
EASTREA

Inset proposals Map No. 8

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Eastrea. It must be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the District.

2. LOCATION

- 2.1. Eastrea is located one mile to the east of Whittlesey on the main A605. It is closely related to Coates to the east.

3. HISTORY

- 3.1. The name Eastrea derives from "Eastern Isle", since it became settled when much of the surrounding area was still under water.

4. POPULATION

- 4.1. The population of Eastrea has grown steadily in recent years, rising from 490 in 1981 to 530 in 1986 to the current level of 640.
- 4.2. In mid 1990 the housing stock numbered some 259 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 37 housing completions in Eastrea.

5. SERVICES AND FACILITIES**Shops and Associated Services**

- 5.1. Services are very limited; one shop, a garage and a public house. The village relies generally on Coates or Whittlesey for other services.

School

- 5.2. School provision is also at Coates or Whittlesey.

Public Open Space

- 5.3. On the basis of NPFA standards, there is a shortfall of some 0.8ha (2 acres) in provision of public open space, but more importantly there is no provision south of Coates Road.

Public Utilities

- 5.4. The village has mains drainage which connects into the Whittlesey Sewage Treatment Works. No surface water sewers are available.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village was historically a small collection of houses centred mainly around the junction of Wype Road and Coates Road (A605), but also around the Wype Road, Mayfield Road junction. However, considerable development has

taken place in the latter half of this century to create a larger village. This expansion has put strain on the narrow roads off the A605.

- 6.2. The village has no defined centre although development is now concentrated south of the A605.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The major constraining factor in the development of Eastrea is access to the A605. Development to the north and south of the main road is restricted by inadequacies in the highway network. Any further major development in the village must tackle this problem.

Commitments (1. 7. 90)

- 7.2. The village has planning permission for an additional 30 dwellings. The principal site is shown on the Inset Proposals Map and is listed below.

	Hectares	(Acres)
Adjacent to 68 Mayfield Road	0.74	(1.8)

Policy

- 7.3. Because of the very limited range of facilities and the difficulties inherent in developing sites in Eastrea, the village has been selected as a Group Village (Policy H9).

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District as a whole. This section details specific proposals for Eastrea.

Housing Allocations

EA/H1 IT IS PROPOSED TO MAKE PROVISION FOR 50 DWELLINGS IN EASTREA IN ACCORDANCE WITH POLICY H10. THESE SITES WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATION IS:

	HECTARES	(ACRES)
SOUTH OF STORER'S WALK	0.8	(2.0)

- 8.2. It is proposed to allocate further land south of Storer's Walk for residential development, subject to the provision of two acres of land for public open space (see Policy EA/R1 below).

Development Area Boundary

- 8.3. The proposed Development Area Boundary for Eastrea is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan. The access problems outlined above will restrict any further estate development in the village and improvement of the access to the A605 should be a priority.

EA/RI IS PROPOSED TO ALLOCATE 0.8HA (2.0 ACRES) OF PUBLIC OPEN SPACE ON LAND SOUTH OF STORER'S WALK IN ACCORDANCE WITH POLICY R2.

- 8.4. This proposal will overcome the existing shortfall of open space in Eastrea referred to above. The open space will be provided in association with the proposed residential development on adjacent land. The public open space will be offered to the District Council or Parish Council by Deed of Gift in perpetuity.

