



### Site Submissions

Draft Fenland Local Plan

<b>Key</b>
 Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	<b>Availability unknown</b>				<b>N/a</b>
<b>2.(i) Min. + Waste Team comments:</b>	Only a small part of this site falls within the Sand and Gravel Safeguarding Area, and this area seems to be developed already.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	8%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>				<b>A</b>
<b>7.(i) Planning History (Form B):</b>	<p>Land south of Eastrea Rd has extant planning permission (F/YR16/1017/O);  Land north of Eastrea Rd has extant planning permissions covering parts of the site, and is partly under construction. See planning applications: F/YR15/0877/F, F/YR18/0331/F, F/YR16/0316/F, F/YR17/0711/F.</p>				
<b>7.(ii) Planning History Search</b>	<p>F/YR10/0904/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Grant)    F/YR18/3063/COND: Details reserved by conditions 6 and 8 of planning permission F/YR17/0711/F (Ere... (Approve)    F/YR16/0316/F: Erection of 47 x 2-storey dwellings (Phase 2a) comprising of 6 x 1-bed apartment... (Grant)    F/YR11/0482/F: Erection of a food store with petrol filling station and car wash, recycling cen... (Refuse)    F/YR16/1142/F: Change of use of existing warehouse to a single-storey 4-bed dwelling involving ... (Grant)    F/YR19/0742/F: Formation of a dropped kerb for use as temporary construction access... (Refuse)    F/YR18/0227/NONMAT: Non material amendment of conditions 5,6,7,8,9,10,11,12,13, &amp; 19 relating to pla... (Approve)    F/YR15/0001/O: Erection of a dwelling involving the demolition of existing workshop/office... (Grant)    F/YR16/0994/NONMAT: Non-material amendment: Substitution of house types on Plots 316 and 317 from ty... (Approve)    F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve)    F/YR18/0331/F: Erection of 110 x dwellings comprising of: 5 x 2-storey 5-bed, 19 x 2-storey 4-b... (Grant)    F/YR19/0678/NONMAT: Non-material amendment: Changes to brick type on Plots 216, 217, 219, garage 225... (Refuse)    F/YR12/0723/F: Variation of Condition 21 of planning permission F/YR10/0904/O (Residential/Mixe... (Grant)    F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve)    F/YR19/0997/A: Display of an internally illuminated fascia sign... (Grant)   F/YR14/0991/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant)   F/YR19/3115/COND: Details reserved by condition 5 of</p>				

planning permission F/YR18/0018/VOC (Variatio... (Approve) | F/YR14/3079/COND: Discharge of condition 14 of planning permission F/YR12/0723/F (Variation of Con... (Approve) | F/YR18/3044/COND: Details reserved by condition 10 of planning permission F/YR17/0711/F (Erection ... (Approve) | F/YR15/0823/F: Erection of 6no 15.0 metre high floodlights... (Grant) | F/YR11/0040/F: Removal of condition 3 of planning permission F/YR08/1011/F (Change of use of ag... (Grant) | F/YR10/0206/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Refuse) | F/YR19/3063/COND: Details reserved by condition 13 (condition listing approved plans) of Planning ... (Withdrawn) | F/YR15/0582/NONMAT: Non-material amendment - Removal of conditions 15 and 17 and amendment to condit... (Refuse) | F/YR12/0592/F: Siting of portacabin unit to provide changing and toilet facilities for use in a... (Grant) | F/YR17/0711/F: Erection of a 3-storey Extra Care Housing Scheme comprising of 13 x 2-bed and 47... (Grant) | F/YR14/3111/COND: Details reserved by conditions 8, 11, 12, 15 and 17 of planning permission F/YR1... (Approve) | F/YR15/0657/F: Variation of conditions 15 and 18 and removal of condition 17, relating to plann... (Grant) | F/YR15/0877/F: Erection of 93 residential dwellings with associated garages and infrastructure ... (Grant) | F/YR13/3094/COND: Details reserved by conditions 9 (Phase 1 - area covered by F/YR13/0473/RM) and ... (Approve) | F/YR10/0128/EXTIME: Erection of 2 dwellings (renewal of planning permission F/YR07/0269/O)... (Grant) | F/YR15/0054/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant) | F/YR17/0906/VOC: Variation of condition 6 to enable amendment to approved plans relating to plann... (Grant) | F/YR14/3070/COND: Details reserved by conditions 2, 5 and 6 of planning permission F/YR14/0041/F (... (Approve) | F/YR18/0721/NONMAT: Non-material amendment: Alteration to colour of external window/door frames and ... (Approve) | F/YR11/0930/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant) | F/YR18/3008/COND: Details reserved by Conditions 03 and 04 of planning permission F/YR17/0711/F (E... (Approve) | F/YR18/0018/VOC: Variation of condition 12 (imposition of a condition listing approved plans) rel... (Grant) | F/YR18/3049/COND: Details reserved by conditions 2 of planning permission F/YR15/0657/F... (Approve) | F/YR13/3093/COND: Details reserved by condition 13 of planning permission F/YR12/0723/F (Variation... (Approve) | F/YR19/3095/COND: Details reserved by conditions 7, 9 and 11 of Planning permission F/YR18/0018/VO... (Approve) | F/YR14/0041/F: Erection of changing rooms/community facility (to be constructed in 2 phases) in... (Grant) | F/YR17/3088/COND: Details reserved by conditions 3, 4, 5, 6, 7 and 8 of planning permission F/YR15... (Approve) | F/YR11/0482/F: Erection of a food store with petrol filling station and car wash, recycling cen... (Refuse) | F/YR18/0227/NONMAT: Non material amendment of conditions 5,6,7,8,9,10,11,12,13, & 19 relating to pla... (Approve) | F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve) | F/YR16/1017/O: Erection of 169 x dwellings (max) (Outline with matters committed in respect of ... (Grant) | F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve) | F/YR14/0991/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant) | F/YR18/0348/RM: Reserved Matters application relating to detailed matters of appearance and land... (Approve) | F/YR18/0853/F: Erection of 2-storey and first-floor extensions to rear and side of existing dwe... (Grant) | F/YR11/0895/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant) | F/YR15/0582/NONMAT: Non-material amendment - Removal of conditions 15 and 17 and amendment to condit... (Refuse) | F/YR19/3092/COND: Details reserved by conditions 7 and 10 of planning permission F/YR16/1017/O (Er... (Approve) | F/YR15/0657/F: Variation of conditions 15 and 18 and removal of condition 17, relating to plann... (Grant) | F/YR15/0505/SC: Screening/Scoping Opinion: Erection of 169 dwellings with associated infrastruct... (Further Details Not Required) | F/YR15/0053/F: Erection of 2-storey and first-floor extensions to rear and side of existing dwe... (Grant) | F/YR11/0930/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant) | F/YR18/3049/COND: Details reserved by conditions 2 of planning permission F/YR15/0657/F... (Approve) | F/YR14/0720/F: Erection of 2-storey and first-floor extensions to rear and side of existing dwe... (Refuse) | F/YR16/0924/O: Erection of a dwelling with detached garage (outline with matters committed in r... (Grant)

## Transport

### 8a. Local road impacts:

### 8b. Transport team comments:

### 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)	A
11a.(ii) Bus stops / rail in 5 min walk:	Eastrea Road; Victory Avenue; H&R Coronation Avenue; Roman Close; Crescent Road; Coronation Avenue; Bellman's Grove; Straw Bear PH; New Road	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	New Queen Street Surgery	
11b.(v) Medical srvs 15-20 min walk:	Jenner Health Centre	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11c.(iii) Shops 5-10 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11c.(iv) Shops 10-15 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH	
11c.(v) Shops 15-20 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	New Road Primary School	
11d.(iii) Primary schs 5-10 min walk:	Alderman Jacobs School; New Road Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 10 min walk (< 800m)	B
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Sir Harry Smith Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Station Road, Whittlesey	

11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre; 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:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site located on potentially contaminated land</b>	<b>E</b>
14a.(ii) Intersects landfill for DI:	0500/5251 (WHITTLSEY)	
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:	EH COMMENTS FROM PLANNING APP: F/YR16/1017/O: The Environmental Health Team note and accept the submitted information and have no objections to the principle of the development. However due to the previous use of the land (nursery) and the surrounding land (brick works / pits / landfill) we require further information in the form of a robust desk study to show whether the land has the potential to have been affected by ground contamination, any assessment should consider known or suspected chemicals or fuels that have been stored at the site, the potential for made ground to exist and potential for landfill gas from the former land fill; a conceptual site model detailing all potential sources, pathways and receptors is needed.	
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b>	<b>A</b>

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 5.98% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 94.02%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR located within site E

16a.(ii) Prox to County Wildlife Sites: CWS located within site E

16a.(iii) Site intersects CWS: Lattersey LNR & Adjoining Areas  
Lattersey LNR & Adjoining Areas; Railway Lakes

16a.(iv) CWS within 500m: Drover's Field, Eastrea; Pit Southeast of Bassenhally Pit; Railway Lakes

16a.(v) CWS 500m - 1km: Aliwal Road Pollard Willows; Common Wash; Dog-in-a-Doublet Drain; Nene Washes Counter Drain (West); Wash Road Pollard Willows; Dog-in-a-Doublet Drain CWS; 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      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: Yes      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ E

16d.(ii) Requirements to consult NE: NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A

17.(ii) TPO area: No TPO area within 15m of the site A

## 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 500.1 – 1000m of site C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site C

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:	Whittlesey Butter Cross; Ring ditch and settlement site N of Eastrea	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site	C
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:** 17/06/2020 13:10:00

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

**1b. Describe accessibility of site:** Main vehicular is from A605 with access also possible from Drybread Road and from existing footways to the west.

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

**2b. Describe neighbouring uses:** On edge of town.

**3. Describe topography and lanscape:** Flat and former arable fields to the north.  
To the south of A605 - for horticultural nurseries.

**4. Describe layout, form, street pattern:** Busy A605 bisects the skite in an east - west direction.

**5. Describe building types and features:** Mix of houses types in vicinity. Mainly 2 storey adjacent and now on the site (north part).

**6. Describe site's boundaries:** Mixture of fences, hedges and some trees.

**7. Describe features / constraints:** Former nursery site to the south.  
South - adjacent to nature reserve.

**8. Describe views, sight lines or vistas:** Both sites extensively visible, especially form the east and north.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Neutral

**9d. Justification:** Both sites would be adjacent to the existing built form of the town.

**19a. Character + Place Score:** Development of site will likely enhance local character and/or sense of place significantly A

**19b. Justification:** A majority of the site to the north has now been completed / nearing completion but both-west area still vacant land.

