

Peterborough City Council

Brownfield Register

19 December 2018

1. Introduction

- 1.1. This is Peterborough City Council's (PCC) updated Brownfield Land Register, issued on 19 December 2018. This version replaces the previous register published 19 December 2017.
- 1.2. The purpose of a Brownfield Land Register is to provide up-to-date and consistent information on previously developed (brownfield) land that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017, which came into force on 16 April 2017.
- 1.3. As required by the regulations, a Register must be in two parts, Part 1 comprising all brownfield sites appropriate for residential development and Part 2 those sites granted 'permission in principle'.
- 1.4. At present, government encourages all local planning authorities in England to follow a national data standard in preparing and publishing their Register, found here:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf
Government has the ability to make it compulsory to publish Registers in this way.
- 1.5. The Regulations require local planning authorities to prepare, maintain and publish their first Register by 31st December 2017. The Register must be reviewed at least once a year.

2. How does land qualify as being 'brownfield'?

- 2.1. Brownfield land is also known as 'previously developed land'. Previously developed land is defined in [the National Planning Policy Framework](#) (NPPF). The current published version of the NPPF (2018) defines previously developed land as:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3. What is 'permission in principle'?

- 3.1. Permission in principle originates from the Housing and Planning Act 2016 (s150), and is perhaps best described as similar to an outline planning permission. Getting a permission in principle consent for a parcel of land is an alternative way of obtaining planning permission which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle for residential development (i.e. development in which the residential use occupies the majority of the floorspace), and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 3.2. As at the time of writing, the only way a parcel of land can gain a permission in principle consent is if that land is entered on to Part 2 of a Brownfield Land Register. Once on Part 2, it will automatically trigger a grant of permission in principle. In the future, government may make it possible for permission in principle to be granted through other means (for example, through an allocation in a Local Plan).

4. What is the difference between ‘Part 1’ and ‘Part 2’?

- 4.1. There is a considerable difference between the status of land on Parts 1 and 2.
- 4.2. In simple terms, sites on Part 1 comprise all brownfield sites that a local planning authority has assessed as being appropriate for residential development. This will include sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission.
- 4.3. Sites listed in Part 2 comprise only those sites in Part 1 that the local planning authority has decided that the land would be suitable for a grant of permission in principle for residential development.
- 4.4. To put it another way, a site which is listed in Part 1 is unlikely to significantly, if at all, gain any additional status or weight in the planning decision making process. However, a site listed in Part 2 gains significant status, to the point that principle of development on that site for housing is agreed – only detailed technical matters would need to be approved.
- 4.5. It is not compulsory for a Register to include any site in Part 2, though, over time, government expectations are that sites are listed in Part 2, and hence such sites qualify for permission in principle.
- 4.6. The above paragraphs are given as a basic guide to sites listed in the Register. The legislation is considerably more detailed and complex, and if more than the above basic guide is needed, then you should refer to such legislation. Government has also issued further guidance (28 July 2017) as part of its National Planning Policy Guidance webpages:

<https://www.gov.uk/guidance/brownfield-land-registers>

5. Consultation on this Register

- 5.1. The legislation states that consultation must take place on the Register if land is to be listed in Part 2 of the Register. The legislation makes it clear that the consultation must be considerable, and all comments received must be carefully considered.
- 5.2. No consultation is required for any site to be included on Part 1 of the Register (though a local planning authority could choose to consult, if it wanted to do so).
- 5.3. The Council is, at present, preparing a new Local Plan for Peterborough. The Local Plan has been submitted to government and is currently being examined by a Planning Inspector. In applying the tests of soundness, the Inspector will consider the overall scale of housing growth required to meet the district’s housing needs, and each of the individual site allocations which will accommodate this growth. Many of the sites identified in Part 1 of this register are proposed for allocation in the submitted Local Plan. The Council does not believe it is appropriate to include sites on Part 2 of the register at this time, as doing so may preclude the decision-making process for the Local Plan examination. Consequently, there are no sites included within Part 2 of the register.
- 5.4. As this Register does not include any sites in Part 2, it will not be subject to consultation. If the Council decides to include sites in Part 2 of future Registers, it will publish the register for consultation in accordance with the regulations.

