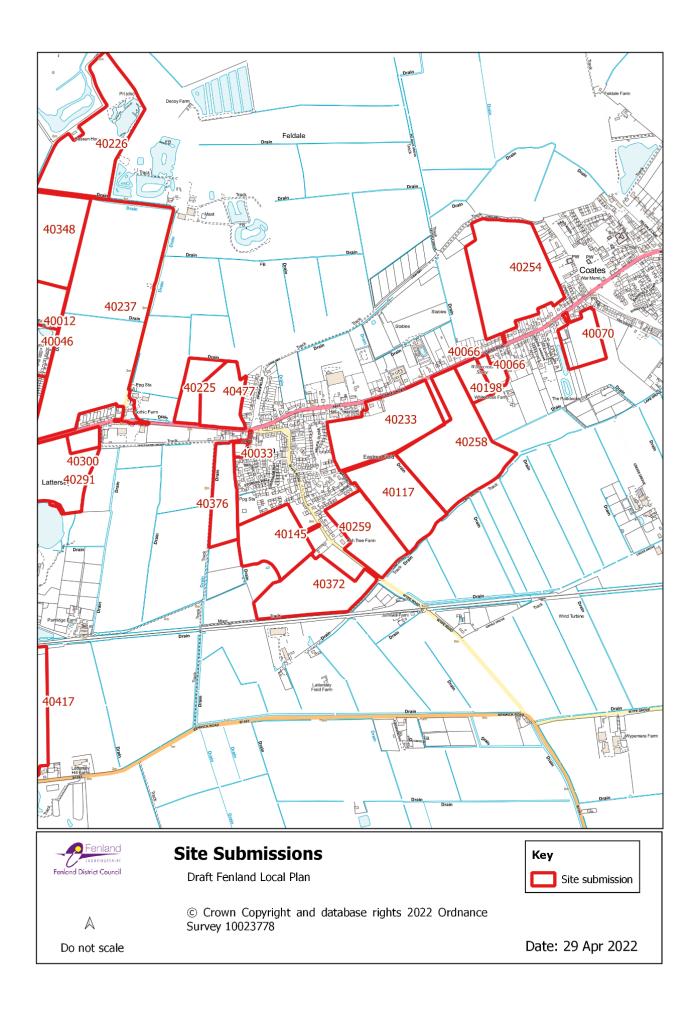
Eastrea



Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)
2.(i) Min. + Waste Team comments:	This site is a small site which has existing development immediately adjacent. Given this, although it is underlain by sand and gravel, extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.
2.(ii) Intrscts Min. + Waste resource:	Sand & Gravel
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C
3. Flood Risk - Vulnerability:	More vulnerable
3a.(i) Main Flood Zone:	100% of site area in Zone 1
3a.(ii) Site area in FZ1: 100%	3a.(iii) Site area in FZ2: 0% 3a.(iv) Site area in FZ3: 0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)
3b.(ii) 1 in 30yr event (area): 0%	3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 0%
3c.(i) Intersects Historic Flood Map:	No 3c.(ii) Area intersected by Historic Flood Map: 0%
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development
4.(ii) Intersects HSE Consultation Dist	: No
4.(iii) Intersects gas pipe buffer: N	o 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site
Strategy and History	

6. Settlement Hierarchy Small Village A

D

7.(i) Planning History (Form B): F/YR13/0804/O, F/YR19/0467/RM

Site has planning permission

7.(ii) Planning History Search

F/YR10/0521/RM: Erection of a 4-bed detached 2 and a half-storey house and detached single garag... (Approve) | F/YR19/0467/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve) | F/YR12/0013/O: Erection of 9 x dwellings... (Refuse) | F/YR10/0808/O: Erection of 9 dwellings... (Refuse) | F/YR11/0473/RM: Erection of a 3-storey 4-bed dwelling and detached single garage... (Approve) | F/YR10/0300/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) | F/YR19/0917/F: Siting of 2no portacabins for ancillary use as office/storage and storage (Retro... (Grant) | F/YR11/0407/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) | F/YR13/0804/O: Erection of 6no dwellings... (Grant)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:	Entry suitable
9b. Highways England comments:	
10a. PROW Opportunities:	
10b. PROW Team comments:	N/A
Access to Services	
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Springfields
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Coates Primary School; New Road Primary School
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min walk	:
11e.(v) Secondary sch 15-20 min walk	: Sir Harry Smith Community College
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f (iv) Emp area 10-15 min walk:	

40033 | Land South Of Jones Lane | Eastrea, Whittlesey CP Likely suitable

11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2021 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028	18
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	Α
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathemat and ICT Status and has an age range of 11-18 years. The school has a PAN of and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the coll by 1FE from 2023/2024 giving a total capacity of 1050.	of 180 re 1
Land Quality		
14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	В
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
(,		
14a.(ix) Sites for DI 100-250m:	2647 (NURSERIES)	
	2647 (NURSERIES) F/YR13/0804/O - phase 1 requested by EH officer	
14a.(ix) Sites for DI 100-250m:		D
14a.(ix) Sites for DI 100-250m: 14b. Env Health Officer comments:	F/YR13/0804/O - phase 1 requested by EH officer	
14a.(ix) Sites for DI 100-250m:14b. Env Health Officer comments:15a. Agricultural Land Classification:	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric	
14a.(ix) Sites for DI 100-250m:14b. Env Health Officer comments:15a. Agricultural Land Classification:15b. ALC percentage site area	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric 0%	
14a.(ix) Sites for DI 100-250m: 14b. Env Health Officer comments: 15a. Agricultural Land Classification: 15b. ALC percentage site area Natural Environment	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric 0% : LNR within 1.01km – 2km of site	c. land:
14a.(ix) Sites for DI 100-250m: 14b. Env Health Officer comments: 15a. Agricultural Land Classification: 15b. ALC percentage site area Natural Environment 16a.(i) Prox to Local Nature Reserves:	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric 0% : LNR within 1.01km – 2km of site	c. land:
14a.(ix) Sites for DI 100-250m: 14b. Env Health Officer comments: 15a. Agricultural Land Classification: 15b. ALC percentage site area Natural Environment 16a.(i) Prox to Local Nature Reserves: 16a.(ii) Prox to County Wildlife Sites:	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric 0% : LNR within 1.01km – 2km of site	c. land:
14a.(ix) Sites for DI 100-250m: 14b. Env Health Officer comments: 15a. Agricultural Land Classification: 15b. ALC percentage site area Natural Environment 16a.(i) Prox to Local Nature Reserves: 16a.(ii) Prox to County Wildlife Sites:	F/YR13/0804/O - phase 1 requested by EH officer 50% or more is Grade 2 GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric 0% : LNR within 1.01km – 2km of site CWS within 500m of site	c. land:

40033 | Land South Of Jones Lane | Eastrea, Whittlesey CP Likely suitable

Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes

16a.(vi) CWS 1-2km	Lakes		
16b. Record of protected species on si	ite: Yes		
16c.(i) Highest quality habitats:			
16c.(ii)Existing Grassland: No 16	6c.(iii) Grassland Buffer: No	o 16c.(iv) Grassland Stepping Stone Opp: You	es
16c.(v)Existing Wetland: No 16	5c.(vi) Wetland Buffer: No	o 16c.(vii) Wetland Stepping Stone Opp: No	0
16c.(viii) Exstg Woodland: No 16	Sc.(ix) Woodland Buffer: No	o 16c.(x) Woodland Stepping Stone Opp: No	0
16d.(i) Goose and Swan IRZ	Site does not intersect Go	ose + Swan IRZ	Α
16d.(ii) Requirements to consult NE:	NULL		
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m	of the site	Α
17.(ii) TPO area:	No TPO area within 15m o	of the site	Α
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2	2km of site	В
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500m of si	ite	D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA RO ROAD	DAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WY	/PE
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of si	ite	D
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement	site N of Eastrea	
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km fr	rom site	Α
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km fr	rom site	Α
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:			
18g. Archaeology comments:			