Site to south - extant planning permission but not started, although clearance underway.

<b>19c. Key considerations for policy:</b>	Extant planning permission. Start date for southern area to build. Remainder of northern area to be built out - planning permission still extant?
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## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** Area partly built this is an extension to existing site.

**(iii) Parish Council site ranking (0-10):** 9

## Recommendation

**20a. Individual site score** Likely suitable

A

### 20b. Comments

The site is an existing Local Plan allocation currently with extant planning permissions covering much of the site, and being built out. The allocation should be retained to support the continuation and completion of this development. The northern parcel (excluding the playing field at north east of site) has outline planning permission for 460 dwellings. Several reserved matters / full applications have been granted permission with initial phases under construction. The southern parcel has planning permission for 169 dwellings. The permitted care home is expected to deliver a dwelling-equivalent of 43 dwellings. This provides a gross dwelling figure of 672 for the whole site, or 452 based on outstanding net commitment at 01 April 2021.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	Only a very small part of this site lies in the Mineral Safeguarding Area. Extraction of mineral on this site would be impracticable.			
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel			
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C			
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	<b>&gt;50% of site area in Zone 1</b>			<b>B</b>
<b>3a.(ii) Site area in FZ1:</b>	59.08%	<b>3a.(iii) Site area in FZ2:</b>	0.27%	<b>3a.(iv) Site area in FZ3:</b> 40.65%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 4%
<b>3c.(i) Intersects Historic Flood Map:</b>	Yes	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0.08%
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	<b>Within 500m of site</b>			<b>D</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR15/0134/O	
	Hybrid application - outline for dwellings, full for vehicular access. Reserved Matters application approved (F/YR19/0158/RM). Applicant is a national housebuilder.	
<b>7.(ii) Planning History Search</b>	<p>F/YR15/0898/F: Erection of a single-storey rear extension to existing dwelling involving the de... (Grant)   F/YR12/0423/F: Erection of a 2-storey side extension to existing dwelling... (Grant)   F/YR18/1084/CERTP: Certificate of lawfulness (Proposed): Erection of an outbuilding incidental to t... (Permission Required)   F/YR15/0143/F: Change of use from agriculture to public amenity space (no operational developme... (Grant)   F/YR15/0134/O: Hybrid application: Outline application for the erection of 220 dwellings (max) ... (Grant)   F/YR17/1231/VOC: Removal or variation of conditions of planning permission F/YR15/0134/O (Hybrid ... (Grant)   F/YR19/0088/F: Erection of an outbuilding incidental to the enjoyment of the existing dwelling... (Grant)   F/YR19/0158/RM: Reserved Matters application relating to detailed matters of layout, scale, appe... (Approve)   F/YR12/0675/F: Conversion of loft to living accommodation including insertion of dormer to rear... (Grant)   F/YR19/0660/F: Erect a single-storey front extension to existing dwelling... (Grant)   F/YR13/0714/O: Erection of 249 no dwellings with associated infrastructure, vehicular and pedes... (Refuse)   F/YR20/3021/COND: Details reserved by condition 10 (i) (Archaeology) of planning permission F/YR17... (Approve)   F/YR14/0850/F: Erection of first-floor side and single-storey rear extensions to existing dwell... (Grant)   F/YR15/0186/CERTP: Certificate of Lawful Use (Proposed): Loft conversion involving formation of dor... (Issue Certificate)   F/YR15/0810/NONMAT: Non-material amendment: Amendment to front elevation involving omission of gable... (Approve)   F/YR20/3005/COND: Details reserved by condition 12 of planning permission F/YR17/1231/VOC (Removal... (Approve)</p>	

## Transport

8a. Local road impacts:

8b. Transport team comments:

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)

A

11a.(ii) Bus stops / rail in 5 min walk: Roman Close; Straw Bear PH

11b.(i) Prox to medical services: Less than 10 min walk (< 800m)

B

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk: New Queen Street Surgery

11b.(iv) Medical srvs 10-15 min walk: Jenner Health Centre

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 5 min walk (< 400m)

A

11c.(ii) Shops within 5 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH

11c.(iii) Shops 5-10 min walk: Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk: Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ

11d.(i) Prox to primary school: Less than 5 min walk (< 400m)

A

11d.(ii) Primary schs in 5 min walk: Alderman Jacobs School

11d.(iii) Primary schs 5-10 min walk:

11d.(iv) Primary schs 10-15 min walk: New Road Primary School; Park Lane Primary & Nursery School

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Less than 10 min walk (< 800m)

B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk: Sir Harry Smith Community College

11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Whittlesey Town Centre	
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 but room for expansion	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>
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 on potentially contaminated land	<b>E</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:	2647 (NURSERY); 2647 (NURSERY)	
14a.(vii) Sites for DI 0-50m:	2647 (NURSERY)	
14a.(viii) Sites for DI 50-100m:	659 (CORN MILL)	
14a.(ix) Sites for DI 100-250m:	1862 (GAS WORKS); 660 (REFUSE/SLAG HEAP)	
14b. Env Health Officer comments:	EH COMMENTS FROM PLANNING APP: F/YR15/0134/O : An initial study has shown that further investigations are needed with regard to potential ground contamination therefore the contaminated land condition needs to be added if permission is granted.	

15a. Agricultural Land Classification:	50% or more is not agricultural land	<b>A</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	<b>B</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS located within site	<b>E</b>	
16a.(iii) Site intersects CWS:	Wash Road Pollard Willows Common Wash		
16a.(iv) CWS within 500m:	Pit Southeast of Bassenhally Pit		
16a.(v) CWS 500m - 1km:	Dog-in-a-Doublet Drain', "Drover's Field, Eastrea; Kings Dyke Nature Reserve; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Railway Lakes; Thorney Dike; Dog-in-a-Doublet Drain CWS		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	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: Yes
16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ	<b>E</b>	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.		

## 16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site	<b>A</b>

## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	<b>D</b>
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Whittlesey 1	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	<b>D</b>
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	1-5, ARNOLDS LANE; LODGE AND GATEPIERS AND GATES; CHAPEL AND MORTUARY; 10, CLAYGATE; 9, CLAYGATE; FERNLEA; THE LINDENS; 10, GRACIOUS STREET; NEW CROWN; 16, GRACIOUS STREET; 56, HIGH CAUSEWAY; 68, HIGH	

CAUSEWAY; 8, GRACIOUS STREET; 10, DELPH STREET; 3, EAST DELPH; 8, CLAYGATE; 8, ARNOLDS LANE; TOMB OF SIR HARRY SMITH EAST NORTH EAST OF CEMETERY CHAPEL

18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Whittlesey Butter Cross	
18c.(v) Sched Mnmt 1-2km:	Ring ditch and settlement site N of Eastrea; Bowl barrow immediately north east of Bank Farm	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	D
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Whittlesey (Conservation area - 5174)	
18f. Conservation Officer comments:		
18g. Archaeology comments:		

## Site Visit

**Date / Time of Site Visit:** 17/06/2020 11:10:00

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

**1b. Describe accessibility of site:** Not accessible along main road from Whittlesey - no footpath. Other locations would be possible. Extant planning permission.

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

**2b. Describe neighbouring uses:** Dwellings to the west (mainly) and south, Nene Washes to the north. Open fields to the east.

**3. Describe topography and lanscape:** Mainly flat former arable farmland and grassland but with the land rising gently towards the south. Mature trees on site.

**4. Describe layout, form, street pattern:** Cul-de-sac development predominantly to the south.

**5. Describe building types and features:** Mix of single storey and 2 storey dwellings.

**6. Describe site's boundaries:** Wide variety of garden fences, hedge rows and mature trees.

**7. Describe features / constraints:** Proximity to Nene Washes to the north. Site appears to have been used by public though restrictive signs are in place.

**8. Describe views, sight lines or vistas:** Wide views possible across the open fields.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** *Somewhat negative*

**9c. Historic features:** *Neutral*

**9d. Justification:** *The extensive site is well related to the north of the town but there will be an on the landscape due to the loss of open fields.*

**19a. Character + Place Score:** **Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).** **B**

**19b. Justification:** The site is reasonably well connected to the rest of the town via existing accesses and provides a natural extension to the north, notwithstanding its proximity to the Nene Washes. The loss of open whilst regrettable could be justified in the circumstances.

**19c. Key considerations for policy:** Extant planning permission (implemented)

## Local Preference

**(i) Does Parish Council support site?:** **No**

**(ii) Reasons for support / object:** Unsuitable access, close to flood risk area, no access without going under the 5m IOD level.

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

## Recommendation

**20a. Individual site score** **Likely suitable** **A**

**20b. Comments** The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site has planning permission, and looks to be built out already.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR15/0877/F	
	Site with full planning permission, under construction. 20 dwellings remaining to be completed.	
<b>7.(ii) Planning History Search</b>	<p>F/YR10/0904/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Grant)    F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve)    F/YR19/0678/NONMAT: Non-material amendment: Changes to brick type on Plots 216, 217, 219, garage 225... (Refuse)      F/YR12/0723/F: Variation of Condition 21 of planning permission F/YR10/0904/O (Residential/Mixe... (Grant)    F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve)    F/YR14/3079/COND: Discharge of condition 14 of planning permission F/YR12/0723/F (Variation of Con... (Approve)    F/YR10/0206/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Refuse)    F/YR19/3063/COND: Details reserved by condition 13 (condition listing approved plans) of Planning ... (Withdrawn)    F/YR14/3111/COND: Details reserved by conditions 8, 11, 12, 15 and 17 of planning permission F/YR1... (Approve)    F/YR15/0877/F: Erection of 93 residential dwellings with associated garages and infrastructure ... (Grant)    F/YR13/3094/COND: Details reserved by conditions 9 (Phase 1 - area covered by F/YR13/0473/RM) and ... (Approve)    F/YR13/3093/COND: Details reserved by condition 13 of planning permission F/YR12/0723/F (Variation... (Approve)    F/YR17/3088/COND: Details reserved by conditions 3, 4, 5, 6, 7 and 8 of planning permission F/YR15... (Approve)</p>	

## Transport

### 8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

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 (&lt; 400m)

A

11a.(ii) Bus stops / rail in 5 min walk: Eastrea Road

11b.(i) Prox to medical services: Less than 15 min walk (&lt; 1,200m)

C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: New Queen Street Surgery

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 10 min walk (&lt; 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11d.(i) Prox to primary school: Less than 10 min walk (&lt; 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Jacobs School

11d.(iv) Primary schs 10-15 min walk: New Road Primary School

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Less than 10 min walk (&lt; 800m)