Peterborough City Council's Brownfield Land Register

Part 1

Introduction

The following sites are listed on 'Part 1' of the Peterborough Brownfield Land Register.

In relation to each parcel of land, Peterborough City Council has, in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, determined that:

- (a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- (b) the land is suitable for residential development;
- (c) the land is available for residential development; and
- (d) residential development of the land is achievable.

Please note, the table is provided to illustrate clearly those sites which are included on the Peterborough Brownfield Land Register. The table does not satisfy all requirements of government's data standard for the Brownfield Land Register and therefore does not constitute *the register*. The Peterborough Brownfield Land Register is published in '.csv' and '.gml' data formats, and is available to download from the Council's website at: www.peterborough.gov.uk/brownfield and the government's open data service: data.gov.uk.

Summary of Brownfield Land Register: Part 1 sites

Site Ref	Site address	Site plan	Hectares (ha)	Ownership	Planning Status	Permission Type	Permission Date	Planning History	Min Net Dwellings	Development Description	Non Housing Development
PDL/0001/17	Land To The Rear Of 105 Oxney Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0N3VCML0CW00	0.28	not owned by a public authority	Permitted	full planning permission	30/11/2010	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=KWHKQZML02G00	8	Proposed development of 4 two-bed and 4 one-bed flats in two blocks	
PDL/0003/17	3 - 7 Oxford Road Millfield Peterborough PE1 3BL	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0N5U4ML0CW00	0.13	not owned by a public authority	Permitted	full planning permission	08/07/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O59IQWMLJHO00	8	Alterations and conversion to create additional shop (class A1 use) at ground floor and 8no. one bedroom flats at first and second floors	Shop (A1)
PDL/0004/17	38 Elm Street Woodston Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0N6A0ML0CW00	0.09	not owned by a public authority	Permitted	full planning permission	30/06/2011	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LF9JAGMLA1000	10	Construction of 4 x 1 bed and 6 x 2 bed flats in a 3 storey block	

PDL/0006/17	78 High Street Eye Peterborough PE6 7UY	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON7JDMLOCW00	0.19	not owned by a public authority	Permitted	full planning permission	25/11/2009	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=KPSVCAML0C000	5	Erection of 5no. (3x 4-bedroom, 2x 3-bedroom) dwellings served by private driveway
PDL/0007/17	83 Oxney Road Peterborough PE1 5NG	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON7O9ML0CW00	0.16	not owned by a public authority	Permitted	outline planning permission	19/10/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZURKPLMG3Z00	5	Demolition of bungalow and construction of five three-bed dwellings
PDL/0009/17	Land Adjacent To 39-41 Station Road Thorney Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON8LYML0CW00	0.47	not owned by a public authority	Permitted	reserved matters approval	30/01/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OHI12IMLJ6700	9	Reserved matters approval relating to access, appearance, landscaping, layout and scale for nine dwellings pursuant to outline planning permission 14/02126/OUT
PDL/0010/17	British Sugar Oundle Road Woodston Peterborough PE2 9AY	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON92GML0CW00	2.45	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=PON92GML0CW00	70	Proposed Allocation for 70 dwellings

PDL/0011/17	Car Park Hampton Court Westwood Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON9FVML0CW00	0.99	not owned by a public authority	Permitted	full planning permission	22/02/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OGLMMLIXS00	16	Construction of 16 affordable dwellings consisting of 4 x 1 bed flats and 8 x 2 bed flats for rent and 4 x 3 bed houses for shared ownership with associated external works and parking; refurbishment and alterations to Hampton Court shopping area; and proposed new parking area - resubmission	Refurbishment and alterations to Hampton Court shopping area and proposed new parking area
PDL/0012/17	Coneygree Lodge Coneygree Road Stanground Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PON9N0ML0CW00	0.35	not owned by a public authority	Permitted	full planning permission	29/08/2013	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MN7DNSMLA1000	14	Conversion of existing building to 11 Apartments, and construction of 3 x 2 storey 3 bed dwellings - Resubmission	
PDL/0014/17	Land At East Station Road Fletton Quays Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PONEXAML0CW00	6.21	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PONEXAML0CW00	100	Allocated site for 100 dwellings (indicative)	

