilities, parking and garden areas.

Major Development Sites

4.12 The opportunity area highlighted above is the only allocation for development in Werrington. Planning applications of note in the Neighbourhood Plan Area can be summarise as:

- Redevelopment of Werrington Centre
- Domestic extensions and home improvements
- Change of use of existing B Class employment uses to D1 and D2 uses
- Expansion of school facilities including 2FE expansion at Ken Stimpson Community School and Mobile Classroom at William Law Primary School
- Illuminated signs and advertisements

Employment

4.13 The Peterborough Local Plan forecasts it needs to provide for 17,600 total jobs. The calculated need for B class employment land is 76 hectares to March 2036. The plan provides 160 hectares to allow for losses, flexibility and choice.

4.14 Policy LP4 Spatial Strategy for Employment, Skills and University Development seeks to promote economic growth focussing on environmental goods and services cluster, financial services, advanced manufacturing and knowledge based activities. Employment is mainly focussed in the city centre, General Employment Areas, Business Park and urban extensions. Small scale employment development is allowed where it meets local needs or forms part of a mixed use development.

- Werrington General Employment Area (GEA9) is identified and B Class uses will be supported. The area is identified on the Inset map –. GEAs are considered suitable for a full range of employment uses defined as offices appendix 2, research and development facilities, light and general industrial, and storage and distribution (i.e Use Classes B1, B2 and B8).
- Development with employment, residential, leisure and/or retail will be encouraged in city, district and local centres.
- Other employment proposals, expansion of existing businesses will be supported subject to safeguarding criteria.

Retail

4.15 Werrington is identified as one of five district centres based upon the scale of retail provision and other community services and facilities (policy LP12).

4.16 Werrington is currently one of the smallest District Centres and has not been expanded since it was completed in 1982. The Peterborough Hierarchy Study December 2016 states that the district centre has a floorspace of 9,881 sqm with Offices, Health Centre, Dentist, Pub, Sport Centre and Library, bookmakers, building society, driving instructors, crèche, and police station. The plan specifically highlights Werrington Centre in need of further investment (para 6.7.4). LP12 seeks to protect, support and where necessary regenerate existing District Centres.

4.17 A planning application was approved for redevelopment of Werrington Centre. Phase 1, which involves redevelopment of the superstore, would increase the retail floorspace from 2,845 sq m to 7,014 sq m. However, Tesco confirmed in 2013 that they no longer will be progressing with the scheme. The planning permission for scheme has subsequently lapsed.

4.18 Amberley Slope, Loxley and Hodgson Centre (Werrington) and Werrington Village are identified as Local Centres.

4.19 Werrington District Centre has a Primary Shopping Area and Primary Shopping Frontage (PSF) shown on the Inset Map 1. Within PSF or local centres any development for non-A1 use (non retail) at ground floor will only be granted if the development would maintain or enhance the vitality and viability of the centre and the appearance of the frontage. Only retail proposals, at an appropriate scale, within a designated centre will be supported.(Policy LP12).

4.20 The 2016 Retail Assessment Analysis and forecasts indicate that there is no capacity for any further comparison or convenience floorspace in Peterborough until 2026. As such Policy LP12 sets out a series of tests for retail and town centre uses beyond existing committed but unimplemented planning consents. Any retail proposals of an appropriate scale in designated centres will be supported.

Local Services and Facilities

4.21 LP14 states new development should be supported by and have good access to infrastructure. Planning permission is only granted where there is or will be sufficient infrastructure capacity. Health and Wellbeing are at the heart of the Local Plan Strategy and development schemes should support and enhance physical and mental health and the wellbeing of the community (policy LP7).

4.22 Developments will contribute to health facilities (Policy LP14) where new development results in a shortfall or worsening of provision. New healthcare facilities should be well related to public transport and utilise opportunities for multi-use and co-location of health facilities and other services will be supported.

4.23 Policy LP7 also seeks to safeguard allotments, orchards, garden and food markets, providing exercise and access to healthy, fresh and locally produced food. In addition, it supports schemes that facilitate participation in sport and physical activity where it is relevant to the proposal.