B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk: Sir Harry Smith Community College

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 15 min walk (&lt; 1,200m)

C

11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre; 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:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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.	
<b>Land Quality</b>		
14a.(i) Prox pot. contaminated land:	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</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:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b>	<b>A</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0.57%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 99.43%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 501m – 1km of site C

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

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit

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

Common Wash', "Drover's Field, Eastrea; Nene Washes Counter Drain (West); Railway Lakes; Wash Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: No      16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No      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 intersects Goose + Swan IRZ E

16d.(ii) Requirements to consult NE: NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site A

17.(ii) TPO area:      No TPO area within 15m of the 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 500.1 – 1000m of site C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500.1 – 1000m of site C

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:      Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

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

B

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:* 22/06/2020 12:55:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: Yes

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

(iii) Parish Council site ranking (0-10): 8

## Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms the site is being built out and is nearly completed.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

**6. Settlement Hierarchy** Market Town **A**

**7.(i) Planning History (Form B):** F/YR16/0316/F

Site has detailed planning permission and is therefore considered deliverable within five years

**7.(ii) Planning History Search**

F/YR10/0904/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Grant) | F/YR18/3063/COND: Details reserved by conditions 6 and 8 of planning permission F/YR17/0711/F (Ere... (Approve) | F/YR16/0316/F: Erection of 47 x 2-storey dwellings (Phase 2a) comprising of 6 x 1-bed apartment... (Grant) | F/YR16/0994/NONMAT: Non-material amendment: Substitution of house types on Plots 316 and 317 from ty... (Approve) | F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve) | F/YR18/0331/F: Erection of 110 x dwellings comprising of: 5 x 2-storey 5-bed, 19 x 2-storey 4-b... (Grant) | F/YR12/0723/F: Variation of Condition 21 of planning permission F/YR10/0904/O (Residential/Mixe... (Grant) | F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve) | F/YR19/0997/A: Display of an internally illuminated fascia sign... (Grant) | F/YR19/3115/COND: Details reserved by condition 5 of planning permission F/YR18/0018/VOC (Variatio... (Approve) | F/YR14/3079/COND: Discharge of condition 14 of planning permission F/YR12/0723/F (Variation of Con... (Approve) | F/YR18/3044/COND: Details reserved by condition 10 of planning permission F/YR17/0711/F (Erection ... (Approve) | F/YR10/0206/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Refuse) | F/YR17/0711/F: Erection of a 3-storey Extra Care Housing Scheme comprising of 13 x 2-bed and 47... (Grant) | F/YR14/3111/COND: Details reserved by conditions 8, 11, 12, 15 and 17 of planning permission F/YR1... (Approve) | F/YR13/3094/COND: Details reserved by conditions 9 (Phase 1 - area covered by F/YR13/0473/RM) and ... (Approve) | F/YR18/0721/NONMAT: Non-material amendment: Alteration to colour of external window/door frames and ... (Approve) | F/YR18/3008/COND: Details reserved by Conditions 03 and 04 of planning permission F/YR17/0711/F (E... (Approve) | F/YR18/0018/VOC: Variation of condition 12 (imposition of a condition listing approved plans) rel... (Grant) | F/YR13/3093/COND: Details reserved by condition 13 of planning permission F/YR12/0723/F (Variation... (Approve) |

F/YR19/3095/COND: Details reserved by conditions 7, 9 and 11 of Planning permission F/YR18/0018/VO... (Approve)

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

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)** A

11a.(ii) Bus stops / rail in 5 min walk: Eastrea Road; Victory Avenue; H&R Coronation Avenue; Roman Close; Crescent Road; Coronation Avenue; Bellman's Grove

11b.(i) Prox to medical services: **Less than 15 min walk (< 1,200m)** C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: New Queen Street Surgery

11b.(v) Medical srvs 15-20 min walk: Jenner Health Centre

11c.(i) Proximity to shops: **Less than 5 min walk (< 400m)** A

11c.(ii) Shops within 5 min walk: Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH

11c.(v) Shops 15-20 min walk: Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11d.(i) Prox to primary school: **Less than 10 min walk (< 800m)** B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Jacobs School; New Road Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: **Less than 10 min walk (< 800m)** B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:	Sir Harry Smith Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre; 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 but room for expansion	D
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
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.	
<b>Land Quality</b>		
14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
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:	F/YR16/0316/F phase 2 carried out which demonstrates land is suitable for intended use	

<b>15a. Agricultural Land Classification:</b>	50% or more is not agricultural land	<b>A</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	
<b>Natural Environment</b>		
<b>16a.(i) Prox to Local Nature Reserves:</b>	LNR within 500m of site	<b>D</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	CWS within 500m of site	<b>D</b>
<b>16a.(iii) Site intersects CWS:</b>		
	Lattersey LNR & Adjoining Areas	
<b>16a.(iv) CWS within 500m:</b>		
	Railway Lakes	
<b>16a.(v) CWS 500m - 1km:</b>		
	Aliwal Road Pollard Willows; Common Wash', "Drover's Field, Eastrea; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Wash Road Pollard Willows	
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	
<b>16c.(i) Highest quality habitats:</b>		
<b>16c.(ii) Existing Grassland:</b>	No	
<b>16c.(iii) Grassland Buffer:</b>	No	
<b>16c.(iv) Grassland Stepping Stone Opp:</b>	No	
<b>16c.(v) Existing Wetland:</b>	No	
<b>16c.(vi) Wetland Buffer:</b>	No	
<b>16c.(vii) Wetland Stepping Stone Opp:</b>	No	
<b>16c.(viii) Exstg Woodland:</b>	No	
<b>16c.(ix) Woodland Buffer:</b>	No	
<b>16c.(x) Woodland Stepping Stone Opp:</b>	No	
<b>16d.(i) Goose and Swan IRZ</b>	Site does not intersect Goose + Swan IRZ	<b>A</b>
<b>16d.(ii) Requirements to consult NE:</b>	NULL	
<b>16e. Wildlife Officer comments:</b>		
<b>17.(i) TPO points:</b>	No TPO point within 15m of the site	<b>A</b>
<b>17.(ii) TPO area:</b>	No TPO area within 15m of the site	<b>A</b>
<b>Heritage</b>		
<b>18a.(i) Prox to Conservation Area:</b>	Asset(s) within 500.1 – 1000m of site	<b>C</b>
<b>18a.(ii) CA intersects site:</b>		
<b>18a.(iii) CA within 500m:</b>		
<b>18b.(i) Prox to Listed Building:</b>	Asset(s) within 500.1 – 1000m of site	<b>C</b>
<b>18b.(ii) Listed Building on site:</b>		
<b>18b.(iii) LB within 500m of site:</b>		
<b>18c.(i) Prox to Scheduled Monument:</b>	Asset(s) within 1.01km – 2km of site	<b>B</b>
<b>18c.(ii) Sched Mnmt intersects site:</b>		
<b>18c.(iii) Sched Mnmt within 500m:</b>		

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km: Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

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:* 22/06/2020 13:05:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: Yes

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

(iii) Parish Council site ranking (0-10): 9

## Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms site is under construction and nearing completion.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gravel Safeguarding Area. However, it has existing residential development along it's western boundary, and Eastrea Road on its northern boundary. 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. Only, a very small part of the southern western corner of this site falls within the Waste Consultation Area for the Whittlesey Household Recycling Centre, regard should be had to Policy Cs30 in order to ensure that the ongoing waste management operation is not prejudiced. It is not in a WWTW Safeguarding Area				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area; WWTW Safeguarding Area; Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C; and Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy SSP W8BF Whittlesey Household Recycling Centre Waste Consultation Area				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town				<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR16/1017/O Site has outline permission.				
<b>7.(ii) Planning History Search</b>	<p>F/YR11/0482/F: Erection of a food store with petrol filling station and car wash, recycling cen... (Refuse)  </p> <p>F/YR18/0227/NONMAT: Non material amendment of conditions 5,6,7,8,9,10,11,12,13, &amp; 19 relating to pla... (Approve)  </p> <p>F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve)  </p> <p>F/YR16/1017/O: Erection of 169 x dwellings (max) (Outline with matters committed in respect of ... (Grant)  </p> <p>F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve)  </p> <p>F/YR14/0991/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant)  </p>				

F/YR18/0348/RM: Reserved Matters application relating to detailed matters of appearance and land... (Approve) | F/YR11/0895/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant) | F/YR15/0582/NONMAT: Non-material amendment - Removal of conditions 15 and 17 and amendment to condit... (Refuse) | F/YR19/3092/COND: Details reserved by conditions 7 and 10 of planning permission F/YR16/1017/O (Er... (Approve) | F/YR15/0657/F: Variation of conditions 15 and 18 and removal of condition 17, relating to plann... (Grant) | F/YR15/0505/SC: Screening/Scoping Opinion: Erection of 169 dwellings with associated infrastru... (Further Details Not Required) | F/YR11/0930/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant) | F/YR18/3049/COND: Details reserved by conditions 2 of planning permission F/YR15/0657/F... (Approve) | F/YR16/0924/O: Erection of a dwelling with detached garage (outline with matters committed in r... (Grant)

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

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)

A

11a.(ii) Bus stops / rail in 5 min walk: Eastrea Road; Victory Avenue; Bellman's Grove; New Road

11b.(i) Prox to medical services: Less than 15 min walk (< 1,200m)

C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: New Queen Street Surgery

11b.(v) Medical srvs 15-20 min walk: Jenner Health Centre

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11c.(iv) Shops 10-15 min walk: The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH

11c.(v) Shops 15-20 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11d.(i) Prox to primary school: Less than 5 min walk (< 400m)

A

11d.(ii) Primary schs in 5 min walk: New Road Primary School

11d.(iii) Primary schs 5-10 min walk: Alderman Jacobs School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Less than 10 min walk (&lt; 800m)

B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk: Sir Harry Smith Community College

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 10 min walk (&lt; 800m)

B

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk: Station Road, Whittlesey

11f.(iv) Emp area 10-15 min walk: Whittlesey Town Centre

11f.(v) Emp area 15-20 min walk:

12a.(i) Primary school catchment: New Road &amp; Alderman Jacobs Primary School

12a.(ii) Primary school capacity: No spare places but room for expansion

D

12b. Pri school capacity comments: New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.