PDL/0015/17	1 Grove Street Woodston Peterborough PE2 9AG	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CN74ML0CW00	0.07	not owned by a public authority	Permitted	outline planning permission	31/07/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NNMETDMLLZY00	6	6 x one-bedroom flats with associated parking and amenity space - Revised application	
PDL/0016/17	Former John Mansfield School Remote Playing Field Poplar Avenue Dogsthorpe Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PONFZ2ML0CW00	4.02	not owned by a public authority	Permitted	full planning permission	03/11/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OJAUFDMLJLZ00	116	The construction of 116 dwellings comprising a mix of bungalows, flats, 2, 3 and 4 bedroom houses for rent, shared ownership and sale together with associated external works including road and car parking	
PDL/0017/17	Land To The West Of London Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O851BHML0CW00	862.7	not owned by a public authority	Permitted	outline planning permission	09/03/1993	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZZWMLXC609	2020	Development of a township to include approximately 5,200 houses together with community, educational, social, industrial and commercial areas and associated open spaces, roads and service infrastructure (outline) (remaining land parcels)	community, educational, social, industrial and commercial areas and associated open spaces, roads and service infrastructure

PDL/0020/17	143 Oundle Road Woodston Peterborough PE2 9PW	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CMQXML0CW00	0.13	not owned by a public authority	Permitted	full planning permission	12/01/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MHDRCFML09X00	10	Construction of 6no one bed flats and 4no two bed flats and associated car parking
PDL/0023/17	88 Lincoln Road Peterborough PE1 2SN	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CLBPMLOCW00	0.22	not owned by a public authority	Permitted	full planning permission	15/10/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=NP5162MLHEX00&previousCaseNumber=PDL%2F0023%2F17&activeTab=summary&previousKeyVal=O8CLBPMLOCW00	26	Conversion and extension of existing office building to create 26 residential apartments
PDL/0024/17	Car Park Bishops Road Eastgate Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O5H4WAML0CW00	1.31	owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=O5H4WAML0CW00	25	Allocated site for 25 dwellings (indicative)

PDL/0025/17	Bushfield House Bushfield Orton Goldhay Peterborough PE2 5RQ	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O85CV6ML0CW00	0.5	not owned by a public authority	Permitted	full planning permission	31/01/2014	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MXNH0HML07800	24	Change of use to residential apartments
PDL/0026/17	Cranmore House Thorney Road Eye Peterborough PE6 7UB	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O876QLML0CW00	0.95	not owned by a public authority	Permitted	outline planning permission	02/04/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N7O1BHMLKD800	14	Erection of up to 14 dwellings including the demolition of existing house and outbuildings - Resubmission
PDL/0027/17	Depot Church Road Wittering Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CM8BML0CW00	0.18	not owned by a public authority	Permitted	full planning permission	01/10/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NPE RHZMLHXM00	6	Construction of six semi-detached residential dwellings
PDL/0028/17	Dickens Street Car Park Dickens Street Eastfield Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O5TW9KML0CW00	0.64	owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O5TW9KML0CW00	30	Allocated site for 30 dwellings (indicative)

PDL/0029/17	Fletton Quays Land At East Station Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O18405MLJDK00	2.23	not owned by a public authority	Permitted	reserved matters approval	31/07/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O18405MLJDK00	358	Reserved matters application relating to 280 residential units (C3), retail/leisure units (A1, A2, A3, A4, D1, D2) and car parking (sui generis) at lower level together with appearance, layout, scale and landscaping pursuant to planning permission 15/01589/OUT	Retail/leisure units (A1, A2, A3, A4, D1, D2)
PDL/0030/17	Former Coal Yard River Lane Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O85E1CMLOCW00	0.14	not owned by a public authority	Permitted	outline planning permission	06/03/2014	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MN95IXMLA1000	7	Construction of up to seven one-bedroom flats	