Site Visit

Date / Time of Site Visit: 10/03/2020 10:50:00 1a. Accessibility: Is the site capable of being accessible to all users?: No 1b. Describe accessibility of site: Off very busy road Access next to the pub - private track 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes 2b. Describe neigbouring uses: Car hire / vehicle repairs Pub to north, dwellings to north 3. Describe topography and lanscape: Flat - mature trees on site - of excellent quality - mini nature reserve. 4. Describe layout, form, street pattern: Farm tracks - cul-de-sac development to east. 5. Describe building types and features: Mainly 2 storey Bungalows to south 6. Describe site's boundaries: 7. Describe features / constraints: Accessed from tight corner Private road Habitat loss 8. Describe views, sight lines or vistas: Reasonably enclosed except to the west. 9a. Relationship to built form: Neutral 9b. Visual impact on wider landscape: Somewhat negative 9c. Historic features: Neutral 9d. Justification: 19a. Character + Place Score: Development of site will likely be detrimental to local character and D sense of place (regardless of mitigation measures and/or meeting specific policy requirements). 19b. Justification: 19c. Key considerations for policy: **Local Preference** (i) Does Parish Council support site?: (ii) Reasons for support / object: (iii) Parish Council site ranking (0-10):

Recommendation

20b. Comments The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application (F/YR19/0467/RM) approved 30/01/2020.	20a. Individual site score	Likely suitable A
	20b. Comments	be suitable for development through the planning system. Reserved matters

Major Criteria

Availability unknown	N/a
This site has existing development immediately adjacent to the north east, lies largely in the Sand ad Gravel Safeguarding Area. Given this, and the size the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable maideally on the development itself.	e of s ed
Sand & Gravel	
Cambridgeshire and Peterborough Minerals and Waste Core Strategy Polic Mineral Safeguarding Areas and Proposals Map C	y CS26
More vulnerable	
>50% of site area in Zone 1	В
3a.(iii) Site area in FZ2: 1.69% 3a.(iv) Site area in FZ3: 5.8	83%
Risk of surface water flooding, see SFRA	N/a
3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area):	4%
No 3c.(ii) Area intersected by Historic Flood Map:	0%
Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against developmen	A nt
: No	
o 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site:	No
501m - 2km from site	С
Small Village A	D
	This site has existing development immediately adjacent to the north east, lies largely in the Sand ad Gravel Safeguarding Area. Given this, and the siz the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracteduring the course of the development it should be used in a sustainable mideally on the development itself. Sand & Gravel Cambridgeshire and Peterborough Minerals and Waste Core Strategy Police Mineral Safeguarding Areas and Proposals Map C More vulnerable >50% of site area in Zone 1 3a.(iii) Site area in FZ2: 1.69% 3a.(iv) Site area in FZ3: 5.8 Risk of surface water flooding, see SFRA 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): No 3c.(ii) Area intersected by Historic Flood Map: Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against developments: No 4. (v) Pylon/tower on site: No 4. (v) Pylon/tower on site:

Transport

7.(ii) Planning History Search

Transport	
8a. Local road impacts:	No objections subject to reasonable mitigation measures
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land
9a. Strategic Road Net. impacts:	
9b. Highways England comments:	
10a. PROW Opportunities:	Opportunities to connect to nearby PRoWs outside the site boundary

Whittlesey Public Byway No. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs.

Potentially unsuitable

	Site access is likely along this Byway which may be difficult to achieve.	5.
Access to Services		
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	Α
11a.(ii) Bus stops / rail in 5 min walk:	Ferndale Nurseries; Springfields	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	С
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	С
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Coates Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk	« :	
11e.(v) Secondary sch 15-20 min walk		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

10b. PROW Team comments:

40117 | Lake Drove | Eastrea, Whittlesey CP

Potentially unsuitable

12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years.
	The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERIES); 2647 (NURSERIES)
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment	
16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site
16a.(iii) Site intersects CWS:	
	Drover's Field, Eastrea
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	
	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes
16a.(vi) CWS 1-2km	, , , , , , , , , , , , , , , , , , , ,
16b. Record of protected species on si	ite: Yes

16c.(i) Highest quality habitats:		,
16c.(ii)Existing Grassland: No 16	6c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v)Existing Wetland: No 16	6c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland: No 16	Sc.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose +	Swan IRZ
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	TPO point within 15m of the sit	te C
17.(ii) TPO area:	No TPO area within 15m of the	site
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m	of site C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD; 6 ROAD	5, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N	l of Eastrea
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from si	ite
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from si	ite
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		strea must consider, to a greater or lesser degree 279407, 1227933, 1228227, 1279410 and
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 16/03/2020 11:40:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Through two very narrow roads

Poor

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses: Open countryside on all four sides. To north west is a detached dwelling and

lane with hedgerow and trees.

3. Describe topography and lanscape: Flattish but land slopes up from south east

4. Describe layout, form, street pattern: Open countryside.

5. Describe building types and features: None

6. Describe site's boundaries: Open except for north-west side.

Hedgerow to lane and detached dwellings.

7. Describe features / constraints: Access

> Open countryside Extent of site

8. Describe views, sight lines or vistas: *Very visible from the north, west and south.*

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Inadequate access to site via Mayfield Road

(iii) Parish Council site ranking (0-10): 0

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments The site has a poor relationship to the built form, extending into the open

> countryside. The scale of the proposal and extent of the site would likely significantly and adversely alter the character of the village. The development would be significant adverse visual impacts on the open landscape. Access appears constrained, and may require third party land to create a safe, suitable

access.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)	Α
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the north, and way to the east. Access to the site would also appear to be through existin residential development. Given this, and the size of the site, although the sunderlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.	g site is
2.(ii) Intrscts Min. + Waste resource:	Sand & Gravel	
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Polic Mineral Safeguarding Areas and Proposals Map C	y CS26
3. Flood Risk - Vulnerability:	More vulnerable	
3a.(i) Main Flood Zone:	100% of site area in Zone 1	Α
3a.(ii) Site area in FZ1: 100%	3a.(iii) Site area in FZ2: 0% 3a.(iv) Site area in FZ3: 0	1%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA	N/a
3b.(ii) 1 in 30yr event (area): 0%	3b.(iii) 1 in 100yr event (area): 1% 3b.(iv) 1 in 1000yr event (area):	3%
3c.(i) Intersects Historic Flood Map:	No 3c.(ii) Area intersected by Historic Flood Map:	0%
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development	A nt
4.(ii) Intersects HSE Consultation Dist:	: No	
4.(iii) Intersects gas pipe buffer: No	o 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site	C
Strategy and History	Small Village A	D

6. Settlement Hierarchy Small Village A

D

7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR19/0571/AG1: Erection of an agricultural storage building... (Prior Approval Refused) | F/YR18/0142/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve) | F/YR18/3021/COND: Details reserved by conditions 7 and 8 of planning permission F/YR18/0181/VOC... (Approve) | F/YR17/0697/O: Erection of up to 6 x dwellings involving 2 x new accesses and agricultural acce... (Grant) | F/YR17/0276/O: Erection of up to 2no dwellings (outline application with all matters reserved) ... (Grant) | F/YR19/3026/COND: Details reserved by condition 10 of planning permission F/YR18/0181/VOC... (Approve) | F/YR19/0081/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve) | F/YR18/0689/F: Erection of 3 x 5-bed 2-storey dwellings with garages (Plots 1-3 only) and forma... (Grant) | F/YR18/0689/F: Formation of an agricultural access... (Grant) | F/YR13/0845/F: Erection of a porch to front of existing dwelling... (Grant) | F/YR18/0181/VOC: Removal of condition 6 of planning permission F/YR17/0276/O (Erection of up to 2... (Grant) | F/YR18/3116/COND: Details reserved by condition 5 of planning permission F/YR17/0697/O (Erection o... (Approve) | F/YR13/0710/F: Formation of a vehicular access... (Grant) | F/YR17/3154/COND: Details reserved by condition 4 of planning permission F/YR17/0276/O (Erection o... (Approve)