13a.(i) Secondary school catchment: Sir Harry Smith Community College

13a.(ii) Secondary school capacity: Spare capacity in every year

A

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 on potentially contaminated land

E

14a.(ii) Intersects landfill for DI: 0500/5251 (WHITTLSEY)

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: F/YR19/3092/COND - Contaminated land remediation verification report required

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR located within site

E

16a.(ii) Prox to County Wildlife Sites: CWS located within site

E

16a.(iii) Site intersects CWS: Lattersey LNR &amp; Adjoining Areas

Railway Lakes

16a.(iv) CWS within 500m:

Drover's Field, Eastrea

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

Aliwal Road Pollard Willows; Common Wash; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Wash Road Pollard Willows

16a.(vi) CWS 1-2km

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 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: Yes 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

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:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the 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 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 1.01km – 2km of site

B

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km: Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

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

B

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:* 22/06/2020 13:10:00

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

*1b. Describe accessibility of site:* Extant planning permission for up to 169 dwellings (outline).  
Clearance commenced.  
Building works not yet started.

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: **Yes**

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

(iii) Parish Council site ranking (0-10): **9**

## Recommendation

20a. Individual site score

Likely suitable

**A**

20b. Comments

The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms that works on site has commenced.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	10%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town			<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR18/0331/F Site with full planning permission			
<b>7.(ii) Planning History Search</b>	<p>F/YR10/0904/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Grant)    F/YR18/3063/COND: Details reserved by conditions 6 and 8 of planning permission F/YR17/0711/F (Ere... (Approve)    F/YR16/0316/F: Erection of 47 x 2-storey dwellings (Phase 2a) comprising of 6 x 1-bed apartment... (Grant)    F/YR16/0994/NONMAT: Non-material amendment: Substitution of house types on Plots 316 and 317 from ty... (Approve)    F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve)    F/YR18/0331/F: Erection of 110 x dwellings comprising of: 5 x 2-storey 5-bed, 19 x 2-storey 4-b... (Grant)    F/YR12/0723/F: Variation of Condition 21 of planning permission F/YR10/0904/O (Residential/Mixe... (Grant)    F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve)    F/YR19/3115/COND: Details reserved by condition 5 of planning permission F/YR18/0018/VOC (Variatio... (Approve)    F/YR14/3079/COND: Discharge of condition 14 of planning permission F/YR12/0723/F (Variation of Con... (Approve)    F/YR18/3044/COND: Details reserved by condition 10 of planning permission F/YR17/0711/F (Erection ... (Approve)    F/YR10/0206/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Refuse)    F/YR17/0711/F: Erection of a 3-storey Extra Care Housing Scheme comprising of 13 x 2-bed and 47... (Grant)    F/YR14/3111/COND: Details reserved by conditions 8, 11, 12, 15 and 17 of planning permission F/YR1... (Approve)    F/YR13/3094/COND: Details reserved by conditions 9 (Phase 1 - area covered by F/YR13/0473/RM) and ... (Approve)    F/YR18/0721/NONMAT: Non-material amendment: Alteration to colour of external window/door frames and ... (Approve)    F/YR18/3008/COND: Details reserved by Conditions 03 and 04 of planning permission F/YR17/0711/F (E... (Approve)    F/YR18/0018/VOC: Variation of condition 12 (imposition of a condition listing approved plans) rel... (Grant)    F/YR13/3093/COND: Details reserved by condition 13 of planning permission F/YR12/0723/F (Variation... (Approve)    F/YR19/3095/COND: Details reserved by conditions 7, 9 and 11 of Planning permission F/YR18/0018/VO... (Approve)</p>			

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

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)** A

11a.(ii) Bus stops / rail in 5 min walk: Eastrea Road; Victory Avenue; H&R Coronation Avenue; Roman Close; Crescent Road; Coronation Avenue; Bellman's Grove; Straw Bear PH

11b.(i) Prox to medical services: **Less than 15 min walk (< 1,200m)** C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: New Queen Street Surgery

11b.(v) Medical srvs 15-20 min walk: Jenner Health Centre

11c.(i) Proximity to shops: **Less than 5 min walk (< 400m)** A

11c.(ii) Shops within 5 min walk: Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH

11c.(v) Shops 15-20 min walk: Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11d.(i) Prox to primary school: **Less than 10 min walk (< 800m)** B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Jacobs School; New Road Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: **Less than 10 min walk (< 800m)** B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk: Sir Harry Smith Community College

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 15 min walk (&lt; 1,200m)

C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: Whittlesey Town Centre; Station Road, Whittlesey

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment New Road &amp; Alderman Jacobs Primary School

12a.(ii) Primary school capacity: No spare places but room for expansion

D

12b. Pri school capacity comments: New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.

13a.(i) Secondary school catchment Sir Harry Smith Community College

13a.(ii) Secondary school capacity: Spare capacity in every year

A

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

A

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 not agricultural land

A

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 500m of site D

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site D

16a.(iii) Site intersects CWS:

Lattersey LNR & Adjoining Areas

16a.(iv) CWS within 500m:

Pit Southeast of Bassenhally Pit; Railway Lakes

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

Aliwal Road Pollard Willows; Common Wash', "Drover's Field, Eastrea; Nene Washes Counter Drain (West); Wash Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: No      16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ E Site intersects Goose + Swan IRZ

16d.(ii) Requirements to consult NE: NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points: A No TPO point within 15m of the site

17.(ii) TPO area: A No TPO area within 15m of the site

## Heritage

18a.(i) Prox to Conservation Area: C Asset(s) within 500.1 – 1000m of site

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: C Asset(s) within 500.1 – 1000m of site

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: B Asset(s) within 1.01km – 2km of site

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:	Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site	<b>C</b>
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:* 22/06/2020 13:05:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Under construction

(iii) Parish Council site ranking (0-10): 9

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## Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms site is under construction.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Waste Consultation Area for Saxon Brick pits; and within the allocation W1W for future waste recycling and recovery uses. As such the Waste Planning Authority is likely to be minded to object to the development of this site.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area; Area of Search; Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C, Policy CS27 Mineral Consultation Areas, Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy M9K Mineral Consultation Area Kings Delph, Whittlesey, Policy W1W Saxon Brickpits, Whittlesey (Waste Management Allocation, Area of Search) and Policy W8AU Waste Consultation Area.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	97.37%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	2.63%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	3%	<b>3b.(iv) 1 in 1000yr event (area):</b>	6%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town	<b>A</b>
<b>7.(i) Planning History (Form B):</b>	No relevant planning history in relation to housing. The last history indicates that the site was operational land in conjunction with the brickworks.	
<b>7.(ii) Planning History Search</b>	F/YR12/2012/CCC: Variation of Conditions 5 and 6 of planning permission F/02026/02/CW to extend t... (Deemed consent CCC)   F/YR18/2015/CCC: Section 73A planning application to continue the importation of controlled inert... (Raise No Objection)   F/YR17/2014/CCC: Section 73A planning application to continue the importation of controlled inert... (Raise No Objection)	

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Access onto A605 close to Crossway Hand. Suitable junction spacing is required.	

Access on to Snoots only preferred subject to suitable width and visibility being achieved.

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)

A

11a.(ii) Bus stops / rail in 5 min walk: West End; Crossway Hand

11b.(i) Prox to medical services: Less than 15 min walk (< 1,200m)

C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: Jenner Health Centre

11b.(v) Medical srvs 15-20 min walk: New Queen Street Surgery

11c.(i) Proximity to shops: Less than 5 min walk (< 400m)

A

11c.(ii) Shops within 5 min walk: Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ

11c.(iii) Shops 5-10 min walk: Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR

11c.(iv) Shops 10-15 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11c.(v) Shops 15-20 min walk:

11d.(i) Prox to primary school: Less than 10 min walk (< 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Park Lane Primary & Nursery 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)

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 15 min walk (< 1,200m)

C

11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre; Peterborough 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:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site within 50m of potentially contaminated land</b>	<b>D</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:	0500/0097 (Saxon Works, Whittlesey)	
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:	2647 (NURSERY)	
14b. Env Health Officer comments:	Land adjacent to Saxon works and disused pit. Phase 1 may be required to determine extent of any contamination from aforementioned uses.	
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b>	<b>A</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	

**Natural Environment**

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	<b>D</b>
16a.(iii) Site intersects CWS:		
	Kings Dyke Nature Reserve	
16a.(iv) CWS within 500m:		
	Common Wash	
16a.(v) CWS 500m - 1km:		
	Lattersey LNR & Adjoining Areas; Wash Road Pollard Willows	
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
		16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
		16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	Yes	16c.(ix) Woodland Buffer: Yes
		16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>
16d.(ii) Requirements to consult NE:	NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.	
	Completely inappropriate for development; site consists of woodland habitat.	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site	<b>A</b>
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	<b>C</b>
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	<b>D</b>
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	TOWER WINDMILL, REAR OF NUMBER 40, WEST END	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	<b>B</b>
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
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	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site	C
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:** 17/06/2020 10:35:00

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

**1b. Describe accessibility of site:** On main road A605.  
Would involve clearing a number of mature trees (black poplar?).  
Close to bus stop.  
Access appears OK onto A605.  
Access to east would involve demolition of bungalow, with potential for impact on neighbours.

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

**2b. Describe neighbouring uses:** Disused brick pit to west. Dwellings to east.

**3. Describe topography and lanscape:** Extensively covered in trees.

**4. Describe layout, form, street pattern:** Residential street and cul-de-sac.

**5. Describe building types and features:** Mix of single storey and 2 storey dwellings.

**6. Describe site's boundaries:** Garden fences to the east, brick pit to the west - tree cover up to the northern boundary.

**7. Describe features / constraints:** Trees at north end for access.  
Proximity to brick pit.  
General tree cover across site - loss of biodiversity.

**8. Describe views, sight lines or vistas:** Generally enclosed - probably visible from railway line.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** Adjacent to main built form of town.  
Site is covered extensively with mature and semi-mature trees.

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).	D
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**19b. Justification:** Whilst adjacent to the built form of the town the site is effectively a woodland and the loss of the trees, would have adverse impact on biodiversity and the character of the area.

**19c. Key considerations for policy:** Impact on neighbours  
Loss of trees  
Access  
Proximity to brick pit

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** Unsuitable location due to the close proximity of the working pit.

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

## Recommendation

**20a. Individual site score** Potentially unsuitable

D

**20b. Comments** Site is in close proximity to brick pit which could adversely impact on amenity of residents of site, due to noise and potential land contamination. General tree cover across site. Development therefore has potential to result in harm to biodiversity due to loss of woodland habitat.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site lies wholly within the Sand and Gravel Safeguarding Area, and has existing residential development on its western boundary, a railway line on its southern boundary, and a river on its northern boundary. 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	14.01%	<b>3a.(iii) Site area in FZ2:</b>	8.43%	<b>3a.(iv) Site area in FZ3:</b>	77.56%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	10%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town			<b>A</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR17/1143/F: Erection of a single-storey side and rear extension to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway required along eastern side of Ramsey Road. Two points of access may be required for scale of development. TA traffic impact assessment required.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				

<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary	<b>D</b>
<b>10b. PROW Team comments:</b>	Whittlesey Public Footpath No. 4 is located along the northern boundary of the development. Opportunities to connect into and improve this footpath.	

