

16.0 ADDENDUM: POST-SUBMISSION ACTIVITY

- 16.1 The *Great Haddon Statement of Community Involvement* (GHSCI) was submitted with the planning applications and detailed the consultation activities over the preceding five years leading up to submission of the applications.
- 16.2 Following submission, the City Council undertook a programme of consultation on the two applications with the necessary statutory consultees and neighbouring communities, including public exhibitions in Yaxley village and at Serpentine Green Shopping Centre during the consultation period in the early spring of 2010.
- 16.3 This update (New Section 16 of the Great Haddon SCI) provides further information on the consultation responses received, and outlines the further engagement undertaken by the consultant team (on behalf of the applicants) as a result of the issues raised.

Topic Group Meetings

- 16.4 Once all the consultation responses had been received, PCC provided the consultant team with a comprehensive *Position Statement* (6 April 2010) which summarised the comments and further information which people had requested about each aspect of the applications.
- 16.5 The statement was divided into key topic areas. It set out the headline issues but did not, in the main, list or detail specific requests for information in relation to the various submission documents. The statement was designed to give a steer on the key issues in order to facilitate Topic Group meetings with the statutory consultees.
- 16.6 In response, the consultant team formulated a response to each issue and set out a programme of intended actions (where appropriate), including Topic Group meetings and invitees. This programme of meetings has been ongoing since January 2010.
- 16.7 The topic group discussions have resulted in additional information being submitted since December 2009 through Briefing Notes/Technical Notes to address specific points of query or clarification.
- 16.8 In order to consider this additional information in a comprehensive manner, on 1 February 2011 the City Council issued a formal request for additional information under Regulation 19 of the *Town and Country Planning (Environmental Impact*

Assessment) (England and Wales) Regulations 1999. This SCI Update forms part of the Regulation 19 submission to the Council.

Development Framework Plan and Land Use Changes

16.9 Since the submission of the applications in December 2009, a series of further revisions to the DFP have been made in order to respond to:

- (a) discussions and negotiations with consultees; and
- (b) the need to accommodate additional mitigation which stakeholders wish to see following discussions on the conclusions of the environment assessment work.

16.10 These changes are summarised in the table below and shown on Plan ref: PST021-DFP-14. A fuller explanation for each change is set out in the *Design and Access Statement Update*.

Change 1:	Green link added along wildlife corridor between woodland areas.
Change 2:	Small area of additional land provided (reflecting land ownership), and open space/surface water attenuation pond moved slightly to ensure better efficiency of employment parcel.
Change 3:	Open space/hedgerow corridor removed from previous employment parcel.
Change 4:	Size of attenuation pond enlarged (in line with Flood Risk Assessment), and open space to be accessed by permission only.
Change 5:	Small attenuation ponds removed as part of site wide drainage strategy.
Change 6:	Application boundary revised slightly following further land ownership clarification.
Change 7:	Size of neighbourhood centre parcel reduced to more appropriate size.
Change 8:	Area of open space now dual use (SAC buffer with accessible natural green space) to provide a new leisure route connection to Hampton Vale.
Change 9:	Development parcels revised to ensure all development land is outside the 1 in 1000 year + climate change flood plain.
Change 10:	Development area extended to offset loss of development land on north side of Stanground Lode.
Change 11:	Central Boulevard realigned as part of more compact district centre (following design review recommendations).

Change 12:	District Centre now focused around traditional 'high street' (following design review recommendations), connecting Central Boulevard and 'Yaxley Bypass'.
Change 13:	Development area extended as part of changes to the Town Common and reducing development on the edge of Yaxley (following design review and consultation).
Change 14:	Secondary school site now an active integrated element of the high street.
Change 15:	Former community/civic hub now included within District Centre parcels to provide greater flexibility over its location.
Change 16:	Town Common reconfigured to take account of reduced development area immediately to west of Yaxley (additional area for playing fields provided and connections between Yaxley and District Centre maintained).
Change 17:	Development area R37 greatly reduced (following consultation).
Change 18:	Additional development area created which also provides greater frontage to primary street.
Change 19:	'Village Green' now forms part of a wider Town Common (but maintaining proposed cemetery extension).
Change 20:	Primary Street realigned to suit revised Central Boulevard alignment.
Change 21:	Open space reconfigured to suit realigned adjacent primary streets.
Change 22:	Small extension to development parcels to make them more workable and offset 'losses' elsewhere for flood zone and Town Common areas.
Change 23:	Highway boundary clarified enabling wider open space frontage to London Road to be created (following design review and consultation).
Change 24:	Clarification of land ownerships resulting in minor application boundary change.
Change 25:	Site for gypsy/traveller pitches removed (reflecting Core Strategy changes).
Change 26:	Removal of proposed bus gate in favour of safeguarding funds for future traffic calming along A15 through Yaxley (following public consultation).
Change 27:	Introducing part of the 6ha of woodland planting into OS6 as well as OS4

Design Issues and Inspire East Second Design Review

- 16.11 A second design review was undertaken with Inspire East in May 2010 at the request of PCC, in order to debate some of the design issues raised in consultation responses. As with the first Design Review, the Great Haddon scheme received a positive report from the Panel (Appendix A3).
- 16.12 Despite the positive outcome of the Design Review, the City Council and others had reservations about two particular aspects of the design: the design and function of the Central Boulevard, and the proposed inclusion of a bus gate along the A15 in Yaxley.

