

Peterborough Draft Local Plan Update April 2025

Gemma Wildman
Planning Policy Manager



Introduction

- Background
- Local Plan Timetable
- Issues and Options
- Site Selection Process
- Draft Local Plan
- Evidence Base
- Consultation Process
- Next Steps



What is a Local Plan

A Local Plan:

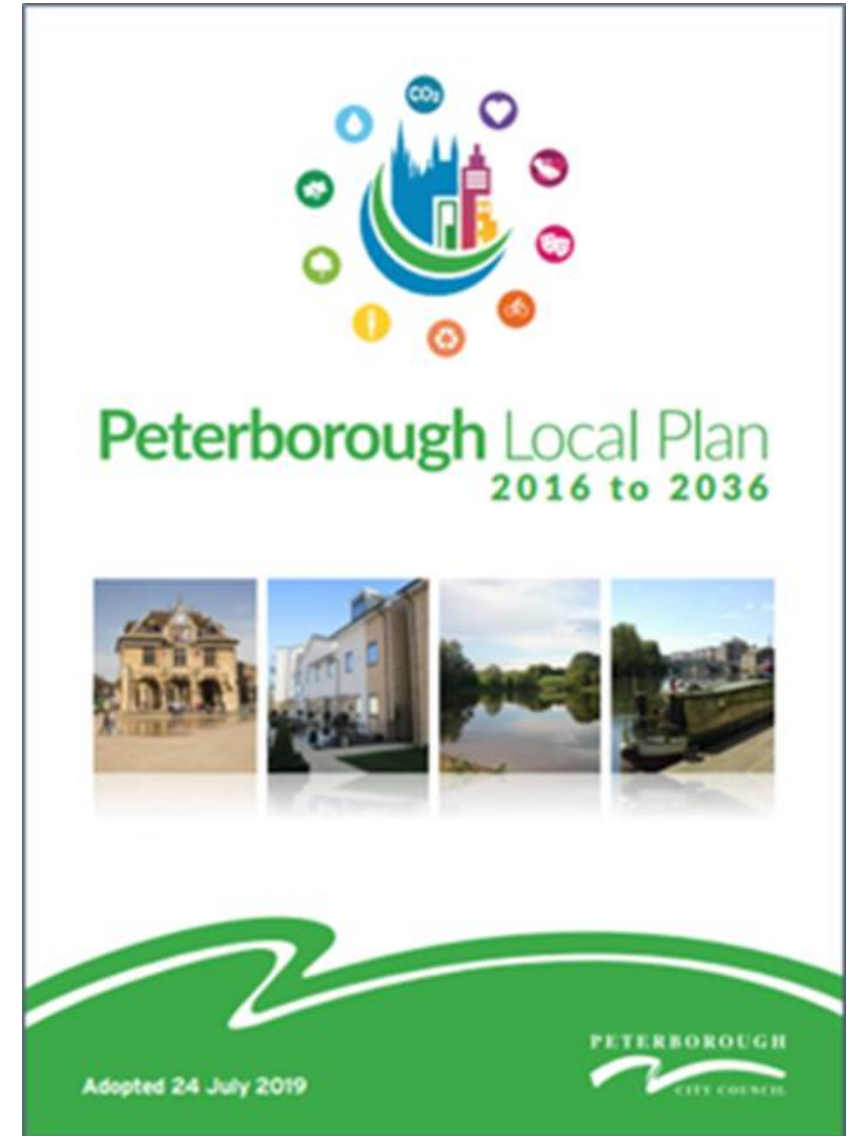
- Sets out planning policies for the growth and regeneration of Peterborough and the surrounding villages,
- Contains policies which are used in making decisions on planning applications,
- Sets out how some areas will be protected or enhanced further,
- Identifies what infrastructure (such as roads and schools) are needed to support growth, and
- Provides a degree of certainty for communities, businesses, investors and infrastructure providers.