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Briggate Crescent	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Jenner Health Centre	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	New Queen Street Surgery	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
<b>11c.(iv) Shops 10-15 min walk:</b>	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH	
<b>11c.(v) Shops 15-20 min walk:</b>	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Park Lane Primary & Nursery School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>	New Road Primary School	
<b>11d.(v) Primary schs 15-20 min walk:</b>	Alderman Jacobs School	
<b>11e.(i) Prox to secondary school:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>	Sir Harry Smith Community College	
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11f.(ii) Emp area in 5 min walk:</b>	Whittlesey Town Centre; Station Road, Whittlesey	
<b>11f.(iii) Emp area 5-10 min walk:</b>		

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:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site within 250m of potentially contaminated land</b>	<b>B</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 (NURSERY); 663 (SMITHY)	
14b. Env Health Officer comments:	Land adjacent to railway which may be a source of contamination.	
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b>	<b>A</b>
15b. ALC percentage site area	GRADE 1: 14.96%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 85.04%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR within 501m – 1km of site</b>	<b>C</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS within 500m of site</b>	<b>D</b>
16a.(iii) Site intersects CWS:		

Lattersey LNR &amp; Adjoining Areas

16a.(iv) CWS within 500m:

Aliwal Road Pollard Willows; Railway Lakes

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

Common Wash; Kings Dyke Nature Reserve; Wash Road Pollard Willows; Aliwal Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats: Grassland,Neutral,Unimproved

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

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

A

17.(ii) TPO area: No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Whittlesey 2

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: 2 AND 4, BRIGGATE EAST; 2 AND 3, THE BOWER; GROVE HOUSE; 1 AND 3, BRIGGATE WEST; 46, CHURCH STREET; 48, CHURCH STREET; CHURCH OF ST ANDREW; PARK HOUSE; HORSEGATE HOUSE; THE FALCON HOTEL; 6,7, MARKET PLACE; 8, MARKET PLACE; POST OFFICE; 13A, MARKET PLACE; 12, MARKET PLACE; 14, MARKET PLACE (See details for further address information); 7A,7B, MARKET STREET; 9, MARKET STREET; 17, MARKET STREET; NATIONAL WESTMINSTER BANK; TOWN HALL; BLACK BULL PUBLIC HOUSE; Two piers each with sculpture of eagle, at No. 11; HERMITAGE REST HOME; 20 AND 22, ST MARYS STREET; CHURCH OF ST MARY; MANOR HOUSE; Two gate piers with vases and wall; WILDERNESS HOUSE; GEORGE HOTEL; MARKET CROSS; 9, HORSEGATE; 22, LONDON STREET (See details for further address information)

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: Whittlesey Butter Cross

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

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Whittlesey (Conservation area - 5174)

18f. Conservation Officer comments: Consideration for character and appearance of conservation area and setting of numerous listed buildings.

18g. Archaeology comments:

## Site Visit

Date / Time of Site Visit: 17/06/2020 12:45:00

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

1b. Describe accessibility of site: Access possible from Ramsey Road.  
A public footpath runs to north of the site along river.

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

2b. Describe neighbouring uses: Dwellings to the west and north-west.  
Railway line to the south.  
Fallow field / scrubland to the east.  
River and park (leisure centre grounds) to the north.3. Describe topography and lanscape: Flat and open arable field. Two powerlines cross the site.  
On edge of built form of town.

4. Describe layout, form, street pattern: Ramsey Road is a relatively busy entrance to the town from the south with cul-de-sac development on its west side.

5. Describe building types and features: None on site. Mainly 2 storey to the west and single storey to the north west.

6. Describe site's boundaries: Hedge and mature tree belt to the north.  
Hedgerow and mature trees to the east and west.  
Railway embankment to the south.7. Describe features / constraints: Two power lines cross site.  
Proximity to King's Dyke River (more of a canal type drain).8. Describe views, sight lines or vistas: Generally an enclosed site, mostly visible from the south (railway) and west.  
Long views to Whittlesey brick chimneys and turbine to the west.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site is well located to the existing built form of the settlement. Whilst

**Likely unsuitable**

*presently an arable field the demarcation of the railway means that it will not have an adverse impact on the wider countryside.*

<b>19a. Character + Place Score:</b>	<b>Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).</b>	<b>B</b>
<b>19b. Justification:</b>	<p>The site is well located in relation to the town centre and other key services and its impact on the countryside will be limited.</p> <p>This however close to the river (though more of a canal in this location - near lock and the railway line).</p>	
<b>19c. Key considerations for policy:</b>	<ul style="list-style-type: none"> <li>- Impact on town morphology</li> <li>- Proximity to services</li> <li>- Impact on countryside</li> <li>- Proximity to river and railway</li> <li>- Possible sustainable links (bridge across river?)</li> </ul>	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>No</b>
<b>(ii) Reasons for support / object:</b>	Inadequate road access onto existing road
<b>(iii) Parish Council site ranking (0-10):</b>	<b>1</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b>	<b>E</b>
<b>20b. Comments</b>	<p>The proposal is incompatible with national planning policies for managing flood risk. Just 14% of the site area is located in Flood Zone 1. Some potential for adverse impacts on countryside and town morphology. Access to site likely inadequate to support for a development of this scale, requiring significant upgrade.</p>	

## Major Criteria

<b>1. Site Availability</b>	Available for development in long term (11 – 15 yrs)				<b>C</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies partly within the Sand and Gravel Safeguarding Area, with sand and gravel in a northern and southern area, with none in between. 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	Within 500m of site				<b>D</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town	<b>A</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/YR11/0345/F: Erection of a 2-storey 4-bed dwelling involving demolition of existing dwelling ... (Grant)    F/YR14/0173/NONMAT: Non-material amendment: Increase floor area by 5 sq.metres and ridge height by 0... (Approve)    F/YR12/0012/F: Erection of a 2-storey 4-bed dwelling with detached workshop/store involving dem... (Grant)    F/YR12/3058/COND: Details reserved by conditions 2, 3 and 5 of planning permission F/YR12/0012/F (... (Approve)    F/YR15/1133/CERTLU: Certificate of Lawful Use (Existing): Use of detached workshop/store as a garage... (Issue Certificate)</p>	

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Dry Bread Road widening and improvement required. Footways to connect site with Drybread Road TA traffic impact assessment required.	
<b>9a. Strategic Road Net. impacts:</b>		

**9b. Highways England comments:**

**10a. PROW Opportunities:** Opportunities to connect to nearby PROWs outside the site boundary D

**10b. PROW Team comments:** Whittlesey Public Footpath No. 16 is located along the northern boundary of the development. Opportunities to connect into and improve this footpath.

**Access to Services**

**11a.(i) Proximity to public transport:** Less than 10 min walk (< 800m) B

**11a.(ii) Bus stops / rail in 5 min walk:**

**11b.(i) Prox to medical services:** Less than 20 min walk (< 1,600m) D

**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:** New Queen Street Surgery

**11c.(i) Proximity to shops:** Less than 15 min walk (< 1,200m) C

**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, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH

**11d.(i) Prox to primary school:** Less than 15 min walk (< 1,200m) C

**11d.(ii) Primary schs in 5 min walk:**

**11d.(iii) Primary schs 5-10 min walk:**

**11d.(iv) Primary schs 10-15 min walk:** Alderman Jacobs School

**11d.(v) Primary schs 15-20 min walk:** New Road Primary School

**11e.(i) Prox to secondary school:** Less than 15 min walk (< 1,200m) C

**11e.(ii) Secondary sch in 5 min walk:**

**11e.(iii) Secondary sch 5-10 min walk:**

**11e.(iv) Secondary sch 10-15 min walk:** Sir Harry Smith Community College

**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	Whittlesey Town Centre	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</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:		
14b. Env Health Officer comments:	Land adjacent to disused pit which may give rise to contamination.	
15a. Agricultural Land Classification:	<b>50% or more is Grade 3</b>	<b>C</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 24.82%   Grade 3: 75.18%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR within 1.01km – 2km of site</b>	<b>B</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS located within site</b>	<b>E</b>
16a.(iii) Site intersects CWS:	Pit Southeast of Bassenhally Pit Nene Washes Counter Drain (West)	

16a.(iv) CWS within 500m:

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

Common Wash; Dog-in-a-Doublet Drain', "Drover's Field, Eastrea; Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Railway Lakes; Thorney Dike; Wash Road Pollard Willows; Dog-in-a-Doublet Drain CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats: Woods/Trees/Scrub,,with semi-natural habitats; Grassland,Neutral,Unimproved

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

ALL PLANNING APPLICATIONS - EXCEPT HOUSEHOLDER APPLICATIONS., All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the 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 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500.1 – 1000m of site

C

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:

Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

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

B

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:** 17/06/2020 11:45:00

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

**1b. Describe accessibility of site:** Site could be accessed from Drybread Road and lane to the south with extensive upgrades of the highway.

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

**2b. Describe neighbouring uses:** Open countryside in all directions with fishing lakes to the east. County Wildlife Site to the north and east and SSSI to the north-west.

**3. Describe topography and lanscape:** Flat, arable farmland away from the main built part of the town.

**4. Describe layout, form, street pattern:** Rural lanes to the south and west (access only)

**5. Describe building types and features:** None on site. 2 storey farm building (recent) to the west.

**6. Describe site's boundaries:** Mixture of fences, hedgerows and woodland.

**7. Describe features / constraints:** Proximity to nature reserves.  
Location in open countryside.

**8. Describe views, sight lines or vistas:** Due to hedgerows and woodland a reasonably enclosed site but would be visible from the south and east especially.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** The site is located away from the built footprint of the town in open countryside.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** The location and extend of the site would result in a significantly adverse impact on the open countryside and result in a high level of car trips to services. Would also adversely impact the SSSI and County Wildlife Site adjacent.

