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Please ask for: Mr Nick Harding
Our Ref: NH/EJT January 2019
Your Ref:



Growth and Regeneration Directorate
Sand Martin House
Fletton Quays
Peterborough
PE2 8TY

Cllr Elsey
Gavin.elsey@peterborough.gov.uk

Telephone 01733 747474

4 January 2019

Dear Cllr Elsey

Response to Petition regarding the Housing Redevelopment Proposals for the Gloucester Centre

The City Council has not yet received a planning application for the redevelopment of the Gloucester Centre but expects an outline application to be submitted early in the New Year.

The scheme will be subject to public consultation and it is anticipated that any decision on its acceptability will be made by the Council's Planning & Environmental Protection Committee. As you will be aware the law requires that applications are determined in accordance with planning policy unless material considerations are considered to outweigh policy and decisions have to be supported by appropriate evidence.

As we have not yet received a planning application, the merits or otherwise of the scheme against policy or other factors are not yet known. It would, therefore, be inappropriate for the Council to predetermine the maximum number of dwellings on the site as a matter of principal and any decision to do so could not lawfully be taken into account in the determination of a planning application.

Any application received will be considered in respect of its transport impact and design and appearance (among other things) and the decision on the scheme will reflect the impact on the local road network and the character and appearance of the area. It should be noted however that the principle of the redevelopment of the site has been established by the Council's emerging Local Plan which has allocated the site for housing development.

The Council operates a Community Infrastructure Levy system which will secure funds to contribute towards the mitigation of the infrastructure impacts of the development. This will be applied to any qualifying development proposals.

Kind regards

A handwritten signature in blue ink, appearing to read "Nick Harding", written over a light blue circular stamp or watermark.

Nick Harding
Head of Planning Peterborough and Fenland

Corporate Director: Simon Machen