4.24 The Open Space Strategy (update 2016) identifies those areas where there is a deficiency in Open Space. The Strategy provides information on the level of provision within Werrington Ward at 2016 is:

Informal Parkland and Amenity Space	25.02 ha (equates to 2.18 ha per 1,000 pop)
Neighbourhood Public Parks and Gardens	19.34 ha (equates to 1.68 ha per 1,000 pop)
Children's play Local Area for Play (LAP)	2
Children's play Local Equipped Area for Play (LEAP)	4
Children's play Neighbourhood Equipped Area for Play (NEAP)	1

4.25 Notably:

- Werrington has a shortfall in LAP, LEAP, NEAP when assessed against the FIT standards, a total shortfall of 2.16 ha. Large residential sections of Werrington are also outside the recommended accessibility catchment for NEAPs.
- The Open Space report comments that Werrington has no allotment provision with a quantified deficit of 3.34 hectares of allotment land. However, 'Werrington Allotment Gardens' is within the ward and further investigation of the number, quality and availability of allotments plots is required.

4.26 Policy LP30 supports the development of new cultural, leisure, tourism and community facilities particularly if it helps to improve the range, quality and distinctiveness of facilities that the city has to offer, improves access by sustainable modes and helps promote the image of Peterborough. The cultural, leisure and tourism policy seeks to build upon existing assets such as the river, support multi-use venues, improves the night time economy and has no detrimental impact upon designated sites.

4.27 Community facilities will be supported where they prioritize walking cycling and public transport, are accessible, adaptable and respond to changing demands and not be detrimental to local residents (those facilities that are open in the late evenings).

4.28 Policy LP30 also seeks to protect community services and facilities and sets out criteria on which those assessments will be based including if it is no longer fit for purpose, the need is met by an alternative facility or the proposal includes the provision of a new facility.

Transport and Infrastructure

4.29 The key transport policies are set out in the Long Term Transport Strategy and the Local Transport Plan. The broad approach in the outer city area is to strengthen public transport ensuring the most appropriate routes into the city centre and that development is located sustainably. The Cambridgeshire and Peterborough Local Transport Plan – consultation – includes proposals for dualling the A15 Paston Parkway. The consultation ends on 27th September 2019.

4.30 Policy LP13 seeks to ensure that suitable transport arrangements have been made, parking provision is secured including provision for electric plug in and other ultra-low emission vehicles. Appendix C of the Local Plan sets out cycle and car parking standards.

4.31 The expansion of Peterborough will be supported by necessary infrastructure and the Peterborough Infrastructure Delivery Schedule identifies specific projects. This schedule will be reviewed every two to three years. The Peterborough Infrastructure Delivery Schedule (IDS) identifies infrastructure requirements to support the growth of Peterborough (November 2016). Two projects are identified in Werrington as detailed earlier.

4.32 Policy LP14 requires new development to have made suitable arrangements for infrastructure to make the development acceptable in planning terms. Developers will be expected to contribute to the delivery of relevant infrastructure.

4.33 Policy LP31 deals with Local Carbon Energy by considering proposals for development more favourably if they to reduce demand, improve resource efficiency, include energy production or carbon off setting. Proposals for non-wind renewable energy will be assessed on their merits. Proposals for wind energy development will only be approved if the development is identified as appropriate in a Neighbourhood Plan. The National Grid's gas compressor station and associated high pressure pipe network consultation zones in the Parish of Glington lie on the western boundary of the Neighbourhood Plan designated area.

Protecting Design Character and Public Realm

4.34 The Local Plan seeks to ensure development proposals make a positive contribution to the character and local distinctiveness of the area (Policy LP16). The policy sets out an extensive list of generic criteria against which development proposals will be assessed.

4.35 Policies also seek to protect the amenity of existing and future occupiers (LP17). Policy LP18 sets out criteria for shop frontage, security shutters and canopies referring to the Shop Front Design SPD; Policy LP19 recognises that the historic environment plays an important role in the quality of life and will protect, conserve and enhance Peterborough's rich and diverse heritage assets. It promotes the use of Conservation Area Appraisals and associated Management Plans and Heritage Statements.