**19c. Key considerations for policy:**

- Impact on open countryside
- Relationship to built form
- Proximity to services
- Infrastructure upgrades required
- Impact on SSSI and County Wildlife Site

## Local Preference

**(i) Does Parish Council support site?:** Yes

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

(iii) Parish Council site ranking (0-10): 2

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site intersects a County Wildlife Site, is in close proximity of a SSSI, and is within the Goose & Swan Functional Land IRZ. The site has a poor relationship to the built form, and would adversely impact upon the open countryside. The site is distant from local services.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site lies largely within the Sand and Gravel Safeguarding Area, and has some existing development adjacent its south west and south eastern boundaries. Should the Council be minded to allocate this site it could result in the sterilisation of economic mineral reserves. In the event that the Council is minded to allocate this site regard should be had to whether prior extraction should take place; and if not, any mineral extracted during the course of the development should be used in a sustainable manner, ideally on the development itself or taken off site for processing (the latter would require planning permission from the Mineral Planning Authority).				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	2%	<b>3b.(iii) 1 in 100yr event (area):</b>	3%	<b>3b.(iv) 1 in 1000yr event (area):</b>	10%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>Within 500m of site</b>			<b>D</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/YR14/3077/COND: Details reserved by conditions 1 and 2 of planning permission F/YR13/0473/RM (Er... (Approve)   F/YR13/0473/RM: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed, 87 ... (Approve)   F/YR14/0979/F: Variation of condition 6 of planning permission F/YR11/0574/F (Change of use of ... (Grant)   F/YR13/0733/F: Variation of condition 6 (relating to operating hours) of planning permission F/... (Withdrawn)   F/YR15/1127/F: Erection of a 3.0m high (max height) fence... (Grant)   F/YR11/0574/F: Change of use of site to haulage yard and part change of use of existing warehou... (Grant)   F/YR10/0766/F: Erection of an attached double garage to rear of existing dwelling, involving de... (Grant)   F/YR15/0054/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant)   F/YR11/0930/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant)   F/YR10/0337/F: Removal of Condition 09 of planning permission F/YR08/1025/F (Erection of 2 indu... (Grant)   F/YR18/0409/F: Change of use of land to trailer parking area and erection of a 2.4 metre high p... (Grant)</p>	

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land	<b>D</b>
<b>8b. Transport team comments:</b>	Roundabout or new junction required on A605. Footway/cycleway required along A605 TA traffic impact assessment required. Existing planning consents require consideration. Accesses require rational approach along this section of the A605.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities	<b>E</b>
<b>10b. PROW Team comments:</b>	No existing PROW provision, however given the size of allocation new PROW provision should be provided both on and off site to bridleway standard	

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Eastrea Road	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 20 min walk (&lt; 1,600m)</b>	<b>D</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>	New Queen Street Surgery	
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH	
<b>11d.(i) Prox to primary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	New Road Primary School	
<b>11d.(iv) Primary schs 10-15 min walk:</b>	Alderman Jacobs School	
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		

11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Sir Harry Smith Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
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:	Whittlesey Town Centre	
12a.(i) Primary school catchment:	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment:	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
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	A
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:		

<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 81.08%   Grade 3: 13.11%   Grade 4 or 5: 0%   Not agric. land: 5.81%	
<b>Natural Environment</b>		
<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR within 500m of site</b>	<b>D</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 500m of site</b>	<b>D</b>
<b>16a.(iii) Site intersects CWS:</b>		
	Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit	
<b>16a.(iv) CWS within 500m:</b>		
	Drover's Field, Eastrea; Nene Washes Counter Drain (West); Railway Lakes	
<b>16a.(v) CWS 500m - 1km:</b>		
	Aliwal Road Pollard Willows; Common Wash; Dog-in-a-Doublet Drain; Eldernell Gravel Pits; Wash Road Pollard Willows; Dog-in-a-Doublet Drain CWS	
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	
<b>16c.(i) Highest quality habitats:</b>		
<b>16c.(ii) Existing Grassland:</b>	Yes	<b>16c.(iii) Grassland Buffer:</b> Yes
		<b>16c.(iv) Grassland Stepping Stone Opp:</b> Yes
<b>16c.(v) Existing Wetland:</b>	No	<b>16c.(vi) Wetland Buffer:</b> No
		<b>16c.(vii) Wetland Stepping Stone Opp:</b> No
<b>16c.(viii) Extstg Woodland:</b>	No	<b>16c.(ix) Woodland Buffer:</b> No
		<b>16c.(x) Woodland Stepping Stone Opp:</b> No
<b>16d.(i) Goose and Swan IRZ</b>	<b>Site intersects Goose + Swan IRZ</b>	<b>E</b>
<b>16d.(ii) Requirements to consult NE:</b>	NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.	
<b>16e. Wildlife Officer comments:</b>		
<b>17.(i) TPO points:</b>	<b>No TPO point within 15m of the site</b>	<b>A</b>
<b>17.(ii) TPO area:</b>	<b>No TPO area within 15m of the site</b>	<b>A</b>
<b>Heritage</b>		
<b>18a.(i) Prox to Conservation Area:</b>	<b>Asset(s) within 1.01km – 2km of site</b>	<b>B</b>
<b>18a.(ii) CA intersects site:</b>		
<b>18a.(iii) CA within 500m:</b>		
<b>18b.(i) Prox to Listed Building:</b>	<b>Asset(s) within 500m of site</b>	<b>D</b>
<b>18b.(ii) Listed Building on site:</b>		
<b>18b.(iii) LB within 500m of site:</b>	398 AND 400, EASTREA ROAD; 3, SPRINGFIELDS	
<b>18c.(i) Prox to Scheduled Monument:</b>	<b>Asset(s) within 500.1 – 1000m of site</b>	<b>C</b>
<b>18c.(ii) Sched Mnmt intersects site:</b>		

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:	Whittlesey Butter Cross	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
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	<b>B</b>
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:* 17/06/2020 11:30:00

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

**1b. Describe accessibility of site:** Site should potentially be accessible from all directions but is some distance away from services.

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

**2b. Describe neighbouring uses:** The site would be adjacent to built development to the south-west and (some) to south-east by generally there is extensive open countryside to the north-west, north and east.

**3. Describe topography and lanscape:** Generally flat arable farmland.

**4. Describe layout, form, street pattern:** A rural lane to the north and east with the main A605 to the south.

**5. Describe building types and features:** None on site, but generally 2-storey in the vicinity / adjacent.

**6. Describe site's boundaries:** Garden fences to the south west and south east. Some hedgerows to the east, south and south-west but generally very open.

**7. Describe features / constraints:** Extensive area of land within very open countryside.  
Proximity to Eastrea village to the east.

**8. Describe views, sight lines or vistas:** Very open in all directions. Long views of Whittlesey Church possible

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** The extensive site would provide a major expansion to the town into open countryside resulting in an unbalanced built form.  
Would be a significantly adverse impact on the open countryside.

19a. Character + Place Score:	Development of site is likely to result in adverse harm to local character and/or sense of place.	<b>E</b>
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**19b. Justification:** The development of the area would impact on the town morphology, open countryside and be located a considerable distance from key services resulting in an increase in car journeys on local roads and the A605.

**19c. Key considerations for policy:**

- Impact on town morphology
- Impact on open countryside
- Proximity to key services
- Increase in car trips
- Proximity to Eastrea

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** We would prefer a lower density on this site.

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

## Recommendation

**20a. Individual site score** Suitability uncertain/mixed effects

C

**20b. Comments** The site would enable further development adjacent to a number of existing development sites (See site 40012), some of which are currently under construction or have extant planning permission. i.e. it would enabled continued development at the east of Whittlesey. Further information would be required to demonstrate that there is sufficient highway capacity to accommodate this development sites, along with existing consents. Development of the site would extend into the open countryside and erode the important 'gap' between Whittlesey and Eastrea. Located at the eastern edge of the town, the site would be relatively distant from some services.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing mineral allocations for sand and gravel and brick clay extraction at Kings Delph, Whittlesey, and falls entirely within the associated Mineral Consultation Area which safeguards these allocations. Policy CS27 states that development within Mineral Consultation Areas will only be permitted where it is demonstrated that this will not prejudice existing or future mineral extraction. Given that the proposed uses, including a hotel, the Mineral Planning Authority may be minded to object if this site were to be allocated, and would request further liaison if your council were minded to do so.			
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Brick Clay; Sand & Gravel			
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C; Core Strategy Policy CS4 The Scale and Location of Future Sand and Gravel Extraction, Policy CS8 the Scale and Location of Future Brickclay Extraction, Policy CS27 Mineral Consultation Areas, and associated Site Specific Proposals Plan Policies M1D, M5A and M9K Mineral allocations and Mineral Consultation Area at Kings Delph, Whittlesey.			
<b>3. Flood Risk - Vulnerability:</b>	Less vulnerable			
<b>3a.(i) Main Flood Zone:</b>	<b>&gt;50% of site area in Zone 3 - INCOMPATIBLE</b>			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b>	29.97%	<b>3a.(iii) Site area in FZ2:</b>	5.05%	<b>3a.(iv) Site area in FZ3:</b> 64.97%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 8%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>			<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/YR15/2010/CCC: Development of a single carriageway road south of the existing A605 (Peterboroug... (Raise No Objection)   F/YR13/0463/F: Erection of 2 x 2-storey 3-bed dwellings with detached single garages, involving... (Withdrawn)   F/YR15/2010/CCC: Development of a single carriageway road south of the existing A605 (Peterboroug... (Raise No Objection)   F/YR15/0742/CCSCOP: Single carriageway road with bridge over railway line to bypass level crossing... (Further Details Not Required)	

## Transport

<b>8a. Local road impacts:</b>	<b>No objection with moderate mitigation measures</b>	<b>B</b>
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**8b. Transport team comments:** Design compliant accesses required off bypass alignment. Footway and cycleway connections required.

**9a. Strategic Road Net. impacts:**

**9b. Highways England comments:**

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

D

**10b. PROW Team comments:** Whittlesey Public Byway No. 2 is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access may be along this Byway which may be difficult to achieve.

## Access to Services

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

A

**11a.(ii) Bus stops / rail in 5 min walk:** Funthams Lane

**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 20 min walk (< 1,600m)

D

**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:** Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ

**11d.(i) Prox to primary school:** Greater than 20 min walk (>1,600m)

E

**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:**

**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 5 min walk (< 400m)

A

**11f.(ii) Emp area in 5 min walk:** Peterborough Road, Whittlesey

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:	<b>No spare places but room for expansion</b> <span style="float: right; border: 1px solid black; padding: 2px;">D</span>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
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:	<b>Site located more than 250m from potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
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:	Owing to the type of businesses boarding some of the proposed development site, and not knowing a complete history of the land usage, the applicants would be expected to consider ground contamination.
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 28.38%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 71.62%

**Natural Environment**

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	<b>C</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
	Kings Dyke Nature Reserve		
16a.(v) CWS 500m - 1km:			
	Common Wash; Northey Gravel Pit		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: Yes	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>	
16d.(ii) Requirements to consult NE:	NULL		
16e. Wildlife Officer comments:	Site consists of grassland meadows bordered by water courses/ lakes and is therefore of value as a habitat and potentially as future strategic ecological site. Also likely to support range of protected species e.g. water vole/ reptiles/ amphibians. Not appropriate for development without significant compensatory habitat provision.		
17.(i) TPO points:	No TPO point within 15m of the site	<b>A</b>	
17.(ii) TPO area:	No TPO area within 15m of the site	<b>A</b>	
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	<b>A</b>	
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) more than 2km from site	<b>A</b>	
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	<b>B</b>	
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			

18c.(v) Sched Mnmt 1-2km:	Roman field system and trackway with later field ditches and drove on Whittlesey Washes, 60m south of Bedford House; Horsey Hill Fort: a Civil War fieldwork	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	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 site	A
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:** 17/06/2020 10:55:00

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

**1b. Describe accessibility of site:** Part of the King's Dyke level crossing bypass.  
Will depend on details of scheme as to extent of available land.