Local Plan (July 2019)

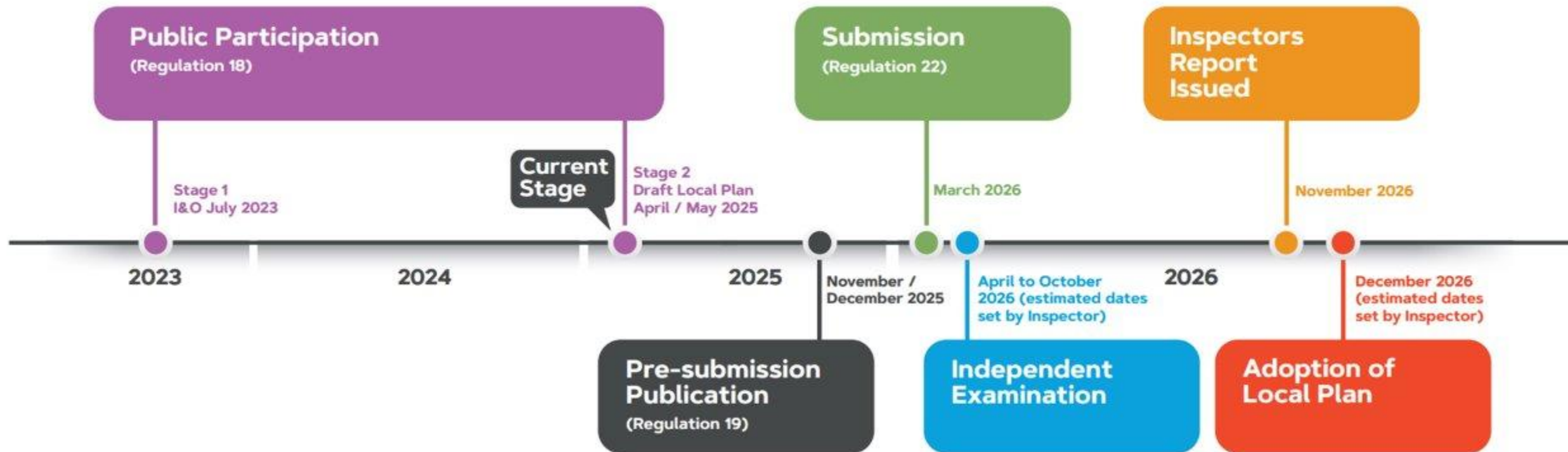
- Adopted July 2019
- Sets growth target for 19,440 new homes and 160ha of employment land for new jobs by 2036

Since 2019:

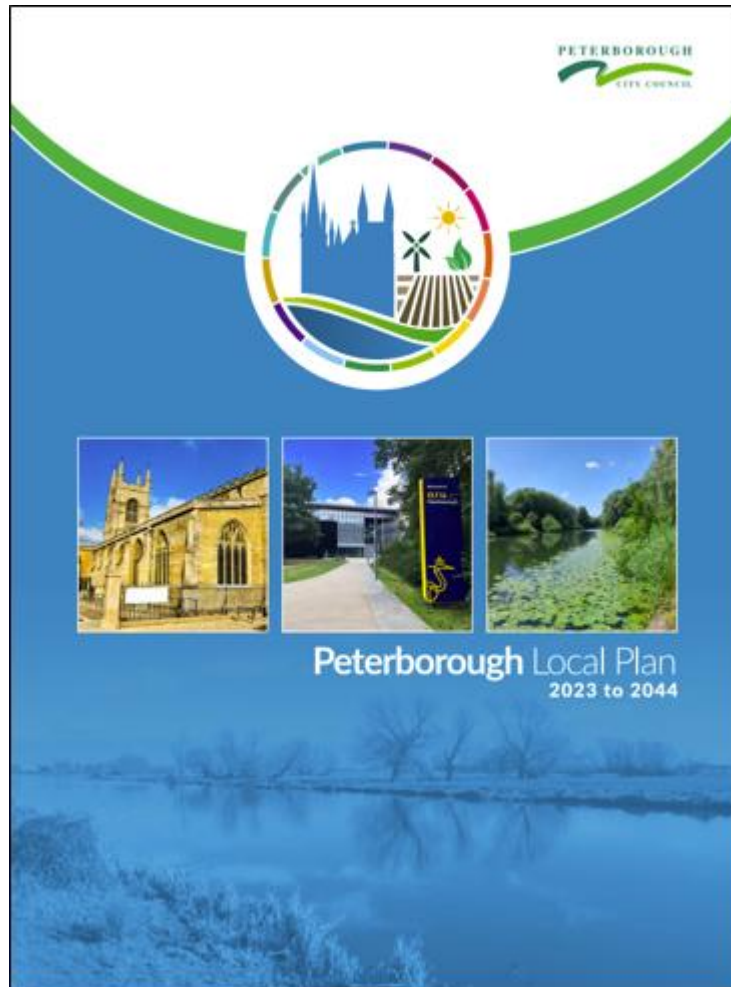
- Changes to National Policy (NPPF)
- New legislation e.g. Biodiversity Net Gain and Climate Change
- Updated housing forecast and needs data published
- Availability of suitable employment land