Transport

Transport	
8a. Local road impacts:	No objections subject to reasonable mitigation measures
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land. TA traffic impact assessment required.
9a. Strategic Road Net. impacts:	
9b. Highways England comments:	
10a. PROW Opportunities:	No PRoW connection opportunities
10b. PROW Team comments:	
Access to Services	
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Springfields
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Coates Primary School; New Road Primary School
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min walk	c:
11e.(v) Secondary sch 15-20 min walk	:

11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	Station Road, Whittlesey
11f.(v) Emp area 15-20 min walk	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality 14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment	
16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site

16a.(iii) Site intersects CWS:		i otendany ansartasie		
	Drover's Field, Eastrea			
16a.(iv) CWS within 500m:				
16a.(v) CWS 500m - 1km:	Lattersey LNR & Adjoining Are	as; Railway Lakes		
45 / 1) 0145 4 21	Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit		
16a.(vi) CWS 1-2km				
16b. Record of protected species on	site: Yes			
16c.(i) Highest quality habitats:				
16c.(ii)Existing Grassland: No	L6c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No		
16c.(v)Existing Wetland: No	L6c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No		
16c.(viii) Exstg Woodland: No	L6c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No		
16d.(i) Goose and Swan IRZ	Site does not intersect Goose	+ Swan IRZ		
16d.(ii) Requirements to consult NE:	NULL			
	Site immediately adjacent to Drovers Field CWS. Whilst site is partly developable, there is likely to be requirement for adequate undeveloped buffers to CWS boundary to avoid negative impacts.			
16e. Wildlife Officer comments:				
17.(i) TPO points:	No TPO point within 15m of t	he site A		
17.(ii) TPO area:	No TPO area within 15m of th	e site A		
Heritage				
18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km	of site B		
18a.(ii) CA intersects site:				
18a.(iii) CA within 500m:				
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D		
18b.(ii) Listed Building on site:				
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD ROAD	; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE		
18c.(i) Prox to Scheduled Monument	: Asset(s) within 500m of site	D		
18c.(ii) Sched Mnmt intersects site:				
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site	N of Eastrea		
18c.(iv) Sched Mnmt 500m-1km:				
18c.(v) Sched Mnmt 1-2km:				
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from	site		
18d.(ii) Reg P+G intersects site:				

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site

Α

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: All proposed development in Eastrea must consider, to a greater or lesser degree

the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and

scheduled monument 1006853

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 16/03/2020 11:20:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footway on west side of road

Access through new estate

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses: Dwellings to north

Development in progress to the east.

3. Describe topography and lanscape: Site and front being built out

Footway to be provided?

4. Describe layout, form, street pattern: Rural lane leaving village

5. Describe building types and features: N/a

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas: Very open to the west and south

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score: Development of site will likely be detrimental to local character and

sense of place (regardless of mitigation measures and/or meeting specific

policy requirements).

19b. Justification:

19c. Key considerations for policy: Impact on countryside

Lack of footway

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Inadequate access and road infrastructure.

(iii) Parish Council site ranking (0-10): 0

Recommendation

20a. Individual site score	Potentially unsuitable D
20b. Comments	Development of site would adversely impact on landscape character of the open countryside. Site access likely to be constrained. Scale of development would alter the character of the village.

	• • •	
$1 \times 1 \times 1$	I 'wit	AKIA
Maj	 	ена

1. Site Availability	Available for development in short term (U - 5 yrs)



2.(i) Min. + Waste Team comments: Only a small part of this site lies in the Sand and Gravel Safeguarding Area.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 1

В

3a.(ii) Site area in FZ1: 63.03% **3a.(iii) Site area in FZ2:** 4.42% **3a.(iv) Site area in FZ3:** 32.55%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

Nο

N/a

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 1% 3b.(iv) 1 in 1000yr event (area): 8%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development

3c.(ii) Area intersected by Historic Flood Map:

Α

0%

4.(ii) Intersects HSE Consultation Dist: No

3c.(i) Intersects Historic Flood Map:

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: 501m - 2km from site

С

Strategy and History

6. Settlement Hierarchy Small Village A

D

7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR14/0982/F: Erection of single storey rear extension involving demolition of conservatory to... (Grant)

Transport

8a. Local road impacts:No objection with moderate mitigation measures

В

8b. Transport team comments: Suitable access required with visibility. Footway/cycleway connections required

along A605. TA traffic impact assessment required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

E

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (< 400m)

Α

Potentially unsuitable

11a.(ii) Bus stops / rail in 5 min walk:	Springfields; Eastrea Road
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School; Coates Primary School; New Road Primary School
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	Sir Harry Smith Community College
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	
11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College

Potentially unsuitable

	1 1 7 77
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERIES)
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment 16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site
16a.(ii) Prox to County Wildlife Sites:	
16a.(iii) Site intersects CWS:	CW3 Within 301m - 1km of site
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	Drover's Field, Eastrea; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit
	Eldernell Gravel Pits; Nene Washes Counter Drain (West); Railway Lakes; Wash Road Pollard Willows
16a.(vi) CWS 1-2km	•
16a.(vi) CWS 1-2km 16b. Record of protected species on si	Road Pollard Willows
	Road Pollard Willows
16c.(i) Highest quality habitats:	Road Pollard Willows
16b. Record of protected species on si 16c.(i) Highest quality habitats: 16c.(ii)Existing Grassland: No 16	Road Pollard Willows ite: Yes

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

Spare capacity in every year

13a.(ii) Secondary school capacity:

Potentially unsuitable

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ
16d.(ii) Requirements to consult NE:	NULL
	No wildlife concerns
16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site
18c.(ii) Sched Mnmt intersects site:	
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea
18c.(iv) Sched Mnmt 500m-1km:	
18c.(v) Sched Mnmt 1-2km:	Whittlesey Butter Cross
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site
18d.(ii) Reg P+G intersects site:	
18d.(iii) Reg PG within 500m:	
18e.(i) Prox to Heritage at Risk:	Asset(s) within 1.01km – 2km of site
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	This site has the potential to impact on listed buildings and this should be looked at further if this site is to be considered suitable for development.
18g. Archaeology comments:	
Site Visit	
Date / Time of Site Visit:	16/03/2020 10:00:00
1a. Accessibility: Is the site capable	of being accessible to all users?: Yes
1b. Describe accessibility of site:	Would be off busy A road (A605)
2a. Good neighbour: Is the proposed	d land use likely to be compatible with neighbouring uses?: Yes

Potentially unsuitable

2b. Describe neigbouring uses: Development to east.

Open countryside to north and west, and predominantly in the south across

road.

3. Describe topography and lanscape: Flattish - below road level but raised above surrounding land. Slight

undulations.

4. Describe layout, form, street pattern: Linear road leaving village.

Neighbouring dwellings in cul-de-sac.

5. Describe building types and features: 2 storey in the main - some chalet bungalows near the road.

6. Describe site's boundaries: Fences and hedges near houses. Otherwise open.

7. Describe features / constraints: Potential archaeological site - from aerial photos - prominent feature

8. Describe views, sight lines or vistas: Very open to the west and north and prominent when travelling from the west

(Whittlesey)

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: This balances development that is south of the road.

(iii) Parish Council site ranking (0-10): 7

Recommendation

20a. Individual site score Potentially unsuitable

D

Ε

20b. Comments Development of the site would reduce the 'gap' between Eastrea and

Whittlesey, potentially leading to coalescence.

Approximately one third of the site is in Flood Zone 3. The site extends into the open countryside, and would adversely impact on the character of the landscape.