(i) Central Boulevard

- 16.13 A workshop was held in January 2011 to discuss the details and thinking behind the Central Boulevard concept, as it was clear that some officers and Members were not convinced by its outline design.
- 16.14 The conclusions of the workshop were twofold: firstly, following the presentation and discussion of more detailed aspects of the design, officers and Members felt more comfortable with the Boulevard as an appropriate design response. Secondly, it was agreed that, because the design of the Boulevard is 'new territory' for the Council it would need commitment from Officers to delivering the quality and detailed design needed through subsequent approvals and future adoption and maintenance, a list of design principles would be drafted and agreed by the Council, and attached to a condition should any grant of outline consent be issued for the Core Area application.
- 16.15 This list can be found in the Great Haddon DAS Update.

(ii) Yaxley Bus Gate

- 16.16 As documented in the Great Haddon DAS (paragraph 7.11 and Figure 31), a bus gate on the A15 at the northern edge of Yaxley was proposed in order to deliver a significant reduction in through traffic from the village in accordance with residents' wishes expressed in the pre-application consultation in summer 2008. The bus gate also had benefits as part of delivering an effective public transport strategy for Great Haddon.

- 16.17 However, PCC received a significant level of public objection to the bus gate proposal, on the grounds that it disadvantaged some residents from making direct car journeys into and out of Peterborough via the A15.
- 16.18 In response to this objection, PCC requested that the applicants revisit the bus gate proposal with a view to exploring other alternatives to restrict or discourage through traffic from travelling along the A15 through Yaxley to see whether any alternatives were more favourably received by residents.
- 16.19 An evening presentation and discussion on the bus gate and alternative options was made on 12 January 2011 (by the applicants with the City Council present) to the Norman Cross Action Group (NXAG), who formed during 2010 in order to respond to the Great Haddon proposals on behalf of a number of Parish Councils and neighbourhood groups who objected to the Great Haddon applications.
- 16.20 Unfortunately, no conclusions were reached at the meeting as to whether any of the alternatives were more preferable, and despite a request for some feedback from the NXAG to the alternative proposals, none has been forthcoming to date.
- 16.21 Nevertheless, following discussions on this and other transportation issues with officers of the City Council, Hunts District Council and Cambridgeshire Council, the bus gate has been removed from the application proposals, in favour of monitoring traffic levels through the village once development commences and safeguarding funds through a s106 agreement to implement traffic calming measures along the A15 in the village to discourage through traffic movements without disadvantaging local residents' car journeys in and out of the village.

Schedule of Post-Application Meetings

- 16.22 Table 16.1 below provides a comprehensive update to the Schedule of Meetings listed in Section 11 of the Great Haddon SCI (2009). Where appropriate, the outcome of the meetings and meeting minutes are included within the relevant sections of the ES Addendum, Revised FRA and Revised Part B of the Design and Access Statement.
- 16.23 On 19 April 2010 members of the consortium also gave a short presentation on the planning application to the North West Huntingdonshire Neighbourhood Forum Meeting and on 16 November 2010, an update on the progress of the application was provided at Yaxley Parish Council's monthly meeting.

Table 16.1. Schedule of Meetings held Post Submission

Key:

PCC = Peterborough City Council

HDC = Huntingdonshire District Council

CCC = Cambridgeshire County Council

DLA = David Lock Associates (Planning and Urban Design)

PBA = Peter Brett Associates (Engineers and Transport)

LDA = LDA Design (Landscape and Ecology)

CgMs = CgMs Consulting (Archaeology)

EfM Education Consultants

Date	Topic Group	Attendees	Minutes/Note of Meeting
	Transport		
12 May 10	Design Review	Inspire East, DLA, PCC, CCC, PBA, HDC	•
19 May 10	Great Haddon Transport	Highways Agency, CCC, PCC, AECOM, PBA	•
15 June 10	Sustainable Transport	HDC, CCC, PCC, AECOM, PBA, Highways Agency	•
05 Aug 10	Bus Route Options	PCC, Stagecoach East, PBA	
17 Nov 10	Great Haddon Transport	HA, CCC, PCC, AECOM, PBA	•
14 Dec 10	Great Haddon Transport	HA, CCC, PCC, AECOM, PBA, DLA	
12 Jan 11	Great Haddon Transport	HA, CCC, PCC, AECOM, PBA, DLA	
12 Jan 11	Bus Gate Workshop	Norman Cross Action Group Members, PCC, DLA, PBA	
8 Feb 11	Great Haddon Transport	HA, CCC, PCC, AECOM, PBA	
14 Feb 11	Great Haddon Transport	HA, CCC, PCC, AECOM, PBA	
	Landscape		
25 May 10	Landscape	PCC, English Heritage, CCC, HDC, LDA, CgMs	•
	Drainage		
10 June 10	Flood Risk/Management/ Drainage/ Maintenance	Env Agency, PBA	•
29 June 10	Flood Risk/Management/ Drainage/ Maintenance	Env Agency, PCC, PBA, LDA	•
	Retail		

Date	Topic Group	Attendees	Minutes/Note of Meeting
15 July 10	Retail Impact Assessment	PCC, Drivers Jonas Deloitte	
	Education/Community Facilities		
14 Sept 10	Community/Education Services	PCC, Peterborough Community Trust, Cambs Constabulary, David Shaw, DLA	•
12 Jan 11	Community Services	PCC, DLA	
17 Feb 11	Community/Education Services.	PCC, DLA, EfM	
	Energy and Sustainability		
17 June 10	Energy and Sustainability	PCC, DLA, PBA, Atlas	•
	Urban Design/ Layout		
12 May 10	Design Review	Inspire East, DLA, PCC, CCC, PBA, HDC	•
06 Jan 11	Boulevard Workshop	PCC officers plus Ward Members, DLA, PBA	•