4.36 Policy LP21 sets out the requirements for new open space, outdoor sport and recreation facilities. This is closely related to Policy LP7 above.

4.37 Policy LP22 – Green Infrastructure Network. The council, working in partnership with conservation and environmental organisations, local communities, developers and statutory agencies, will seek to maintain and improve the existing green infrastructure network in Peterborough. This will be achieved by enhancing, creating and managing multi-functional green infrastructure, within and around settlements, that are well connected to each other and the wider countryside, and which reflect the broad strategic framework set out in the Green Infrastructure and Biodiversity SPD.

4.38 Policy LP23 provides significant protection from development to Local Green Space and Protected Green Space identified on the Policies Map. Existing non designated open spaces will in principle be protected from development unless criteria in the NPPF are met. Peterborough City Council identify Green Space and Open Space on their interactive map [here](#). In the case of other 'open space' the proposal must also demonstrate that: a. The open space does not make an

important contribution to the green infrastructure network or connectivity of habitats, and the development would not result in landscape or habitat fragmentation or incremental loss; and b. The proposed development can be accommodated on the open space without causing significant detrimental impact on the character and appearance of the area, ecology or any heritage assets.

4.39 An evidence document in support of Green Space Policy, 'The Peterborough Local Plan: Local Green Space and Protected Green Space in Villages Evidence Report, January 2018' assesses two sites in Werrington: Cuckoos Hollow and Werrington Recreation Ground and recommends their identification as Local Green Space.

Cuckoos Hollow – LGS094 (LGS091)

- This site (including the 0.72 ha extension to Cuckoos Hollow) is considered as one site suitable for designation as a Local Green Space. It is local in character, close to the community it serves and is demonstrably special to the local community in terms of its beauty, recreational, tranquillity and wildlife value. Although 17.06 ha in size, this site relates well to the surrounding area with a number of footpaths linking to the surrounding residential areas. The site meets the NPPF demonstrably special criteria for beauty. It is visually attractive, particularly the water environment, and makes a significant contribution to local character in this part of Peterborough. It has recreational value; used mainly for informal recreation for walking, cycling, running and dog walking. A play area offers formal play opportunities. The site has tranquillity value by offering a space in the urban area for calm and quiet reflection, with seating overlooking the water. Finally, the site is demonstrably special to the local community for its wildlife value, providing a wildlife corridor in an urban area and supporting a range of biodiversity.

Werrington Recreation Ground – LGS095

- This site (5.77 ha) is suitable for designation as a Local Green Space. It is local in character, close to the community it serves and is demonstrably special to the local community in terms of its recreational and wildlife value. This site consists of a large grassed area for informal recreation activity, including walking and informal games, as well as formal recreation provision in the form of a basketball hoop and children's play area. The remainder of the site includes a meadow and Werrington Brook, which supports wildlife such as kingfishers and egrets.

4.40 Policy LP26 Green Wedges, includes land identified on the policies map to the north of the railway line and the A15 and Werrington Parkway outside but adjacent to the Neighbourhood Plan Area. The policy seeks to support development that is not detrimental to its functions or aims. It is important to note that the policy designation does not currently include the green space on the eastern side of the railway.

Biodiversity and Geological Considerations

4.41 Policy LP28 supports proposals that demonstrate positive initiatives: management, protection, enhancement and creation of priority habitats, including limestone grasslands, woodlands and hedgerows, wet woodlands, rivers and flood meadows; promote the creation of an effective, functioning ecological network throughout the district, consisting of core sites, buffers, wildlife corridors and stepping stones that link to green infrastructure in adjoining local authority

areas to respond to and adapt to climate change; safeguard the value of previously developed land where it is of significant importance for biodiversity and/or geodiversity; work with developers and Natural England to identify a strategic approach to great crested newt mitigation, where this is required, on major sites and other areas of key significance for this species.

