

28 NOV 2012

Our ref: L161925
Your ref: 09/01368/OUT

Planning Services
Peterborough City Council
Stuart House East Wing
St John's Street
Peterborough
PE1 5DD

2nd Floor
Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 01234 796244

26 November 2012

For the attention of Mrs V Nutter

Dear Mrs Nutter,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010
PLANNING APPLICATION 09/01368/OUT
LOCATION: LAND TO THE NORTH OF NORMAN CROSS, EAST OF THE A1(M)
AND WEST OF LONDON ROAD (A15) PETERBOROUGH**

With reference to the consultation by Peterborough City Council dated 8 December 2009, you will be aware that the Highways Agency has been in correspondence with the transport consultants acting on behalf of the applicant in the transport implications of the application.

Our discussions have now been concluded and I am also satisfied that you have secured an adequate public transport package. We are now formally in a position to respond to the consultation on the application.

The proposals will have a significant impact on the operation of the strategic road network and consequently there will be a need to mitigate the impact through improvements to the A1(M)J17 and other parts of the network. The level of required mitigation has been agreed with the applicant.

On the basis, that the measures will be put in place to adequately address the impact of the development traffic on the road network, the Highways Agency has no objection to the planning application, subject to the imposition of conditions.

Please find attached for TR110 which sets out appropriately worded conditions covering the above required mitigation measures which should be attached to any consent.

If Peterborough City Council is minded to grant consent the applicant will be required to enter into a Section 278 agreement with the Highways Agency to enable the mitigation measures to be implemented. A Section 278 agreement covers all associated costs of any implementation including a maintenance commuted sum.

In the first instance the applicant should contact Mike Wherrett, Service Delivery Manager Area 6, at the following address;


Highways Agency
Woodlands
Manton Lane
Bedford MK41 7LW

If and so far as the improvement is on land not already owned by the Secretary of State for Transport, then it should be transferred to him by the developer.

It is our intention to enter into such an agreement after planning permission has been granted.

I have no further comments to make on this application.

Yours sincerely,

A handwritten signature in black ink, enclosed within a red rectangular border. The signature appears to be 'M Norman'.

Mark Norman
Asset Development Team, Area 6
Email: mark.norman@highways.gsi.gov.uk

**Developments Affecting Trunk Roads and Special Roads
Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Delivery and Development, East, Highways Agency.

To: Peterborough City Council


Council's Reference: 09 /01368/Out

Referring to the notification of a planning application dated 8 December 2009, your reference 09/01368 /out, in connection the building of 5320 dwellings at the Great Haddon notice is hereby given under the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Secretary of State for Transport:-

- a) ~~offers no objection;~~
- b) ~~advises that planning permission should either be refused, or granted only subject to conditions~~
- c) directs conditions to be attached to any planning permission which may be granted;
- d) ~~directs that planning permission is not granted for an indefinite period of time;~~
- e) ~~directs that planning permission not be granted for a specified period (see Annex A).~~

(delete as appropriate)

Signed by authority of the Secretary of State for Transport

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| Date: 26 November 2012 | Signature:  |
| Name: ALAN KIRKDALE | Position: TEAM LEADER |
| The Highways Agency: Woodlands Manton Lane Bedford MK41 1LN | |

Condition(s) to be attached to any grant of planning permission:

1. Prior to the commencement of development, a detailed scheme of improvements to the A1(M)/J17 trunk road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall generally conform to the arrangements shown in outline on Peter Bret Associates drawing 15188/100/B/037_rw dated 27 march 2011.

Scheme details shall include drawings and documents showing the following:

- i. how the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations,
- ii. full construction details relating to the highway improvement. This should include any modification to existing structures or proposed structures, with supporting analysis,
- iii. full signing and lighting details where applicable,
- iv. confirmation of full compliance with Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards),
- v. Evidence that the scheme is fully deliverable within land in the control of either the Highway Authority or the Applicant;
- vi. an independent stage 2 Road Safety Audit (taking account of any stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB) and Advice Notes, and
- vii. An Appraisal Summary Table (A.S.T.) in accordance with the requirements of the D.E.T.R. publication "A New Deal for Trunk Roads in England: Guidance on the new approach to appraisal – July 1998"
- viii. A method statement detailing how the works will be carried out will need to be submitted and agreed before any works are commenced.

No part of the development shall be occupied until the highway improvements referred to above have been fully implemented in accordance with the approved details.

2. Prior to the commencement of development a detailed design for the vehicle activated queue warning system on the Fletton Parkway between junctions A1(M) J17 and J 3 Fletton Parkway including a reduction in the speed limit to 60mph on this section of the Parkway shall be submitted to and approved in writing by the Local Planning Authority. The detailed design scheme shall generally conform with the arrangements shown in outline on Peter Bret Associates drawing 15188/200/025 dated 30 May 2012.

The scheme shall thereafter be implemented in accordance with the approved details and be fully operations prior to the occupation of any of the approved development.

3. Not more than 1000 dwellings shall be occupied until a type c merge onto an urban road with a 60mph speed limit broadly in line with that shown on Atkins drawing 5086281_PC-09_999-008 dated 24/04/2012, has been implemented in full and is operational.
4. Not more than 1700 dwellings shall be occupied until a scheme to improve the A1139 Fletton Parkway between junctions 1 and j2 of a1139 Fletton Parkway as shown in

outline on Atkins drawing 5086281_pc_09_99_008 dated 24/04/2012 has been implemented in full, to the satisfaction of the Local Planning Authority and is open to the traffic.; in consultation with the Highways Agency.

Reason: To ensure that the A1(M) A1 ,and J17 , will continue to fulfil their purpose as part of the Strategic Road Network in accordance with the Highways Act 1980, Circular 02/07 'Planning and the Strategic Road Network'

The Highways Agency 'Informative' re S278 agreements dated July 2011 in respect of planning application 09/01368 /out relating to the development known as Great Haddon Core area is attached and should be appended to any subsequent planning permission

An informative too the developer that the Highways Agency will not allow third party connections to its highway drainage should be included in any decision notice