Local Plan Timetable



Issues and Options Consultation Summer 2023

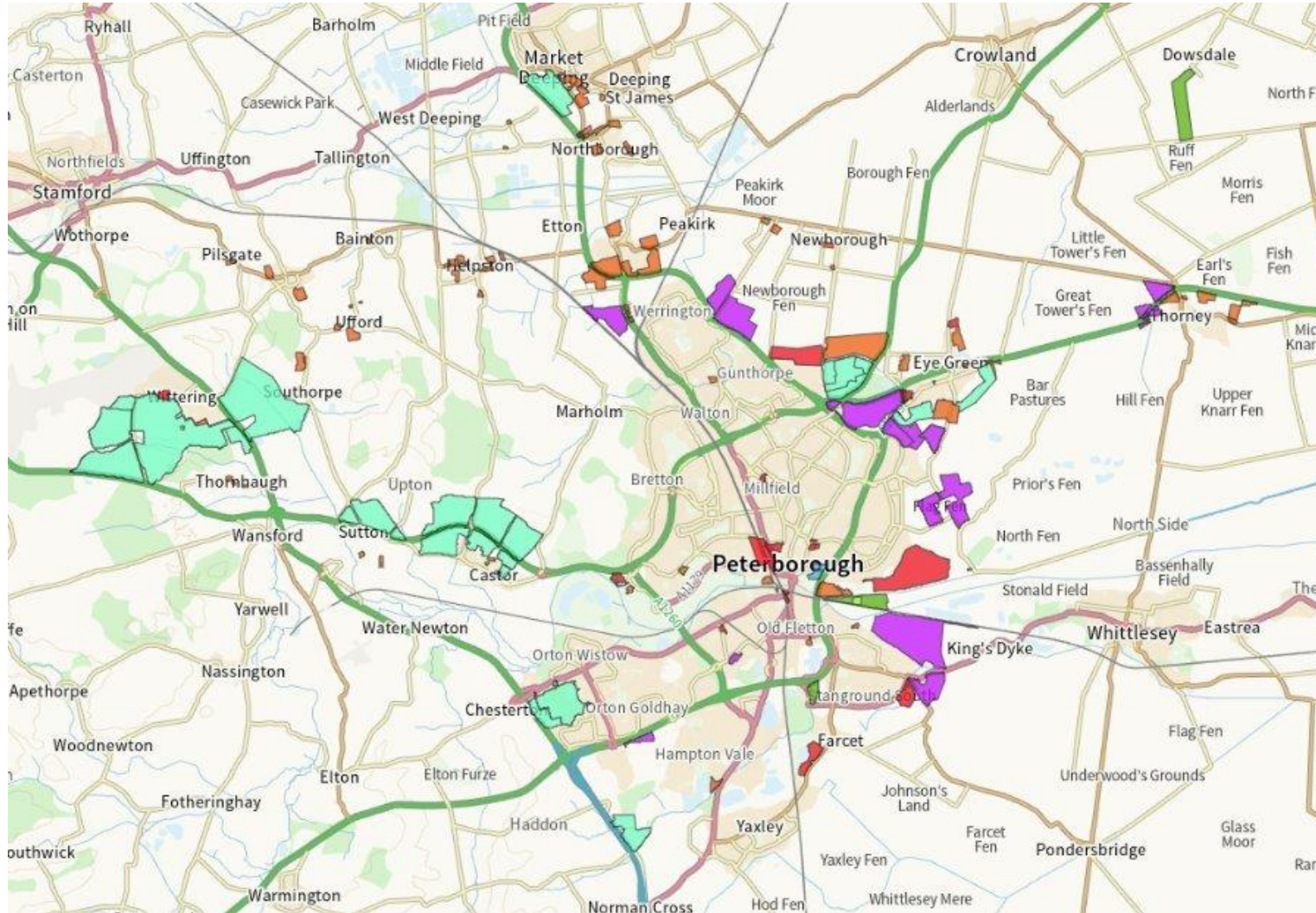




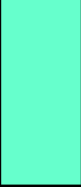


- Key Issues Report Summary of all Comments
- Call for sites – SHELAA Report and Map
- Local Green Spaces
- Village Boundary Review and suggested changes

Call for Sites

These sites have been promoted to the council as a potential allocation in the emerging Local Plan. At this stage no assessment has been carried out.