4.42 LP 29 Trees and woodlands overriding principle that: the existing tree and woodland cover is maintained, improved and expanded; and opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.

4.43 Land at Werrington Junction, adjacent to the rail line is identified as a County Wildlife Site and a Brownfield diversity site. The boundaries can be seen on the interactive Peterborough City Council map [here](#). Land to the west of the NP Area, known as Belham Wood, Pockocks Wood and Mucklands Wood is identified as Ancient Woodland. Policy LP28 states that development will only be permitted on local sites such as County Wildlife sites where the need and benefit of the development clearly outweigh the loss and the coherence of the local ecological network.

Key Policy Issues for the Workshop

5.1 The Local Plan provides a city wide approach to several spatial policy areas. However, there are a very limited number of specific policies relating to Werrington – the exception is the recognition of district centres (retail) and an opportunity area (100 dwellings) together with important Local Green Space Sites and the Green Wedge.

5.2 The objectives of the Neighbourhood Plan currently are as follows:

- The protection of the architectural heritage and distinctive characteristics of the area ensuring that new development contributes positively to Werrington’s character in terms of the existing scale, density, location, design and layout.
- The maintenance and enhancement of the open spaces, natural habitats and green character of the area for the benefit of people, flora and wildlife including the preservation and improvement of access to the countryside.
- The continued development and improvement of Werrington embracing opportunities to support and improve services, facilities and local businesses whilst ensuring the maintenance of its identity, character and integrity.

5.3 A Neighbourhood Plan could add a more distinctive and locally appropriate layer and provide policy advice to positively influence and guide new master planning and development propositions. The policy context raises several issues that the Neighbourhood Plan could consider:

- Werrington Opportunity Area – review when current redevelopment proposals are submitted
 - Ensure that the site has a holistic policy response
 - Identify more precisely the location, type, design, inward investment and intervention of any infrastructure services and facilities to meet existing and potential future demands to be satisfied
 - Complete a detailed master planning exercise as part of the Neighbourhood Plan process providing a statutory framework for its development

- Natural and Historic Character
 - Definition of and retention and enhancement of Werrington’s natural, historic and important design characteristics
 - Identify positive planning designations and additional safeguarding policies such as, local green spaces or other amenity areas
 - Identify, protect and enhance areas of wildlife, ecology, local green spaces and the permeability between those spaces
 - Define local design and building materials, boundary fences/walls design criteria and a design code against which proposals will be assessed

- Infrastructure
 - Identify more precisely the location, type, design and intervention of new infrastructure services and facilities to meet existing and potential future demands
 - Redress existing deficit in service play space and allotments
 - Education, Physical and Mental Health and Utilities provision
 - Contribution to Low Carbon Economy
 - Identify transport interventions to support permeability across Werrington

- Housing
 - Detail a more specific policy on residential development that is appropriate within Werrington dependent upon the defined character area
 - The detailed design, mix and tenure of new development - design code – incorporating subdivision of plots
 - Meet demand / identify sites for delivery of types of affordable housing
 - Policies which seek to provide executive style housing

- Transport
 - Positive response to transport related issues such as cycle paths, street crossings
 - Parking to serve new development / village centre
 - Sustainable Travel and access by non-car modes
 - Improve and enhance street furniture, lights and signage that reflect Werrington’s character

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 September 2019 (version 2.0)

Appendix 1: Strategic Policies for Neighbourhood Plans for Peterborough

There is a list of basic conditions in the Town and Country Planning Act 1990 that must be met by a Neighbourhood Plan before it can be successful at independent examination and ultimately adopted by a Local Planning Authority. One of these is that any draft Neighbourhood Plan must be in “general conformity” with the strategic policies contained in the development plan for the district. According to the National Planning Policy Framework (NPPF) a local planning authority should set out clearly the strategic policies for their area. Peterborough has set out a list of the identified strategic policies to provide clarity for neighbourhood plan purposes (Appendix B of the Peterborough Local Plan). These are detailed in grey below. The Basic Conditions Statement will assess how the policies in the Neighbourhood Plan are in conformity with the strategic policies of the Peterborough Local Plan.