PDL/0031/17	Former Peterborough District Hospital Thorpe Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O86YY7ML0CW00	9.27	not owned by a public authority	Permitted	outline planning permission	31/10/2014	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N3G32ZML04200	287 Demolition of existing buildings, remediation and earthworks, removal of trees and redevelopment to provide residential development of up to 350 residential units (Use Class C3) of up to 3 storeys with a total gross external area of up to 33,820sqm, including the retention and residential use of The Gables and 60-62 Thorpe Road, means of access, formal and informal open space, a new Community Primary School including the retention and use of part of the Memorial Wing building, associated landscaping, footpaths, secondary access roads and drainage works, with access from Thorpe Road, Midland Road and Aldermans Drive	Community Primary School
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PDL/0032/17	Former Peterborough District Hospital Thorpe Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POS9ZML0CW00	2.5	not owned by a public authority	Permitted	outline planning permission	04/12/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NVPJNMLFJX00	7	Application for Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to planning permission 14/00536/OUT - Erection of 5 dwellings and conversion of former hospital building to create 2 additional dwellings	
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PDL/0033/17	Former Peterborough District Hospital Thorpe Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POSRGOML0CW00	0.94	not owned by a public authority	Permitted	reserved matters approval	22/07/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O5ZlWBMLKXJ00	43 Erection of 43 dwellings, car parking, landscaping and associated works on Zone D pursuant to planning permission 14/00536/OUT - Demolition of existing buildings, remediation and earthworks, removal of trees and redevelopment to provide residential development of up to 350 residential units (Use Class C3) of up to 3 storeys with a total gross external area of up to 33,820sqm, including the retention and residential use of The Gables and 60-62 Thorpe Road, means of access, formal and informal open space, a new Community Primary School including the retention and use of part of the Memorial Wing building, associated landscaping, footpaths, secondary
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PDL/0034/17	Former Peterborough District Hospital Thorpe Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POSRRMML0CW00	1.77	not owned by a public authority	Permitted	outline planning permission	10/03/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OG5SXVMLIDW00	76	Reserved Matters approval (Appearance, Landscaping, Layout and Scale) for the erection of 76 dwellings, car parking, landscaping and associated works pursuant to planning permission 14/00536/OUT
PDL/0035/17	Former Peterborough District Hospital Thorpe Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POSS0MML0CW00	2.49	not owned by a public authority	Permitted	reserved matters approval	26/02/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=NVW6BDMLFNL00&previousCaseNumber=PDL%2F0035%2F17&activeTab=summary&previousKeyVal=POSS0MML0CW00	56	Application for Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to planning permission 14/00536/OUT - Erection of 47 dwellings with associated car parking and landscaping and the conversion of the Gable to 9 flats with associated works
PDL/0036/17	Mega Car Centre Midland Road West Town Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O85FHTML0CW00	0.51	not owned by a public authority	Permitted	full planning permission	07/08/2014	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MLE0W8MLA1000	29	Demolition of existing garage buildings and construction of 29 dwellings comprising 12 x 1 bed, 7 x 2 bed, 10 x 3 bed houses

PDL/0037/17	Great Northern Railway Hotel Station Road Peterborough PE1 1QL	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8790WML0CW00	0.74	not owned by a public authority	Permitted	outline planning permission	13/03/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NGGQ5GML0CH00	6	Extension of existing hotel with office building, retail (A1), restaurants (A3) and 6 apartments	Extension of existing hotel with office building, retail (A1), restaurants (A3)
PDL/0040/17	Hampton Leys London Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POSTEFML0CW00	26.56	not owned by a public authority	Permitted	reserved matters approval	16/09/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O5IJU5ML0EC00	866	Reserved matters submission 16/00722/REM (access, siting, design, external appearance and landscaping) for the erection of 866 dwellings with associated landscaping (02/01845/OUT refers)	