The inclusion of these sites in this report does not represent any decision by the council and does not provide the site with any kind of planning status.



	Housing
	Employment
	Urban Extension/ New Settlements (Over 500 dwellings)
	Infrastructure
	Mixed use
	Other

Site Assessment Process

Score	Assessment
A	Potential to deliver major economic, environmental or social benefits
B	Potential to deliver minor economic, environmental or social benefits
C	Either neutral impact or middle value
D	Low risk of economic, environmental or social harm
E	High risk of economic, environmental or social harm

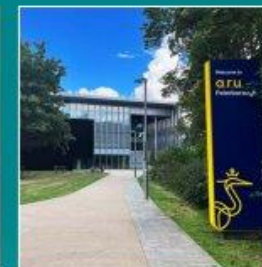
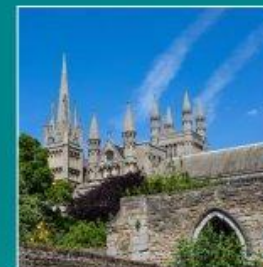
Site Assessment Process

- Data Collection
- Technical and Professional Assessment
- Evidence base
- Site visits

Major Criteria

- Flood Risk
- Proximity to hazardous sites or pipelines
- Proximity to nationally important habitats

Draft Local Plan (April 2025)



Peterborough Draft Local Plan
2023 to 2044

Draft Local Plan – Policies



- Growth Strategy
- Settlement Hierarchy
- Health and Wellbeing
- Climate Change
- Design and Amenity
- Housing Needs

- Employment
- Town centre (retail)
- Transport and Infrastructure
- Historic Environment
- Natural Environment
- Flood and Water Management

Housing Need

- In December 2024 government introduced a new standard method to calculate Local Plan housing targets
- Now a mandatory requirement
- Peterborough = **1,006** dwellings per year
- 2024 to 2044 = 20,120 dwellings

Notes:

- Adopted Local Plan 982 dwellings per year
- 2016 to 2024 average delivery rate 1,010 dwellings per year
- Requirement updated each year

Housing Need

Local Plan minimum requirement (1,006 per year)	20,120
Committed Sites at 31 March 2024	9,172
Existing Local Plan Allocation to be carried forward	4,702
Total known sites at March 2024	13,874
Minimum required new sites	6,246



Employment Land

- Employment Needs report sets requirement for:
 - 205ha industrial and warehousing
 - 40,000 sqm of office space.
- Committed sites 100ha
 - Red Brick Farm 30ha