- Policy LP2: The Settlement Hierarchy and the Countryside
- Policy LP3: Spatial Strategy for the Location of Residential Development
- Policy LP4: Spatial Strategy for Employment, Skills and University Development
- Policy LP5: Urban Extensions
- Policy LP6: The City Centre - Overarching Strategy
- Policy LP7: Health and Wellbeing
- Policy LP8: Meeting Housing Needs
- Policy LP9: Custom Build, Self-build and Prestige Homes
- Policy LP10: Gypsies and Travellers and Travelling Show people
- Policy LP11: Development in the Countryside
- Policy LP12: Retail and Other Town Centre Uses
- Policy LP13: Transport
- Policy LP14: Infrastructure to Support Growth
- Policy LP15: Safeguarded Land for Future Key Infrastructure
- Policy LP19: The Historic Environment
- Policy LP21: New Open Space, Sport and Recreation Facilities
- Policy LP22: Green Infrastructure Network
- Policy LP23: Local Green Space, Protected Green space and Existing Open Spaces
- Policy LP24: Nene Valley
- Policy LP25: Country Park
- Policy LP26: Green Wedges
- Policy LP27: Landscape Character
- Policy LP28: Biodiversity and Geological Conservation
- Policy LP29: Trees and Woodland
- Policy LP30: Culture, Leisure, Tourism and Community Facilities
- Policy LP31: Renewable and Low Carbon Energy
- Policy LP32: Flood and Water Management
- Policy LP33: Development on Land Affected by Contamination
- Policy LP35: Urban Extensions Allocations
- Policy LP37: Urban Area Allocations
- Policy LP39: Large Village Allocations
- Policy LP41: Medium Villages Allocations
- Policy LP44: Strategic Employment Allocations
- Policy LP46: Employment Allocations

Policy LP47: City Core Policy Area
Policy LP48: Railway Station Policy Area
Policy LP49: Rivergate Policy Area
Policy LP50: Riverside South Policy Area
Policy LP51: Riverside North Policy Area
Policy LP52: Boongate Policy Area
Policy LP53: City North Policy Area

Appendix 2

Extract of Peterborough Local Plan – extract of policy map (not to scale)



KEY to INSET 1

Boundary of inset maps	Local centre LP12	Scheduled monument LP19, MWCS36
Boundary of the unitary authority	Historical landscape or parkland LP19	Scheduled monument LP19, MWCS36
Boundary of City Centre LP6, 47-53	Conservation area LP19	Land safeguarded for walking or cycling purposes LP15
Boundary of the urban area LP2	International nature conservation area LP28	Protected treed or hedged frontage in village LP19
Urban extension LP5, 35, 36	National nature conservation area LP28	Protected wall or railing in village LP19
Site allocated for residential development LP37-43	Local nature conservation area LP28	Primary shop frontage LP12
Strategic employment allocation LP44, 45	Local green space LP23	Safeguarding area - transport
Site allocated for employment development LP46	Protected green space in village LP23	Existing site - transport
General employment area LP4	Other green space	Safeguarding area - WRC
Business Park LP4	Green wedge LP26	Existing site - WRC
Safeguarded land for key infrastructure LP15	Hampton country park LP25	Brick Clay MWCS26
District centre LP12	Special character area	Limestone MWCS26
Primary shopping area LP12	Nene valley	Sand and Gravel MWCS26

PETERBOROUGH POLICIES MAP
Inset 1
July 2019

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City Council

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Appendix 3

S106 agreements for Housing Developments

PDL/0048/17

06/02020/FUL 5 dwellings rear of 1372 and 1374 Lincoln Road, Werrington Allowed 25/10/07

Intervention	Contribution
Education Provision	£18,000

16/00852/NONMAT 6 Chalet Style homes and 2 x 4 bed dwellings At Aster Drive (amendment to planning consent 11/00308/FUL) Allowed 18/05/16

Intervention	Contribution
Provision of Neighbourhood and Strategic Infrastructure	£16,000