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

**2b. Describe neighbouring uses:** Employment predominates the area - especially to north. Open countryside to the south. Linear residential development to the west.  
Two dwellings on opposite side of road.

**3. Describe topography and lanscape:** Land is below road level and slopes to the south towards the Kings Dyke river. Used as paddocks and stables for horses. Employment firms in northern part. Otherwise open.

**4. Describe layout, form, street pattern:** Along main (and busy) A605 road.

**5. Describe building types and features:** Single storey stables. Dwellings 2 storey.  
2/3 storey business 'sheds'.

**6. Describe site's boundaries:** Open to the south. Mix of fences and hedgerows.

**7. Describe features / constraints:** Lower land toward river.  
Details of Kings Dyke crossing.

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

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Neutral

**9d. Justification:** The site is very open from the south and any form of development will be visible in the landscape. Adjacent to existing employment area.

19a. Character + Place Score:	Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy	C
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requirements).

**19b. Justification:** It will depend on the details of the proposal.  
More info needed in terms of proposed location of individual elements. But a mix of use may well be acceptable. Need to cater for crossing of A605.

**19c. Key considerations for policy:**

- Timing for Kings Dyke works and details of works.
- Impact on countryside
- Sustainable links

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** Appropriate site for industrial development.

**(iii) Parish Council site ranking (0-10):** 9

## Recommendation

**20a. Individual site score** Potentially suitable

**B**

**20b. Comments**

A significant portion of the site is located within Flood Zone 3. Proposals must be designed in a manner compatible with national planning policies for managing flood risk.

The site has some merit as a location for non-residential development, located close to the new Kings Dyke crossing, subject to their being a need for further land for employment / commercial development.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	100%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	3%	<b>3b.(iii) 1 in 100yr event (area):</b>	5%	<b>3b.(iv) 1 in 1000yr event (area):</b>	19%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town			<b>A</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Footway/cycleway connections need to be made with existing footways along Aliwal Road			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Whittlesey Public Footpath No. 4 & 39 are located at the western corners of the site. Opportunity to connect the site to these footpaths			

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Whittlesea Rail Station	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Jenner Health Centre	
11b.(iv) Medical srvs 10-15 min walk:	New Queen Street Surgery	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	<b>C</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(v) Shops 15-20 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	New Road Primary School	
11d.(iv) Primary schs 10-15 min walk:	Park Lane Primary & Nursery School	
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	<b>C</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Sir Harry Smith Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	<b>A</b>
11f.(ii) Emp area in 5 min walk:	Station Road, Whittlesey	
11f.(iii) Emp area 5-10 min walk:	Whittlesey Town Centre	
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 but room for expansion	<b>D</b>

<b>12b. Pri school capacity comments:</b>	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Sir Harry Smith Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	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

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	
<b>14a.(ix) Sites for DI 100-250m:</b>	
<b>14b. Env Health Officer comments:</b>	site borders railway which may be a source of contamination
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 1</b> <span style="float: right; border: 1px solid black; padding: 2px;">E</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 54.57%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 45.43%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR within 501m – 1km of site</b> <span style="float: right; border: 1px solid black; padding: 2px;">C</span>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 500m of site</b> <span style="float: right; border: 1px solid black; padding: 2px;">D</span>
<b>16a.(iii) Site intersects CWS:</b>	
<b>16a.(iv) CWS within 500m:</b>	Lattersey LNR & Adjoining Areas
<b>16a.(v) CWS 500m - 1km:</b>	Aliwal Road Pollard Willows; Railway Lakes
	Common Wash', "Drover's Field, Eastrea; Wash Road Pollard Willows; Aliwal

## Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats: Grassland,Neutral,Unimproved

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg 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

A

16d.(ii) Requirements to consult NE: NULL

Inappropriate for development; consists of grassland meadow adjacent to river with water vole/ highly likely to be flood prone as well.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Whittlesey 2

18b.(i) Prox to Listed Building: Asset(s) within 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km: Whittlesey Butter Cross

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Whittlesey (Conservation area - 5174)

18f. Conservation Officer comments: Consideration for character and appearance of conservation area and setting of numerous listed buildings.

## 18g. Archaeology comments:

## Site Visit

**Date / Time of Site Visit:** 17/06/2020 12:30:00

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

**1b. Describe accessibility of site:** On south side of Kings Dyke river but adjacent to new bridge.

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

**2b. Describe neighbouring uses:** River (drain) to the north (and dwellings on north bank).  
Railway line to the south.  
Road and open countryside to the west.

**3. Describe topography and lanscape:** Triangular site set below road, rail and river embankment levels - previously used for arable farming.  
Now unkempt with variety of grassland and other low plants.  
Transition site between town and countryside.

**4. Describe layout, form, street pattern:** Cul-de-sac serving farm access to the south and also dwellings to the north.

**5. Describe building types and features:** None on site.  
Mix of single storey and 2 storey in vicinity.

**6. Describe site's boundaries:** Post and rail fence and sporadic hedgerow around site. Open to river.

**7. Describe features / constraints:** Proximity to river.  
Power line poles at site entrance.  
Proximity to rail line.

**8. Describe views, sight lines or vistas:** An enclosed site, but would be visible from all directions.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Neutral

**9d. Justification:** The site is close to the existing built form of the town and due to its transitional location would not adversely impact on the wider open countryside but could impact on the rural character of the area.

**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).**

D

**19b. Justification:** The site is well located to the town but its proximity to the river and rail line make it a less attractive prospect for a suitable site. Also change the rural character of the area which is demarcated by the river.

**19c. Key considerations for policy:**

- Impact on open countryside
- Proximity to services
- Impact on town morphology
- Proximity to river and rail line

## Local Preference

**(i) Does Parish Council support site?:** No

(ii) Reasons for support / object: Over development of a flood zone 3 site.

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

## Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. Development of the site would adversely impact on the open countryside, changing the rural character of the area. Proximity to the rail line may harm residential amenity.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site lies wholly within the Sand and Gravel Safeguarding Area, and has a road on its northern boundary, and existing residential development to the north west and east and of the site . 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/YR11/0726/SC: Screening Opinion: Erection of a mixed use development comprising of retail (A1)... (Further Details Not Required)   F/YR11/0482/F: Erection of a food store with petrol filling station and car wash, recycling cen... (Refuse)   F/YR18/0227/NONMAT: Non material amendment of conditions 5,6,7,8,9,10,11,12,13, &amp; 19 relating to pla... (Approve)   F/YR14/0991/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant)   F/YR11/0895/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant)   F/YR15/0582/NONMAT: Non-material amendment - Removal of conditions 15 and 17 and amendment to condit... (Refuse)   F/YR15/0657/F: Variation of conditions 15 and 18 and removal of condition 17, relating to plann... (Grant)   F/YR15/0054/O: Erection of Mixed Use Business Park to include Employment (B1), Community (D1) a... (Grant)   F/YR11/0930/F: Erection of a food store with cafe, petrol filling station and car wash with ass... (Grant)   F/YR18/3049/COND: Details reserved by conditions 2 of planning permission F/YR15/0657/F.... (Approve)</p>	

## Transport

<b>8a. Local road impacts:</b>	<b>Major infrastructure required to off-set safety or acquisition of third party</b>	<b>D</b>
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land

**8b. Transport team comments:** Roundabout or new junction required on A605. Footway/cycleway required along A605 TA traffic impact assessment required. Existing planning consents require consideration. Accesses require rational approach along this section of the A605.

**9a. Strategic Road Net. impacts:**

**9b. Highways England comments:**

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

D

**10b. PROW Team comments:** Whittlesey Public Byway No. 42 is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs.

## Access to Services

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

A

**11a.(ii) Bus stops / rail in 5 min walk:** Eastrea Road

**11b.(i) Prox to medical services:** Less than 20 min walk (< 1,600m)

D

**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:** New Queen Street Surgery; Jenner Health Centre

**11c.(i) Proximity to shops:** Less than 10 min walk (< 800m)

B

**11c.(ii) Shops within 5 min walk:**

**11c.(iii) Shops 5-10 min walk:** Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

**11c.(iv) Shops 10-15 min walk:**

**11c.(v) Shops 15-20 min walk:** Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

**11d.(i) Prox to primary school:** Less than 10 min walk (< 800m)

B

**11d.(ii) Primary schs in 5 min walk:**

**11d.(iii) Primary schs 5-10 min walk:** New Road Primary School

**11d.(iv) Primary schs 10-15 min walk:** Alderman Jacobs School

**11d.(v) Primary schs 15-20 min walk:**

**11e.(i) Prox to secondary school:** Less than 15 min walk (< 1,200m)

C

**11e.(ii) Secondary sch in 5 min walk:**

**11e.(iii) Secondary sch 5-10 min walk:**

11e.(iv) Secondary sch 10-15 min walk:	Sir Harry Smith Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Station Road, Whittlesey	
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre	
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 but room for expansion	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment:	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>
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>B</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:	0500/5251 (WHITTLESEY)	
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 is bordered by contaminated sites, applicant would be expected to consider contamination to ensure that the site is suitable for its intended use.	
15a. Agricultural Land Classification:	50% or more is Grade 2	<b>D</b>

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 66.73% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 33.27%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 500m of site D

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site D

16a.(iii) Site intersects CWS:

Lattersey LNR & Adjoining Areas

16a.(iv) CWS within 500m:

Drover's Field, Eastrea; Railway Lakes

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

Aliwal Road Pollard Willows; Common Wash; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Wash Road Pollard Willows

16a.(vi) CWS 1-2km

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      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

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:

17.(i) TPO points: No TPO point within 15m of the site A

17.(ii) TPO area: No TPO area within 15m of the 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 500.1 – 1000m of site C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site C

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:	Whittlesey Butter Cross	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
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	<b>B</b>
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:* 22/06/2020 12:55:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:

19c. Key considerations for policy: See 40291

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Extension to existing town centre development boundary.