Local Plan 2024 - 2044

Allocations

Site allocated for employment development



Site allocated for residential development



Strategic employment allocation



Urban extension and new settlements



Boundaries

Boundary of the unitary authority



Boundary of the urban area



Boundary of village envelope



Natural Environment

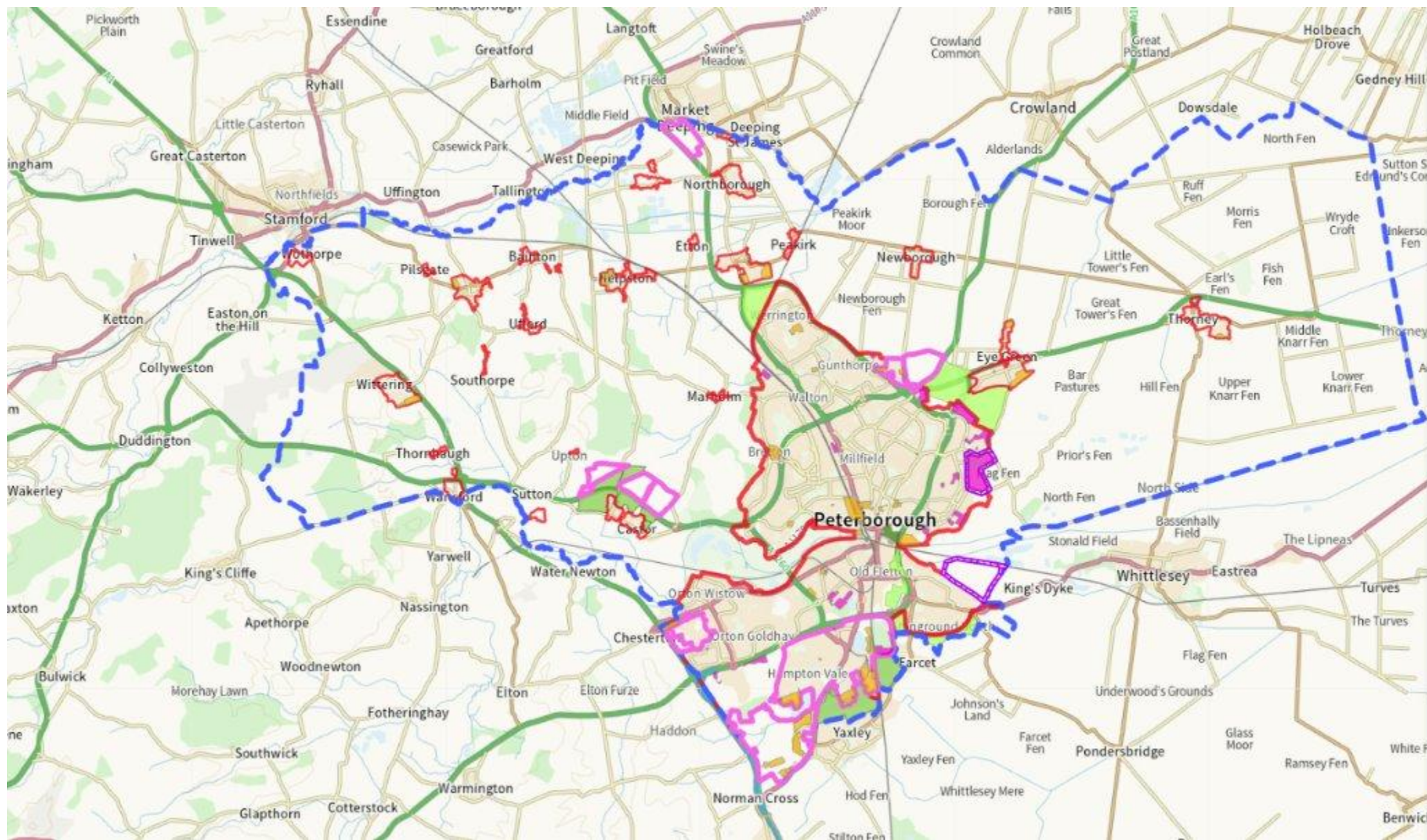
Green wedge



Country parks



Embankment



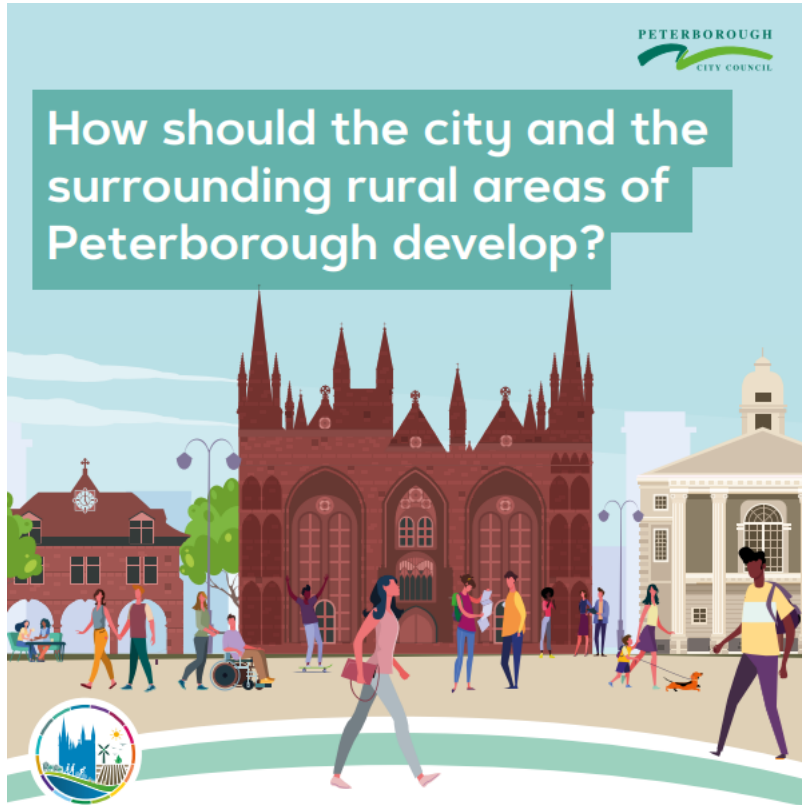
Growth Strategy

Location	Approximate percentage of growth
Urban Area of Peterborough	19%
Urban Extensions to Peterborough	50%
New Settlements	13%
Villages	6%
Windfall	11%
Total	100%

Evidence Base

- Housing and Employment Needs Assessment
- Viability Assessment
- Sustainability Appraisal
- Flood Risk and Water Cycle Study
- Open Space
- Site Assessment (SHELAA)

Local Plan – Public Consultation



Local Plan's guide how places change over time. Where is the best place for new homes to be built and new jobs to be created? What infrastructure do we need to make our region more sustainable? How will we enhance our natural environment?