PDL/0041/17	Land To The South Of Tranche VG9 County Road Hampton Vale Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O873YNML0CW00	16.55	not owned by a public authority	Permitted	outline planning permission	19/06/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NGG MGTMLMU100	350	Outline planning permission for up to 350 dwellings, open space and landscaping including a Local Equipped Area for Play, new vehicular and pedestrian accesses, and associated landscape, parking, engineering (including ground re-modelling) works, site reclamation and infrastructure
PDL/0042/17	Hempsted Parcel - NC1, NC3, NC4 Hicks Lane Woodston Peterborough PE7 0LL	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O5TZYUML0CW00	1.85	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=O5TZYUML0CW00	65	Proposed Allocation for 65 dwellings (indicative) (1.86ha)
PDL/0044/17	Land At Guilsborough Road Eye Green Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8753ZML0CW00	3.35	not owned by a public authority	Permitted	outline planning permission	16/10/2014	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N5V29CMLGNM00	55	Residential development for up to 55 dwellings

PDL/0045/17	Hempsted Opportunity Area London Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O5TZPZML0CW00	0.26	not owned by a public authority	Permitted	outline planning permission	25/11/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OCEJIXMLIPX00	15	Residential development for 15 dwellings
PDL/0047/17	Hempsted Opportunity Area London Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0UKK1ML0CW00	3.45	not owned by a public authority	Permitted	full planning permission	16/03/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NBD4EMLK9200	95	Construction of 95 residential dwellings associated garages, infrastructure and public open space
PDL/0048/17	1374 Lincoln Road Peterborough PE4 6LS	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0ULTYMLOCW00	0.34	not owned by a public authority	Permitted	full planning permission	01/11/2007	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=JBCAQRML24000	5	Residential development for 5 dwellings
PDL/0050/17	Lincoln Court Lincoln Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P0UMIGML0CW00	0.09	not owned by a public authority	Permitted	full planning permission	12/09/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OAO2QBML0EC00	8	Prior approval for 8 dwellings

PDL/0051/17	Manor House 57 Lincoln Road Peterborough PE1 2RR	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OPODHMLL6300	0.28	not owned by a public authority	Permitted	reserved matters approval	06/10/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OOPODHMLL6300	14	Construction of 14 one-bed flats
PDL/0052/17	Mill Garage The Causeway Thorney Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUN9EML0CW00	2	not owned by a public authority	Permitted	full planning permission	25/09/2003	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=0300566FUL	7	Seven dwellings, detached garages and new access road
PDL/0053/17	NCP Car Park Brook Street Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CLXKML0CW00	0.19	not owned by a public authority	Permitted	full planning permission	03/11/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O8CLXKML0CW00	39	Full permission for 39 dwellings

PDL/0055/17	North Westgate Development Area Westgate Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O875WIMLOCW00	4.53	not owned by a public authority	Permitted	outline planning permission	02/10/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NQSY3WML04U00	100	Outline application (with all matters other than access reserved) for a mixed use scheme, to include, a cinema (Class D2), restaurants and cafes (Class A3), retail units (Classes A1, A2) a food hall (Classes A1, A3, A4, A5), office space (Class B1a), a hotel (Class C1), community and health care facilities (Class D1), residential (Class C3), together with associated car parking, vehicular access, servicing arrangements, public realm works and landscaping. The demolition of all buildings, excluding Westgate Church, the Brewery Tap, 16-18 (in part), 30-36 Lincoln Road and Lincoln Court	Cinema (Class D2), restaurants and cafes (Class A3), retail units (Classes A1, A2) a food hall (Classes A1, A3, A4, A5), office space (Class B1a), a hotel (Class C1), community and health care facilities (Class D1), residential (Class C3)
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PDL/0056/17	Northern Section Of The East Of England Showground Oundle Road Alwalton Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUNSFML0CW00	6.23	not owned by a public authority	Permitted	reserved matters approval	23/05/2003	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=0300048REM	58	Erection of 58 dwellings, estate road, public open space and ancillary works
PDL/0057/17	Sewerage Works Potters Way Fengate Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O879VAML0CW00	0.35	not owned by a public authority	Permitted	full planning permission	22/08/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O4ZVHWMLIXY00	18	Construction of 18no. 2-bedroom flats across 3no. three storey blocks, with associated parking, bin/cycle stores and landscaping, to the southern compound area; and retention of existing car parking with new landscaping to the northern sales area
PDL/0059/17	Land To Rear Of The Rose And Crown 2 Wisbech Road Thorney Peterborough PE6 0SB	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O855LRML0CW00	0.73	not owned by a public authority	Permitted	full planning permission	05/04/2013	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MFA6ZCMLA1000	11	The conversion and restoration of existing tap room and stables to provide two dwellings and the construction of 11 residential properties along with associated access, parking and landscaping

