

## **No to development of Land off Peakirk Road, Glinton, Peterborough**

The Peterborough Local Plan is currently under review and an application has been submitted in the 'Call for Sites' part of the process to develop an area of open countryside between the villages of Glinton and Peakirk, north of Peterborough. There are two suggested areas, from two different developers, both aiming to build a total of 200+ houses and associated infrastructure in this area of open countryside.

One of the applicants, Gladman, has now put in a planning application to build out their site under the current plan.

The villages of Glinton and Peakirk are united in their opposition to this speculative scheme for new houses partially in Peakirk Parish and partially in Glinton.

The reasons for objections include:

This development would not conform to either the adopted Peakirk Neighbourhood Plan 2017–2030, or the adopted Glinton Neighbourhood Plan 2016-2036, now part of Peterborough City Council's (PCC) Local Development Framework.

The following policies are relevant to this application:

**Peakirk Neighbourhood Plan: Policy1** is aimed directly at preventing the coalescence of Peakirk and Glinton; **Policy2** to protecting views important to the Historic and cultural setting of Peakirk; and **Policy 3** to protecting and enhancing our Heritage and rural Landscape Character where it would not have a detrimental impact, by way of size, scale, design, positioning, layout or use, on the setting of the village and/or its satellite housing at Meadow Road and Foxcovert Road.

Development outside the village envelope must not, either individually or cumulatively, increase the coalescence of Peakirk and Glinton by reducing the physical gap between the two settlements.

**Glinton Neighbourhood Plan Policy: GNP1** restricts the growth of the village to a maximum of 34 houses in total during the life of the plan, unless there is clear local community support; **GNP2** states that development proposals outside of the village envelope should not result, either in isolation or in conjunction with other developments, in the physical or visual coalescence of Glinton with any neighbouring settlement.

### **Peterborough City Council's Local Plan 2016-2036 also rejects this size of development.**

#### **LP2. The settlement Hierarchy and the countryside:**

Peakirk is a small village.

Development in the countryside i.e., outside the boundary of all settlements in the hierarchy will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural green space, transport or utility services and to residential development which satisfies the exception test set out in policy LP8.

The village envelope for each village is identified on the policies map. Land outside the village envelopes and outside the Peterborough Urban Area boundary is defined as countryside.

#### **LP3. Spatial Strategy for the location of Residential Development:**

In small villages, no new sites for development will be formally allocated, with development limited to infilling or a group of small development sites of a scale appropriate to the village.

#### **LP11. Development in the countryside:**

This policy says that proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural policy. With the exception of allocated sites, development affecting the best and most fertile agricultural land will only be permitted under specific circumstances. Gladman has shown no exceptional circumstances that would allow such a proposal to override any of the above policies.

### **Ethics**

The taking out of production arable land when the city's population is growing by thousands every year is morally unacceptable. The soil we have in the proposed areas is some of the most productive in the country. The reclassification of this land which will be needed to allow the scheme to go ahead will allow developers easier access to agricultural land and turn it into house building developments. THIS CANNOT BE ALLOWED TO HAPPEN. I urge the planning committee to read the Council's local plan which states:

PLANNING PERMISSION WILL NOT BE GRANTED WHERE DEVELOPMENT WOULD LEAD TO THE LOSS OF AGRICULTURAL LAND OF GRADES 1, 2 AND 3A EXCEPT WHERE THERE IS AN OVERRIDING NEED AND THERE IS NO OTHER SUITABLE SITE FOR THE SPECIFIC DEVELOPMENT.

There are many brown site areas around Peterborough which would be more suitable for development.

This scheme is unethical and this proposal should be looked at by PCC's planning department to ensure the neighbourhood plans of Glington and Peakirk and the wishes of their residents are upheld.

### **Other important objections to this application include:**

#### **Employment**

This scheme will only serve to increase rural unemployment - not only will tenant farmers lose their livelihoods, there is also a large network of supporting industries which rely on farming for their survival. Taking away large swathes of fertile agricultural land is likely to result in even higher food prices when farmers are already experiencing difficulties with climate and adverse weather conditions.

#### **Threat to Wildlife**

This development threatens this area's diverse ecosystem. Barn Owls have been seen collecting food from this area. Hedgerows and trees used as habitation will be destroyed and will disrupt insect and animal populations.

#### **Flooding**

We are concerned about the drainage of land that will no longer be maintained by farmers. The heavy rains we are experiencing with climate change will only increase flooding risk in the area. This would affect property prices and insurance. Surface water and run off will be increased leading to an even greater risk.

#### **Traffic**

The construction of this development will require heavy traffic which will damage local roads and disrupt the quality of life. Our roads are already in need of repair. A development of this size has the potential of increasing ownership by an estimated 500 vehicles. These will be entering and exiting onto the very busy B1443 Peakirk, Glington Road which already sees 500,000 vehicles a year travelling between the two villages (Data from speed signs located in Peakirk) including large Heavy Goods Vehicles, Heavy farm vehicles and local and school busses.

Children from Werrington exit Foxcovert Road onto this busy highway. The access to the proposed development will be close to Foxcovert Road and vehicles exiting and turning across the B1443 into the development will increase the traffic hazards these children already have to negotiate.

The increase in vehicles will contribute to higher pollution, noise and vibration to existing properties especially those older listed properties in conservation areas.

#### **Service infrastructure**

The increase in the number of children requiring school places will put extra strain on the local Glington cum Peakirk primary school which is already at full capacity. If the extra children take up places in this school it is logical that children from Peakirk may have to travel to other schools such as Newborough because of insufficient places in Glington.

The addition of potentially 1000 new residents will increase the strain on the Glington and Deepings doctors' practices.

Sally-Ann Jackson, Peakirk Parish Councillor and CPRE member.