Major Criteria

1. Site Availability Available for development in short term (0 - 5 yrs)



N/a

2.(i) Min. + Waste Team comments: This site has existing development immediately adjacent to the north and west.

Access to the site would also appear to be through existing residential development. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable.

However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: 100% of site area in Zone 1

3a.(ii) Site area in FZ1: 100% 3a.(iii) Site area in FZ2: 0% 3a.(iv) Site area in FZ3: 0%

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 5%

Risk of surface water flooding, see SFRA

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

4.(ii) Intersects HSE Consultation Dist: No

3b.(i) Surface Water Flood Risk:

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: 501m - 2km from site C

Strategy and History

6. Settlement Hierarchy Small Village A D

7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR11/0581/F: Erection of conservatory to rear and garage to side of existing dwelling... (Grant) | F/YR11/0304/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant) | F/YR10/3104/COND: Details reserved by condition 2 of planning permission F/YR08/1068/F (Erection o... (Approve) | F/YR11/0324/NONMAT: Nonmaterial amendment: Amendments to village hall including materials and chan... (Approve) | F/YR12/3102/COND: Details reserved by Conditions 3, 5 and 8 of Planning Permission F/YR08/1068/F (... (Approve) | F/YR18/0772/F: Erection of a first-floor side extension to existing dwelling... (Grant)

Transport

8a. Local road impacts:

No objection with moderate mitigation measures

8b. Transport team comments:

Suitable access required with visibility. Two points of access may be required for

scale of development. TA traffic impact assessment required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:		
10a. PROW Opportunities:	No PRoW connection opportunities	E
10b. PROW Team comments:		
Access to Services		
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	Α
11a.(ii) Bus stops / rail in 5 min walk:	Ferndale Nurseries; Springfields	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	В
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	С
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Coates Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	Е
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk	:	
11e.(v) Secondary sch 15-20 min walk	:	
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	

9b. Highways England comments:

Potentially unsuitable

	Potentially unsuitable
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	2647 (NURSERIES); 2647 (NURSERIES)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination. Mapping information also reveals there is a "pump" intersecting the south of the site - further investigation of this may be required.
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment 16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site
16a.(ii) Prox to County Wildlife Sites:	
16a.(iii) Site intersects CWS:	Civis within 500m of site
Toa.(III) Site IIItelSetts CWS.	Drover's Field Fastrea
16a.(iv) CWS within 500m:	Drover's Field, Eastrea
16a.(v) CWS 500m - 1km:	
	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes

16a.(vi) CWS 1-2km					
16b. Record of protected species on site: Yes					
16c.(i) Highest quality habitats:					
16c.(ii)Existing Grassland: No 16	5c.(iii) Grassland Buffer:	No	16c.(iv) Grassland Stepping Stone Opp: No		
16c.(v)Existing Wetland: No 16	Sc.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp: No		
16c.(viii) Exstg Woodland: No 16	Sc.(ix) Woodland Buffer:	No	16c.(x) Woodland Stepping Stone Opp: No		
16d.(i) Goose and Swan IRZ	Site does not intersect (Goose +	Swan IRZ A		
16d.(ii) Requirements to consult NE: NULL					
16e. Wildlife Officer comments:	No wildlife concerns				
17.(i) TPO points:	TPO point within 15m o	of the site	e C		
17.(ii) TPO area:	No TPO area within 15n	n of the	site		
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 –	1000m o	of site C		
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:					
18b.(i) Prox to Listed Building:	Asset(s) within 500m of	fsite	D		
18b.(ii) Listed Building on site:					
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD	ROAD; 6	, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of	fsite	D		
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlemen	nt site N	of Eastrea		
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:					
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km	from si	te A		
18d.(ii) Reg P+G intersects site:					
18d.(iii) Reg PG within 500m:					
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km	from si	te A		
18e.(ii) HAR intersects site:					
18e.(iii) HAR within 500m of site:					
18f. Conservation Officer comments:		ildings 12	strea must consider, to a greater or lesser degree 279407, 1227933, 1228227, 1279410 and		

D

18g. Archaeology comments:

	• •	_		• _	• •
S	IT/	_	\ /	ıc	IT
		_	w	13	

Date / Time of Site Visit: 16/03/2020 11:35:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Could potentially be accessible from a new junction with the A605, or from cul-

de-sac or rural lane.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses: Dwellings to west and north and community centre

3. Describe topography and lanscape: Flat and open

4. Describe layout, form, street pattern: Cul-de-sac to west

Busy A road to north

5. Describe building types and features: Mainly 2 storey dwellings.

6. Describe site's boundaries: Fences and hedges adjacent to dwellings, otherwise open

7. Describe features / constraints: Access problematic

Impact on countryside

8. Describe views, sight lines or vistas:

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification: Development of the site would adversely impact on the open character of the

landscape, and would erode the 'gap' between Coates and Eastrea, potentially

contributing to coalescence.

19c. Key considerations for policy: Access

Closing gap between Eastrea and Coates

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Over intensification of site.

(iii) Parish Council site ranking (0-10): 3

Recommendation

20b. Comments

20a. Individual	site score	Potentially	unsuitable

Development of the site would adversely impact on the open character of the landscape, and would erode the 'gap' between Coates and Eastrea, potentially

contributing to coalescence. It may be challenging to achieve safe, suitable

Potentially unsuitable

access.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)



2.(i) Min. + Waste Team comments: This site has existing development immediately adjacent to the north. Although

the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the

development itself.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 1

В

3a.(ii) Site area in FZ1: 95.04% **3a.(iii)** Site area in FZ2: 1.31% **3a.(iv)** Site area in FZ3: 3.65%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

N/a

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 2%

3c.(ii) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

Α

4.(ii) Intersects HSE Consultation Dist: No

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: 501m - 2km from site

Strategy and History

6. Settlement Hierarchy Small Village A



7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR18/0405/O: Erection of up to 21no dwellings (outline application with all matters reserved)... (Refuse)

Transport

8a. Local road impacts: No objection with moderate mitigation measures



8b. Transport team comments: Suitable access required with visibility. Two points of access may be required for

scale of development. TA traffic impact assessment required. Lake Drove may

required upgrade and improvement.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to nearby PRoWs outside the site boundary



Whittlesey Public Byway No. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs.

Potentially unsuitable

	boundary of the site. Opportunity to connect the site to this byway for NIVIUS.
Access to Services 11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Ferndale Nurseries
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	Coates Primary School
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min walk	C:
11e.(v) Secondary sch 15-20 min walk	:
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	
11f.(v) Emp area 15-20 min walk	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years.

10b. PROW Team comments:

Potentially unsuitable

The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.

13a.(i) Secondary school catchment

Sir Harry Smith Community College

13a.(ii) Secondary school capacity:

Spare capacity in every year

13b. Sec school capacity comments:

Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

Land Quality

14a.(i) Prox pot. contaminated land: Site within 50m of potentially contaminated land



14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m: 2647 (NURSERIES)

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification:

50% or more is Grade 2



15b. ALC percentage site area

GRADE 1: 0% | Grade 2: 100% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land:

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 1.01km – 2km of site



16a.(ii) Prox to County Wildlife Sites: CWS within 501m – 1km of site



16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Drover's Field, Eastrea

16a.(v) CWS 500m - 1km:

Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter

Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

Potentially unsuitable

		Potentially unsultable
16c.(ii)Existing Grassland: No		rassland Stepping Stone Opp: No
16c.(v)Existing Wetland: No	.6c.(vi) Wetland Buffer: No 16c.(vii) V	Vetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland: No	.6c.(ix) Woodland Buffer: No 16c.(x) W	oodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	Α
16d.(ii) Requirements to consult NE	NULL	
	No wildlife concerns	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	Α
17.(ii) TPO area:	No TPO area within 15m of the site	Α
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	С
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	6, MAYFIELD ROAD; 64, WYPE ROAD	
18c.(i) Prox to Scheduled Monumen	: Asset(s) within 500m of site	D
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea	
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	А
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	Α
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments	All proposed development in Eastrea must on the settings of listed buildings 1279407, 122 scheduled monument 1006853	_
18g. Archaeology comments:		
Site Visit		
Date / Time of Site Visit:	16/03/2020 11:45:00	
1a. Accessibility: Is the site capabl	of being accessible to all users?: No	

Potentially unsuitable

1b. Describe accessibility of site: From A605 likely

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses: Fields - open

3. Describe topography and lanscape: Extensive tract of land.

Very open - land slopes from south to north.