PDL/0060/17	Remus House Coltsfoot Drive Woodston Peterborough PE2 9BF	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUPIJML0CW00	0.37	not owned by a public authority	Permitted	full planning permission	20/09/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OAYS00ML0FL00	30	Change of use from B1 office to C3 residential
PDL/0061/17	St Nicholas Reception Home South Parade West Town Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUQ1CML0CW00	0.26	not owned by a public authority	Permitted	full planning permission	30/03/2007	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=JDG53SMLA1000	24	Erection of 2 two-bed houses and 22 two-bed flats
PDL/0062/17	The Heron Southfields Drive Stanground Peterborough PE2 8QB	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8CMF4ML0CW00	0.18	not owned by a public authority	Permitted	full planning permission	11/11/2015	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NUJYOVML04U00	8	Demolition of public house and erection of eight houses
PDL/0065/17	Variety House Vicarage Farm Road Fengate Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUQQJML0CW00	14.5	not owned by a public authority	Permitted	full planning permission	14/04/2016	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O0V SX2MLI6V00	14	Proposed new third floor, 14 penthouse units with associated car parking

PDL/0066/17	The Garden House Minster Precincts Peterborough PE1 1XS	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POUT3IMLOCW00	0.21	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=POUT3IMLOCW00	25	Allocated for 25 dwellings (indicative)
PDL/0067/17	Land To The Rear Of 142 - 148 Fletton Avenue Fletton Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POWGX2MLOCW01	0.61	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=POWGX2MLOCW01	30	Allocated for 30 dwellings (indicative)
PDL/0068/17	Land South Of Penwald Court Peakirk Peterborough PE6 7NN	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=POWH8UML0CW00	0.73	not owned by a public authority	Permitted	full planning permission	05/05/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFQZLBMLHKS00	14	Proposed residential development of 14 dwellings
PDL/0069/17	Railworld	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=O8HZXHML0CW00	2.86	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=O8HZXHML0CW00	50	Allocated site for 50 dwellings (indicative)

PDL/0071/17	North Westgate Opportunity Area Westgate Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P15PMBML0CW00	4.53	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=P15PMBML0CW00	200	Allocated for 200 dwellings (indicative)
PDL/0072/17	Northminster Opportunity Area Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P15PRLML0CW00	10.46	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=P15PRLML0CW00	150	Allocated for 150 dwellings (indicative)
PDL/0073/17	Station East Opportunity Area Station Road Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P15Q2DML0CW00	9.25	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=P15Q2DML0CW00	400	Allocated for 400 dwellings (indicative)
PDL/0075/17	Station West Opportunity Area Midland Road West Town Peterborough	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P15UPLML0CW01	10.48	not owned by a public authority	Not permitted			https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=P15UPLML0CW01	200	Allocated for 200 dwellings (indicative)

PDL/0076/18	Hampton Water	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OPVSVZGMLLHM00	8.21	not owned by a public authority	permissi oned	reserved matters approval	18/08/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OPVSVZGMLLHM00	269	Reserved Matters submission (access, siting, design, external appearance and landscaping) for the erection of 269 dwellings with associated landscaping (02/01845/OUT refers)
PDL/0077/18	Hamlets, Hampton East	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OYS6A8MLG6Z00	4.54	not owned by a public authority	permissi oned	reserved matters approval	29/03/2018	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OYS6A8MLG6Z00	40	Reserved matters approval relating to access, appearance, landscape, layout and scale for the construction of 40 dwellings pursuant to outline planning permission 02/01845/OUT
PDL/0078/18	Homenene House, Bushfield	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OTYF9XML04U00	0.04	not owned by a public authority	permissi oned	full planning permission	02/10/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTYF9XML04U00	19	Change of use from office to residential (C3)