Peterborough City Council is producing a new Local Plan. We have published a Draft and want to share it with you. Does the vision for development the council has match your ambitions for Peterborough?

www.peterborough.gov.uk/local-plan-review

When

- Public consultation 11 April to 29 May 2025

How to view the Plan

- PDF version
- Online Interactive Storey Map/Summary
- Summary Leaflet
- Interactive Policies Map
- Hard Copies at Town Hall and local libraries

How to make comments

- Online form
- Email
- Downloaded form
- Paper copies from local libraries

Public engagement events

- Tuesday 6 May 2025 – Online drop-in session [via Zoom](#), 6.30pm
- Thursday 8 May 2025 - Queensgate Shopping Centre, outside the O2 shop from 5pm to 7pm
- Saturday 10 May 2025 - Peterborough Museum from 10am to 4pm
- Monday 12 May 2025 – Online drop-in session [via Zoom](#), 12.30pm
- Thursday 15 May 2025 - Cathedral Square near Cathedral Arch from 5pm to 7pm

Next Steps

Submission Local Plan

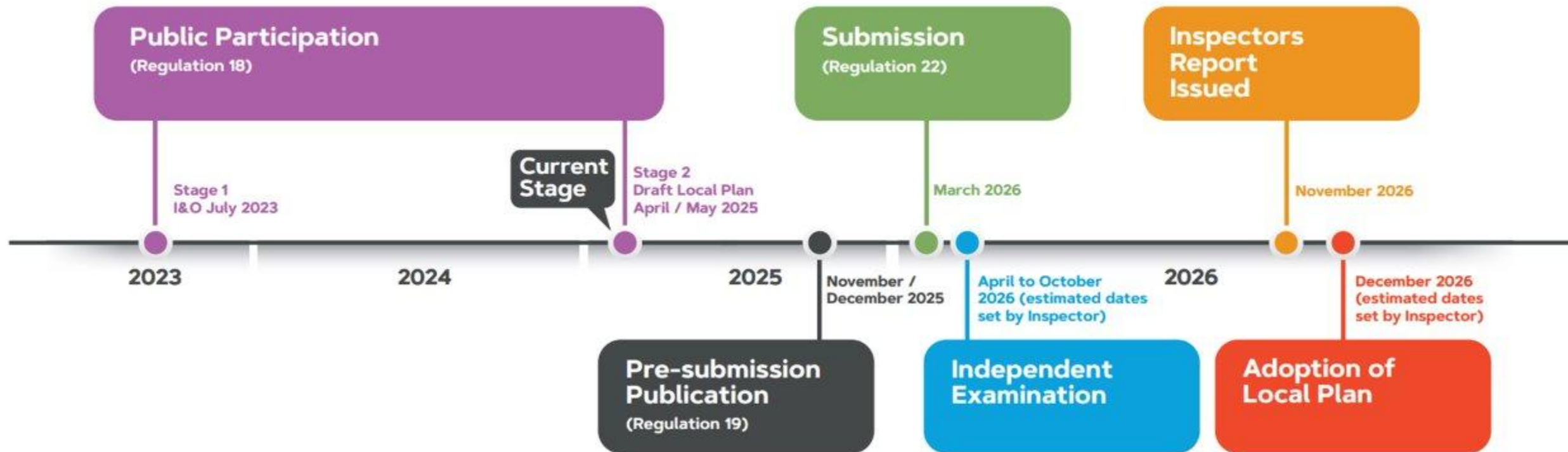
- May to November 2025 – Local Plan team prepare submission version of Local Plan
- November/December 2025 Cabinet and Full Council to approve proposed submission version
- November/December 2025 proposed submission consultation
- March 2026 – Submission to government
- April 2026* to October 2026– Examination

Adoption

- Dec 2026 – estimated date of adoption

* Estimated dates set by Planning Inspector

Local Plan Timetable



Questions

www.peterborough.gov.uk/local-plan-review

planningpolicy@peterborough.gov.uk