4. Describe layout, form, street pattern: Busy A road to north

NCR 63 to the south - track

5. Describe building types and features: 2 storey in area - but same distance

6. Describe site's boundaries: Open

7. Describe features / constraints: Power line crosses site

8. Describe views, sight lines or vistas: Very open to south, east and west

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features:

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Over intensification of site.

(iii) Parish Council site ranking (0-10): 4

Recommendation

20a. Individual site score	Potentially unsuitable D
20b. Comments	The has a poor relationship to the built form of the village, and would adversely affect the village's character.
	The site extends into the open countryside and lacks defensible boundaries,
	resulting in significant adverse impacts on the landscape. Development would erode the open 'gap' between Coates and Eastrea, potentially contributing to the

coalescence of these settlements.

Major Criteria

1. Site Availability Available for development in short term (0 - 5 yrs)



2.(i) Min. + Waste Team comments: This site has existing development immediately adjacent to the north and west.

Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in

a sustainable manner, ideally on the development itself.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 1

В

3a.(ii) Site area in FZ1: 93.45% **3a.(iii) Site area in FZ2:** 1.46% **3a.(iv) Site area in FZ3:** 5.08%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

N/a

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 1% 3b.(iv) 1 in 1000yr event (area): 1%

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

Α

4.(ii) Intersects HSE Consultation Dist: No

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: 501m - 2km from site

Strategy and History

6. Settlement Hierarchy Small Village A



7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR18/0980/F: Erection of a single-storey 2-bed detached annex ancillary to existing dwelling... (Grant) | F/YR13/0639/F: Change of use of agricultural land to domestic garden (retrospective)... (Grant) | F/YR13/0506/F: Change of use from agricultural land to domestic garden including erection of sh... (Grant) | F/YR13/0582/F: Change of use from agricultural land to domestic garden including erection of sh... (Grant) | F/YR14/0074/F: Erection of a conservatory to rear of existing dwelling... (Grant) | F/YR20/0211/F: Erect single-storey front extension to existing dwelling including removal of ex... (Grant)

Transport

8a. Local road impacts:No objections subject to reasonable mitigation measures



8b. Transport team comments: Visibility and inadequate footway concerns Mayfield Road/Wype Road junction.

Mitigation required. May require third party land. TA traffic impact assessment

required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:	
10a. PROW Opportunities:	No PRoW connection opportunities
10b. PROW Team comments:	
Access to Services	
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Springfields
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Coates Primary School
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	:
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	
11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School

40259 | Land rear of 127 Wype Road | Eastrea, Whittlesey CP

Potentially unsuitable

16a.(vi) CWS 1-2km	
45 (1) 0000 6 51	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes
16a.(v) CWS 500m - 1km:	
16a.(iv) CWS within 500m:	
	Drover's Field, Eastrea
16a.(iii) Site intersects CWS:	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site
Natural Environment 16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
15a. Agricultural Land Classification:	50% or more is Grade 2
14b. Env Health Officer comments:	
14a.(ix) Sites for DI 100-250m:	
14a.(viii) Sites for DI 50-100m:	
14a.(vii) Sites for DI 0-50m:	
14a.(vi) Intersects Site for DI:	
14a.(v) Landfill for DI 100-250m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(iii) Landfill for DI 0-50m:	
14a.(ii) Intersects landfill for DI:	
Land Quality 14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
13a.(ii) Secondary school capacity:	Spare capacity in every year
13a.(i) Secondary school catchment	Sir Harry Smith Community College
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
12a.(ii) Primary school capacity:	No spare places, no room for expansion

	Totelliany unsaltable
16b. Record of protected species on s	ite: Yes
16c.(i) Highest quality habitats:	
16c.(ii)Existing Grassland: No 16	6c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v)Existing Wetland: No 16	6c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland: No 16	6c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ
16d.(ii) Requirements to consult NE:	NULL
ac well life offi	No wildlife concerns
16e. Wildlife Officer comments:	No TDO point within 45 per of the site.
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	Asset(s) within 1.01km – 2km of site
18a.(ii) Prox to Conservation Area: 18a.(ii) CA intersects site:	Asset(s) within 1.01km – 2km of site
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	Asset(s) Within South of Site
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE
2001(, 22	ROAD
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site
18c.(ii) Sched Mnmt intersects site:	
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea
18c.(iv) Sched Mnmt 500m-1km:	
18c.(v) Sched Mnmt 1-2km:	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site
18d.(ii) Reg P+G intersects site:	
18d.(iii) Reg PG within 500m:	
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853
18g. Archaeology comments:	

Site Visit

Date / Time of Site Visit: 16/03/2020 11:30:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Access from rural lane

Poor - with no footway

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses: Dwellings to west and north.

3. Describe topography and lanscape: Extensive tract of land.

Slopes up from south to north.

4. Describe layout, form, street pattern: Rural lane

5. Describe building types and features: Bungalows and 2 storey dwellings, mainly

6. Describe site's boundaries: Fences / hedges for dwellings

Hedges to west, very open to south and east.

7. Describe features / constraints: NCR 63 on southern perimeter

8. Describe views, sight lines or vistas: Very open to west, south and east.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features:

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Contiguous to existing development.

(iii) Parish Council site ranking (0-10): 5

Recommendation

20a. Individual site score Potentially unsuitable

D

20b. Comments Site access is constrained, with concerns around visibility and inadequate

footway and Mayfield Road/Wype Road junction. Mitigation required which may

require third party land. The site is distant from local services.

The site extends into the open countryside, and will have likely have adverse

visual impacts on the character of the landscape.

Major Criteria

1. Site Availability Available for development in short term (0 - 5 yrs)



2.(i) Min. + Waste Team comments: This site lies partly within the Sand and Gravel Safeguarding Area, and on the

southern boundary abuts the railway line. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on

the development itself.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 1



3a.(ii) Site area in FZ1: 95.76% **3a.(iii) Site area in FZ2:** 1.27% **3a.(iv) Site area in FZ3:** 2.98%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA



3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 1%

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development



4.(ii) Intersects HSE Consultation Dist: No

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: No 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: 501m - 2km from site



Strategy and History

6. Settlement Hierarchy Small Village A



7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR19/0357/O: Erection of 2 x 4-bed single storey dwellings (outline application with matters ... (Grant) | F/YR19/0571/AG1: Erection of an agricultural storage building... (Prior Approval Refused) | F/YR19/0112/O: Erection of a 2no, 4-bed, single storey dwellings (outline application with matt... (Withdrawn) | F/YR13/0710/F: Formation of a vehicular access... (Grant) | F/YR19/0719/RM: Reserved Matters application relating to detailed matters of appearance and land... (Approve)

Transport

8a. Local road impacts:No objections subject to reasonable mitigation measures



8b. Transport team comments: Visibility and inadequate footway concerns Mayfield Road/Wype Road junction.