PDL/0079/18	69 - 71 Broadway	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=ORWFOTML04200	0.06	not owned by a public authority	permitted	full planning permission	17/08/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ORWFOTML04200	16	Change of use to C3 residential flats	
PDL/0080/18	south of Penwald Court	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OFQZLBMLHKS00	0.73	not owned by a public authority	permitted	full planning permission	05/05/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFQZLBMLHKS00	14	Proposed residential development of 14 dwellings	
PDL/0081/18	Tranche TC9(d), Eagle Way	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OV1567MLMXX00	0.18	not owned by a public authority	permitted	full planning permission	15/11/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OV1567MLMXX00	8	Construction of 3-storey building comprising a Convenience Food Retail Store at ground floor with Residential (8 x 2-bed flats) above	Construction of convenience retail store
PDL/0082/18	296 Oundle Road	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=P3EU8RMLHGJ00	0.06	not owned by a public authority	permitted	full planning permission	26/03/2018	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3EU8RMLHGJ00	8	Change of use from guest house and conversion of the roof to form 8x flats with associated car parking, maneuvering and amenity space, and installation of roof lights	

PDL/0083/18	2A, 2B, 4 and 4A Church Walk	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OOLL2NMLL4J00	0.07	not owned by a public authority	permitted	full planning permission	06/07/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OOLL2NMLL4J00	6	Conversion from four two-bedroom flats to four one-bedroom flats and two two-bedroom flats
PDL/0084/18	48 Jubilee Street	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=ONA8LMML5400	0.15	not owned by a public authority	permitted	full planning permission	14/06/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ONA8LMML5400	6	Construction of 2 three-bed and 4 four-bed dwellings
PDL/0085/18	53 High Street	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OT8BUTMLMGC00	0.04	not owned by a public authority	permitted	full planning permission	01/12/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OT8BUTMLMGC00	6	Demolition of existing building and development of six self-contained one-bedroom supported living apartments, ancillary staff accommodation and associated external works, landscaping car parking
PDL/0086/18	52 Eastfield Road	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OL3KZBMLK3T00	0.02	not owned by a public authority	permitted	full planning permission	06/06/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OL3KZBMLK3T00	5	Demolition of garage and conversion of existing dwelling/House in Multiple Occupation into 1 no one bed flat and 4 no. Studio flats (part retrospective)

PDL/0087/18	Garage site between 99 and 101 Lawson Avenue	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OPFLOEMLLD300	0.13	not owned by a public authority	permitted	full planning permission	29/08/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OPFLOEMLLD300	5	Proposed demolition of garages and erection of 5 dwellings (2 x Detached and 3 x Terraced)
PDL/0088/18	43 Churchfield Road	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OUK8THMLMTM00	0.08	not owned by a public authority	permitted	full planning permission	11/01/2018	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OUK8THMLMTM00	5	Erection of two storey building to create two no. 2-bed apartments, conversion of existing house into 3 separate apartments and creation of dedicated car park area to rear
PDL/0089/18	1A Brassey Close New England	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OVWS3CMLFGB00	0.18	not owned by a public authority	permitted	full planning permission	17/11/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OVWS3CMLFGB00	5	1 x pair of semi-detached houses and 3 block terrace and all associated works

PDL/0090/18	Causeway Lodge, The Causeway	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=OUVCTJMLMWC00	0.88	not owned by a public authority	permitted	full planning permission	22/11/2017	https://planpa.peterborough.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OUVCTJMLMWC00	4	Demolition of three dwellings and construction of three replacement dwellings with associated double garages, conversion of agricultural barns into dwelling including single storey rear and front extensions and double garage. Construction of new unadopted access road and boundary treatments	
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Peterborough City Council's Brownfield Land Register

Part 2

Introduction

No sites are presently listed on 'Part 2' of the Peterborough City Council's Brownfield Land Register.

End of Register