Mitigation required. May require third party land. Lengthy footway required

along Wype Road

9a. Strategic Road Net. impacts:

40372 | Land south west of Wype Road | Eastrea, Whittlesey CP

Potentially unsuitable

9b. Highways England comments:	
10a. PROW Opportunities:	Opportunities to connect to nearby PRoWs outside the site boundary
10b. PROW Team comments:	Whittlesey Public Byway No. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access is likely along this Byway which may be difficult to achieve.
Access to Services	
11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)
11a.(ii) Bus stops / rail in 5 min walk:	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Coates Primary School; New Road Primary School
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	
11e.(v) Secondary sch 15-20 min walk	:
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)
11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	Station Road, Whittlesey
11f.(v) Emp area 15-20 min walk	

40372 | Land south west of Wype Road | Eastrea, Whittlesey CP

Potentially unsuitable

13a (i) Duimann, ask asl astalament	Now Dood 9 Aldowson Joseph Driven v. Cobani
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	site borders railway which may be a source of contamination
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment	
16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site
16a.(ii) Prox to County Wildlife Sites:	CWS located within site
16a.(iii) Site intersects CWS:	Drover's Field, Eastrea
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	Lattersey LNR & Adjoining Areas; Railway Lakes
16a.(vi) CWS 1-2km	Pit Southeast of Bassenhally Pit

	Potentially unsuitable
16b. Record of protected species on	site: Yes
16c.(i) Highest quality habitats:	
16c.(ii)Existing Grassland: No	16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v)Existing Wetland: No 1	16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ
16d.(ii) Requirements to consult NE:	NULL
16e. Wildlife Officer comments:	Site immediately adjacent to Drovers Field CWS. Whilst site is partly developable, there is likely to be requirement for adequate undeveloped buffers to CWS boundary to avoid negative impacts.
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	6, MAYFIELD ROAD; 64, WYPE ROAD
18c.(i) Prox to Scheduled Monument	:: Asset(s) within 500.1 – 1000m of site
18c.(ii) Sched Mnmt intersects site:	
18c.(iii) Sched Mnmt within 500m:	
18c.(iv) Sched Mnmt 500m-1km:	Ring ditch and settlement site N of Eastrea
18c.(v) Sched Mnmt 1-2km:	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site
18d.(ii) Reg P+G intersects site:	
18d.(iii) Reg PG within 500m:	
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853
19a Archaeology comments	

18g. Archaeology comments:

D

Site Visit

Date / Time of Site Visit: 16/03/2020 11:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Would be from lightly trafficked rural lane

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neigbouring uses: Open fields on all sides

3. Describe topography and lanscape: Slopes upwards to the north-west

Significantly lower in south-east

Extensive site

4. Describe layout, form, street pattern: Rural lane

5. Describe building types and features: None. Nearest dwelling 2-storey.

6. Describe site's boundaries: Open - ditch to south and railway line

7. Describe features / constraints: Impact in countryside.

Near railway.

8. Describe views, sight lines or vistas: Very open to the east, west and south

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Access issues and commercial industrial indicators.

(iii) Parish Council site ranking (0-10): 1

Recommendation

20b. Comments

20a. Individual site score Potentially unsuitable

The site adjoins a County Wildlife Site and would require a significant buffer to

avoid adverse harm.

The site extends into the open countryside, therefore development would be highly visible and would adversely impact on the open character of the landscape. The site relates poorly to the built form of the village, and would be

detrimental to its character.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)
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2.(i) Min. + Waste Team comments: This site lies partly within the Sand and Gravel Safeguarding Area, and has

existing residential development on its eastern and northern boundaries. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a

sustainable manner, ideally on the development itself.

Sand & Gravel 2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

More vulnerable 3. Flood Risk - Vulnerability:

3a.(i) Main Flood Zone: >50% of site area in Zone 1

3a.(ii) Site area in FZ1: 94.05% 3a.(iii) Site area in FZ2: 3.06% 3a.(iv) Site area in FZ3: 2.89%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

3b.(ii) 1 in 30yr event (area): **3b.(iii) 1 in 100vr event (area):** 3b.(iv) 1 in 1000yr event (area): 10%

3c.(i) Intersects Historic Flood Map: **3c.(ii)** Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

4.(ii) Intersects HSE Consultation Dist: No

4.(iii) Intersects gas pipe buffer: 4.(iv) Overhead line on site: 4. (v) Pylon/tower on site: No No No

501m - 2km from site

Strategy and History

5. Proximity to designated sites:

6. Settlement Hierarchy Small Village A



C

7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR10/0521/RM: Erection of a 4-bed detached 2 and a half-storey house and detached single garag... (Approve) F/YR19/0467/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve) F/YR11/0237/F: Erection of a garage attached to side of existing dwelling... (Grant) | F/YR15/0665/F: Change of use from residential to mixed use (residential and business) involving... (Refuse) | F/YR12/0013/O: Erection of 9 x dwellings... (Refuse) | F/YR10/0808/O: Erection of 9 dwellings... (Refuse) | F/YR11/0473/RM: Erection of a 3-storey 4-bed dwelling and detached single garage... (Approve) | F/YR10/0300/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) | F/YR19/0917/F: Siting of 2no portacabins for ancillary use as office/storage and storage (Retro... (Grant) | F/YR11/0407/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) | F/YR15/0666/A: Display of 4 x non illuminated fence/wall mounted boards and 1 x non-illuminated... (Refuse) | F/YR13/0804/O: Erection of 6no dwellings... (Grant)

Transport

8a. Local road impacts: No objection with moderate mitigation measures

40376 | Land South of Jones Lane | Eastrea, Whittlesey CP

Potentially unsuitable

8b. Transport team comments:	Jones lane has an unbound surface. It should be upgraded to an adoptable standard, metalled and drained.
9a. Strategic Road Net. impacts:	
9b. Highways England comments:	
10a. PROW Opportunities:	
10b. PROW Team comments:	Whittlesey Public Byway No. 40 is located along the western boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access is likely along this Byway which may be difficult to achieve.
Access to Services	
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Springfields
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School; Coates Primary School; New Road Primary School
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	c:
11e.(v) Secondary sch 15-20 min walk	: Sir Harry Smith Community College
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)

11f.(ii) Emp area in 5 min walk:	
11f.(iii) Emp area 5-10 min walk:	
11f.(iv) Emp area 10-15 min walk:	Station Road, Whittlesey
11f.(v) Emp area 15-20 min walk	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land B
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERIES)
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment 16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site
16a (iii) Sita intersects CWS:	

Drover's Field Fastrea

16a.(iv) CWS within 500m:			
	Lattersey LNR & Adjoining	g Areas; Railway Lakes	
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km	Nene Washes Counter Dra	ain (West); Pit Southeast of Bassenhally Pit	
16b. Record of protected species on si	te: Yes		
16c.(i) Highest quality habitats:			
16c.(ii)Existing Grassland: No 16	c.(iii) Grassland Buffer: Y	Yes 16c.(iv) Grassland Stepping Stone Opp :	Yes
16c.(v)Existing Wetland: No 16	c.(vi) Wetland Buffer: N	No 16c.(vii) Wetland Stepping Stone Opp:	No
16c.(viii) Exstg Woodland: No 16	c.(ix) Woodland Buffer: N	No 16c.(x) Woodland Stepping Stone Opp:	No
16d.(i) Goose and Swan IRZ	Site does not intersect Go	oose + Swan IRZ	Α
16d.(ii) Requirements to consult NE:	NULL		
16e. Wildlife Officer comments:	No wildlife concerns		
17.(i) TPO points:	No TPO point within 15m	n of the site	Α
17.(ii) TPO area:	No TPO area within 15m o	of the site	Α
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2	2km of site	В
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500m of si	site	D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA RO	OAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, V	VYPE
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of si	site	D
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement	t site N of Eastrea	
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km fr	from site	Α
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) within 1.01km – 2	2km of site	В
18e.(ii) HAR intersects site:			

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: This site has the potential to impact on listed buildings and this should be looked

at further if this site is to be considered suitable for development.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 16/03/2020 10:50:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Off very busy road

Access next to the pub - private track

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neigbouring uses:Bungalows to the east from cul-de-sac development.

3. Describe topography and lanscape: Generally flat - somewhat undulating.

Higher than surrounding ground which slopes down at west.

4. Describe layout, form, street pattern: Farm tracks - off busy A605 - private road.

5. Describe building types and features: Bungalows to east. 2 storey to west.

6. Describe site's boundaries: Fences and hedges for bungalows, otherwise open.

7. Describe features / constraints: Access, openness of countryside

PROW - utilities access and track on site perimeter

8. Describe views, sight lines or vistas: Very open to the west - views of St Mary's Church, Whittlesey and south

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Access and over intensification of site.

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score Potentially unsuitable

ınsuitable

D

20b. CommentsThe site relates poorly to the built form and lacks a safe and suitable access for

vehicles and pedestrians.

40376 | Land South of Jones Lane | Eastrea, Whittlesey CP

Potentially unsuitable

The site is in the open countryside, and would likely have adverse visual impact on landscape character.

Major Criteria

1. Site Availability Available for development in short term (0 - 5 yrs)



2.(i) Min. + Waste Team comments:

This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the

development it should be used in a sustainable way.

2.(ii) Intrscts Min. + Waste resource: CS26: Mineral Safeguarding Area - Sand and Gravel

2.(iii) Min. and Waste policy area:

3a.(ii) Site area in FZ1:

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 1

99.66%

3a.(iv) Site area in FZ3: 0.03%

3b.(i) Surface Water Flood Risk:

Risk of surface water flooding, see SFRA

3a.(iii) Site area in FZ2:

2%

N/a

3b.(iii) 1 in 100yr event (area): 3b.(ii) 1 in 30yr event (area): 0%

3b.(iv) 1 in 1000yr event (area):

3c.(ii) Area intersected by Historic Flood Map: **3c.(i)** Intersects Historic Flood Map: No 0%

Does not intersect the Consultation Distance of hazardous apparatus; or 4.(i) Prox. to hazardous apparatus:

intersects Consultation Dist. but HSE does not advise against development

0.31%



4.(iii) Intersects gas pipe buffer: 4.(iv) Overhead line on site: 4. (v) Pylon/tower on site: No No No

5. Proximity to designated sites: 501m - 2km from site

Strategy and History

6. Settlement Hierarchy **Small Village A**



7.(i) Planning History (Form B):

Not applicable

7.(ii) Planning History Search

F/0921/78/O: Erection of a dwellinghouseAdjacent to 403 Eastrea Road Eastrea... (Refused) | F/YR14/0982/F: Erection of single storey rear extension involving demolition of conservatory to existing ... (Grant) | F/95/0093/F: Part single, part 2-storey side and rearextensions including garage and front canopy... (Granted) | F/1642/88/F: Erection of 3 x 3 bedroom terraced houseswith garages...

Transport

8a. Local road impacts: No objections subject to reasonable mitigation measures



8b. Transport team comments: Site access /junction required with suitable visibility and geometryimpact on

A605 transport assessment needed, cumulative impact needed of committed development nearby already

9a. Strategic Road Net. impacts:

9b. Highways England comments:

102. PROW Opportunities: 10b. PROW Team comments: Access to Services 11a.(i) Proximity to public transport: 11b.(ii) Proximity to mublic assistant of min walk: 11b.(iii) Medical srvs in 5 min walk: 11b.(iii) Medical srvs 5:10 min walk: 11b.(iii) Medical srvs 5:10 min walk: 11b.(iii) Medical srvs 15:20 min walk: 11c.(iii) Shops within 5 min walk: 11c.(iii) Shops within 5 min walk: 11c.(iii) Shops 5:10 min walk: 11c.(iii) Shops 5:10 min walk: 11c.(iv) Shops 15:20 min walk: 11c.(iv) Shops 15:2		1 oteritary ansartable
Access to Services 11a.(i) Proximity to public transport: Less than 5 min walk (< 400m) 11a.(ii) Bus stops / rail in 5 min walk: Springfields 11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m) 11b.(ii) Medical srvs in 5 min walk: 11b.(iii) Medical srvs 10-15 min walk: 11b.(iii) Medical srvs 10-15 min walk: 11b.(iii) Medical srvs 10-15 min walk: 11b.(iii) Proximity to shops: Less than 20 min walk (< 1,600m) 11c.(ii) Shops within 5 min walk: 11c.(iii) Shops within 5 min walk: 11c.(iii) Shops b-10 min walk: 11c.(iv) Shops 10-15 min walk: 11c.(iv) Shops 10-15 min walk: 11c.(iv) Shops 15-20 min walk: Spar, 121-122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU 11d.(ii) Primary schs in 5 min walk: 11d.(iv) Primary schs 10-15 min walk: 11d.(iv) Primary schs 10-15 min walk: 11d.(iv) Primary schs 10-15 min walk: 11d.(iv) Primary schs 15-20 min walk: Alderman Jacobs School; Coates Primary School; New Road Primary School: Less than 20 min walk (< 1,600m) 11e.(iii) Secondary sch 10-15 min walk: 11e.(iv) Secondary sch 10-15 min walk: SIr Harry Smith Community College 11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) 11f.(ii) Emp area in 5 min walk: 11f.(iv) Emp area in 5 min walk: 11f.(iv) Emp area 15-20 min walk: 11f.(iv) Emp area 15-20 min walk: 11f.(iv) Emp area 15-20 min walk: 11f.(iv) Emp area 10-15 min walk: 11f.(10a. PROW Opportunities:	
11a.(i) Proximity to public transport: 11b.(ii) Bus stops / rail in 5 min walk: 11b.(ii) Prox to medical services: 11b.(iii) Medical srvs in 5 min walk: 11b.(iii) Medical srvs 5-10 min walk: 11b.(iv) Medical srvs 10-15 min walk: 11b.(v) Medical srvs 10-15 min walk: 11c.(i) Proximity to shops: 11c.(ii) Shops within 5 min walk: 11c.(ii) Shops within 5 min walk: 11c.(iii) Shops 5-10 min walk: 11c.(iv) Shops 10-15 min walk: 11c.(iv) Shops 10-15 min walk: 11c.(iv) Shops 15-20 min walk: 11c.(iv) Secondary sch 15-20 min walk: 11c.(iv) Sepa area 15-10 min walk: 11c.(iv) Sepa area 15-20 min walk:	10b. PROW Team comments:	
11a.(ii) Bus stops / rall in 5 min walk: 11b.(ii) Prox to medical services: Greater than 20 min walk (>1,600m) Individual srvs in 5 min walk: Individual srvs 10-15 min walk: Individual srvs 10-	Access to Services	
I1b.(i) Prox to medical services: I1b.(ii) Medical srvs in 5 min walk: I1b.(iii) Medical srvs 10-15 min walk: I1b.(iv) Medical srvs 15-20 min walk: I1c.(i) Proximity to shops: Less than 20 min walk (< 1,600m) D I1c.(ii) Shops within 5 min walk: I1c.(iv) Shops 10-15 min walk: I1c.(iv) Shops 10-15 min walk: I1c.(iv) Shops 15-20 min walk: I	11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11b. (ii) Medical srvs in 5 min walk: 11b. (iii) Medical srvs 10-15 min walk: 11b. (iv) Medical srvs 15-20 min walk: 11c. (ii) Shops within 5 min walk: 11c. (iii) Shops within 5 min walk: 11c. (iii) Shops within 5 min walk: 11c. (iv) Shops 10-15 min walk: 11c. (iv) Shops 15-20 min walk: 1	11a.(ii) Bus stops / rail in 5 min walk:	Springfields
Inb.(iii) Medical srvs 10-15 min walk: Inb.(iv) Medical srvs 15-20 min walk: Inc.(i) Proximity to shops: Less than 20 min walk (< 1,600m) Less than 20 min walk: Inc.(iv) Shops 10-15 min walk: Less than 20 min walk (< 1,600m)	11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b. (iv) Medical srvs 10-15 min walk: 11c. (ii) Proximity to shops: Less than 20 min walk (< 1,600m) D 11c. (iii) Shops within 5 min walk: 11c. (iii) Shops 5-10 min walk: 11c. (iii) Shops 10-15 min walk: 11c. (iv) Shops 10-15 min walk: 11c. (iv) Shops 15-20 min walk: 11d. (iv) Prox to primary school: Less than 20 min walk (< 1,600m) D 11d. (ii) Primary schs 5-10 min walk: 11d. (iv) Primary schs 10-15 min walk: 11d. (iv) Primary schs 15-20 min walk: 11d. (iv) Primary schs 15-20 min walk: 11e. (ii) Secondary sch 10-15 min walk: 11e. (iii) Secondary sch 10-15 min walk: 11e. (iv) Secondary sch 10-15 min walk: 11e. (iv) Secondary sch 10-15 min walk: 11e. (v)	11b.(ii) Medical srvs in 5 min walk:	
11b. (v) Medical srvs 15-20 min walk: 11c. (ii) Proximity to shops: 11c. (iii) Shops within 5 min walk: 11c. (iii) Shops so within 5 min walk: 11c. (iii) Shops 5-10 min walk: 11c. (iv) Shops 10-15 min walk: 11c. (iv) Shops 15-20 min walk: 11c. (iv) Shops 15-20 min walk: 11c. (iv) Shops 15-20 min walk: 11d. (i) Prox to primary school: 11d. (ii) Primary schos in 5 min walk: 11d. (iii) Primary schos in 5 min walk: 11d. (iv) Primary schos 5-10 min walk: 11d. (iv) Primary schos 10-15 min walk: 11d. (iv) Primary schos 15-20 min walk: 11e. (ii) Secondary school: 11e. (iii) Secondary school: 11e. (iii) Secondary school: 11e. (iii) Secondary school: 11e. (iv) Secondary school: 11e. (iv	11b.(iii) Medical srvs 5-10 min walk:	
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11d.(iii) Primary schs 5-10 min walk: 11d.(iv) Primary schs 10-15 min walk: 11d.(v) Primary schs 15-20 min walk: Alderman Jacobs School; Coates Primary School; New Road Primary School 11e.(ii) Prox to secondary school: Less than 20 min walk (< 1,600m) D 11e.(iii) Secondary sch in 5 min walk: 11e.(iii) Secondary sch 5-10 min walk: 11e.(iv) Secondary sch 10-15 min walk: 11e.(v) Secondary sch 15-20 min walk: Sir Harry Smith Community College 11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) D 11f.(ii) Emp area in 5 min walk: 11f.(iii) Emp area 5-10 min walk: 11f.(iv) Emp area 10-15 min walk: 11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)
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11e.(iii) Secondary sch 5-10 min walk: 11e.(iv) Secondary sch 10-15 min walk: 11e.(v) Secondary sch 15-20 min walk: Sir Harry Smith Community College 11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) 11f.(ii) Emp area in 5 min walk: 11f.(iii) Emp area 5-10 min walk: 11f.(iv) Emp area 10-15 min walk: 11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)
11e.(iv) Secondary sch 10-15 min walk: 11e.(v) Secondary sch 15-20 min walk: Sir Harry Smith Community College 11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) 11f.(ii) Emp area in 5 min walk: 11f.(iii) Emp area 5-10 min walk: 11f.(iv) Emp area 10-15 min walk: 11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11e.(ii) Secondary sch in 5 min walk:	
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11f.(iii) Emp area 5-10 min walk: 11f.(iv) Emp area 10-15 min walk: 11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)
11f.(iv) Emp area 10-15 min walk: 11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11f.(ii) Emp area in 5 min walk:	
11f.(v) Emp area 15-20 min walk Station Road, Whittlesey	11f.(iii) Emp area 5-10 min walk:	
	11f.(iv) Emp area 10-15 min walk:	
12a.(i) Primary school catchment Coates Primary school	11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey
	12a.(i) Primary school catchment	Coates Primary school

	Potentially unsuitable
12a.(ii) Primary school capacity:	No spare places, no room for expansion
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2019 forecast showed that there were 214 primary aged children living in the catchment area. Forecasts show an upward trajectory to 234 by 2029/2030.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. In 2020/2021 there were 912 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 1182 by 2029/2030. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
Land Quality	
14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	297224 (NURSERIES)
14b. Env Health Officer comments:	No observations as at 26.10.20
15a. Agricultural Land Classification:	50% or more is Grade 2
15b. ALC percentage site area	Grade 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
Natural Environment	
16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site
16a.(iii) Site intersects CWS:	
16a.(iv) CWS within 500m:	
160 (u) CMS F00m 14m	Drover's Field, Eastrea; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit
16a.(v) CWS 500m - 1km:	Eldornoll Craval Dita Nano Washas Countar Drain (West), Deilyes Lakes
16a.(vi) CWS 1-2km	Eldernell Gravel Pits; Nene Washes Counter Drain (West); Railway Lakes

	Potentially unsuitable
16b. Record of protected species on s	ite: Yes
16c.(i) Highest quality habitats:	
16c.(ii)Existing Grassland: No 10	6c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v)Existing Wetland: No 10	6c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland: No 10	6c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ
16d.(ii) Requirements to consult NE:	
16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	398 And 400, Eastrea Road; 6, Mayfield Road; 3, Springfields; 64, Wype Road
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site
18c.(ii) Sched Mnmt intersects site:	
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea
18c.(iv) Sched Mnmt 500m-1km:	
18c.(v) Sched Mnmt 1-2km:	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site
18d.(ii) Reg P+G intersects site:	
18d.(iii) Reg PG within 500m:	
18e.(i) Prox to Heritage at Risk:	Asset(s) within 1.01km – 2km of site
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Setting of listed buildings 1227933 and 1279407 and potentially scheduled monument 1006853
18g. Archaeology comments:	E - Heritage asset on site. Depending on character of archaeology found after pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion, we may object or recommend detailed excavation as a mitigation strategy. There are 23 heritage assets within a 500m radius of this site including a Scheduled Monument (1006853) of a ring ditch and prehistoric

Potentially unsuitable

settlement site to the east. Parcel is located at the edge of the 'island' at Eastrea, with the potential for fen edge deposits The route of the Fen Causeway Roman Road may be within the site (MCB15033).

Site Visit						
Date / Time of Site Visit:	16/11/2020 11:20:00					
a. Accessibility: Is the site capable of being accessible to all users?:						
b. Describe accessibility of site:						
a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:						
b. Describe neigbouring uses:						
3. Describe topography and lanscape:						
4. Describe layout, form, street pattern:						
5. Describe building types and featu	5. Describe building types and features:					
6. Describe site's boundaries:	Describe site's boundaries:					
7. Describe features / constraints:						
8. Describe views, sight lines or vistas:						
9a. Relationship to built form:						
9b. Visual impact on wider landscape:						
9c. Historic features:						
9d. Justification:						
19a. Character + Place Score:						
19b. Justification:	Previously assessed, as part of site 40225. No fundamental changes have occurred since previous assessment - about 2/3 of previous submission.					
19c. Key considerations for policy:	Loss of arable farmland					
Local Preference (i) Does Parish Council support site?:						
(ii) Reasons for support / object:						

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(iii) Parish Council site ranking (0-10):

20a. Individual site score	Potentially unsuitable D
20b. Comments	The site intersects 40225, but provides a reduced site area including only land in Flood Zone 1. The route of the Fen Causeway Roman Road may be within the site. Therefore archaeological investigation may be required. Development has the potential to adversely impact the landscape due to its countryside location, and erode the 'gap' between Eastrea and Whittlesey which is important to retain the character and identity of those settlements.