(iii) Parish Council site ranking (0-10): 9

## Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The principle of development on site has been previously accepted through the granting of planning permissions, and the site is located in close proximity of other development sites and new development. Vehicular access is potential constrained, requiring investment.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	5%	<b>3b.(iv) 1 in 1000yr event (area):</b>	24%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town			<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR19/0859/FDC F/YR19/0859/FDC Erect up to 3 x dwellings			
<b>7.(ii) Planning History Search</b>	F/YR19/0859/FDC: Erect up to 3 x dwellings (outline application with all matters reserved)... (Grant)   F/YR15/0124/F: Erection of a single-storey 2-bed dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Victory Avenue; H&R Coronation Avenue; Roman Close; Crescent Road;			

Coronation Avenue; Bellman's Grove; Straw Bear PH; Sir Harry Smith College forecourt

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	New Queen Street Surgery	
11b.(iv) Medical srvs 10-15 min walk:	Jenner Health Centre	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	<b>A</b>
11c.(ii) Shops within 5 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(v) Shops 15-20 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	<b>A</b>
11d.(ii) Primary schs in 5 min walk:	Alderman Jacobs School	
11d.(iii) Primary schs 5-10 min walk:	New Road Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Park Lane Primary & Nursery School	
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	<b>A</b>
11e.(ii) Secondary sch in 5 min walk:	Sir Harry Smith Community College	
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 10 min walk (< 800m)	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Whittlesey Town Centre	
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 but room for expansion	<b>D</b>

**12b. Pri school capacity comments:** New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.

**13a.(i) Secondary school catchment** Sir Harry Smith Community College

**13a.(ii) Secondary school capacity:** Spare capacity in every year

A

**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 (NURSERY)

**14b. Env Health Officer comments:** F/YR19/0859/FDC - Phase 1 carried out, intrusive phase 2 has been recommended from phase 1

**15a. Agricultural Land Classification:** 50% or more is not agricultural land

A

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR within 500m of site

D

**16a.(ii) Prox to County Wildlife Sites:** CWS within 500m of site

D

**16a.(iii) Site intersects CWS:**

Lattersey LNR & Adjoining Areas

**16a.(iv) CWS within 500m:**

Railway Lakes; Wash Road Pollard Willows

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

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 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 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

A

16d.(ii) Requirements to consult NE: NULL

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

## 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: TOMB OF SIR HARRY SMITH EAST NORTH EAST OF CEMETERY CHAPEL

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km: Whittlesey Butter Cross

18c.(v) Sched Mnmt 1-2km: Ring ditch and settlement site N of Eastrea

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

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:** 22/06/2020 12:45:00

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

**1b. Describe accessibility of site:** A very narrow access serves the site.  
Not suitable for extensive development.

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

**2b. Describe neighbouring uses:** Within a town location with dwellings on all sides.

**3. Describe topography and lanscape:** Flat, former garage. Two single storey dwellings already provided (+ 3 with planning permission).

**4. Describe layout, form, street pattern:** Residential estate

**5. Describe building types and features:** 2 storey surrounding site with single storey on site.

**6. Describe site's boundaries:** Mixture of garden fence types.

**7. Describe features / constraints:** Narrow access

**8. Describe views, sight lines or vistas:** An enclosed site not visible from the street.

**9a. Relationship to built form:** Positive

**9b. Visual impact on wider landscape:** Somewhat positive

**9c. Historic features:** Neutral

**9d. Justification:** Site is within the existing built form and will not adversely impact the existing streetscape.

**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). D

**19b. Justification:** Although is a good location the 2 existing units on site plus 3 more with planning permission coupled with very narrow access means that the acceptable development limit has been reached.

**19c. Key considerations for policy:**

- Access
- Recently built dwellings
- Recent planning permission
- Capacity for more development

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** Yes for a development up to a maximum of three units.

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

## Recommendation

**20a. Individual site score** Likely suitable A

**20b. Comments**

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town			<b>A</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR10/0904/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Grant)    F/YR12/0723/F: Variation of Condition 21 of planning permission F/YR10/0904/O (Residential/Mixe... (Grant)    F/YR14/3079/COND: Discharge of condition 14 of planning permission F/YR12/0723/F (Variation of Con... (Approve)    F/YR10/0206/O: Residential/Mixed Development of 460 (approx) market and affordable dwellings, 7... (Refuse)    F/YR14/3111/COND: Details reserved by conditions 8, 11, 12, 15 and 17 of planning permission F/YR1... (Approve)    F/YR13/3094/COND: Details reserved by conditions 9 (Phase 1 - area covered by F/YR13/0473/RM) and ... (Approve)    F/YR13/3093/COND: Details reserved by condition 13 of planning permission F/YR12/0723/F (Variation... (Approve)</p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site. Parking displacement may be objected to.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Roman Close; Crescent Road; Straw Bear PH	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	New Queen Street Surgery	
11b.(v) Medical srvs 15-20 min walk:	Jenner Health Centre	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH	
11c.(v) Shops 15-20 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Jacobs School	
11d.(iv) Primary schs 10-15 min walk:	New Road Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 10 min walk (< 800m)	B
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Sir Harry Smith Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre	
11f.(v) Emp area 15-20 min walk:	Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	

<b>12a.(ii) Primary school capacity:</b>	<b>No spare places but room for expansion</b>	<b>D</b>
<b>12b. Pri school capacity comments:</b>	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Sir Harry Smith Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	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

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	Site of disused garage, demolition of existing structures would be required. Phase 1 may be required to determine extent of any contamination from aforementioned use.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is not agricultural land</b>	<b>A</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR within 501m – 1km of site</b>	<b>C</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 501m – 1km of site</b>	<b>C</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		

Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit; Wash Road

Pollard Willows

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

Common Wash; Dog-in-a-Doublet Drain', "Drover's Field, Eastrea; Nene Washes Counter Drain (West); Railway Lakes; Dog-in-a-Doublet Drain CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

## 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 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:

Asset(s) within 1.01km – 2km of site

B

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk:

Asset(s) within 500.1 – 1000m of site

C

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:** 22/06/2020 12:35:00

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

**1b. Describe accessibility of site:** Very restricted access for cars to former garage courts. Otherwise OK. Foot and cycle access to Drybread Road and Feldale Place.

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

**2b. Describe neighbouring uses:** Dwellings to the north, west and south. Open fields - Bassenhally Farm development site for Larkfleet Homes to the east.

**3. Describe topography and lanscape:** Former garage court with about 50 garages and amenity landscaped area of land to east.

**4. Describe layout, form, street pattern:** Drybread Road is a well used road in the town. Feldale Place (to south) is a narrow cul-de-sac

**5. Describe building types and features:** Single storey garages on site. 2 storey dwellings in vicinity.

**6. Describe site's boundaries:** Domestic fences to north, west and south. Mature hedgerows to the east.

**7. Describe features / constraints:** Access is very narrow.

**8. Describe views, sight lines or vistas:** An enclosed site not visible from the street.

**9a. Relationship to built form:** Positive

**9b. Visual impact on wider landscape:** Somewhat positive

**9c. Historic features:** Neutral

**9d. Justification:** Site relates well to existing built form and would have limited impact on streetscape.

**19a. Character + Place Score:** **Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).**

**B**

**19b. Justification:** Despite its good location the site lacks a suitable vehicular access and only limited development would amount to backland development in effect.

**19c. Key considerations for policy:**

- Location
- Work with adjacent landowner to east to provide suitable access
- Amenity of neighbouring occupiers

## Local Preference

**(i) Does Parish Council support site?:** No response

**(ii) Reasons for support / object:** Lack of suitable access for multi dwellings.

**(iii) Parish Council site ranking (0-10):** 2

## Recommendation

20a. Individual site score

Potentially suitable

**B**

20b. Comments

Relatively free from constraints. Potentially suitable either as a relatively small allocation, or explore opportunities to connect to adjacent site (existing Local Plan 2014 broad location for growth (40012)).

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)				<b>B</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Waste Consultation Area for Whittlesey Household Recycling Centre, and abuts this safeguarded waste management site. Policy CS30 states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations. In this context it is very unlikely that a residential use would be compatible with the safeguarded waste management development. The site would not be suitable for the extraction of sand and gravel.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area; Existing Site; Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C, CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8BF Waste Consultation Area for Whittlesey Household Recycling Centre.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town				<b>A</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR18/3010/COND: Details reserved by conditions 2, 3 and 6 of planning permission F/YR17/0703/F (... (Approve)   F/YR16/0096/O: Erection of 2 x 2-storey dwellings (Outline with matters committed in respect of... (Grant)   F/YR17/0703/F: Erection of 2 x 2-storey 3-bed dwellings with 2.1m high (max height) close board... (Grant)				

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures				<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site. TA required to consider traffic impact				
<b>9a. Strategic Road Net. impacts:</b>					

**9b. Highways England comments:**

<b>10a. PROW Opportunities:</b>	No PROW connection opportunities	<b>E</b>
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**10b. PROW Team comments:****Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
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<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	New Road; Whittlesea Rail Station	
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<b>11b.(i) Prox to medical services:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
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<b>11b.(ii) Medical srvs in 5 min walk:</b>		
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<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
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<b>11b.(iv) Medical srvs 10-15 min walk:</b>	New Queen Street Surgery; Jenner Health Centre	
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<b>11b.(v) Medical srvs 15-20 min walk:</b>		
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<b>11c.(i) Proximity to shops:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
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<b>11c.(ii) Shops within 5 min walk:</b>		
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<b>11c.(iii) Shops 5-10 min walk:</b>		
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<b>11c.(iv) Shops 10-15 min walk:</b>	The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
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<b>11c.(v) Shops 15-20 min walk:</b>	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
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<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
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<b>11d.(ii) Primary schs in 5 min walk:</b>	New Road Primary School	
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<b>11d.(iii) Primary schs 5-10 min walk:</b>		
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<b>11d.(iv) Primary schs 10-15 min walk:</b>	Alderman Jacobs School	
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<b>11d.(v) Primary schs 15-20 min walk:</b>	Park Lane Primary & Nursery School	
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<b>11e.(i) Prox to secondary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
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<b>11e.(ii) Secondary sch in 5 min walk:</b>		
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<b>11e.(iii) Secondary sch 5-10 min walk:</b>	Sir Harry Smith Community College	
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<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
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<b>11e.(v) Secondary sch 15-20 min walk:</b>		
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<b>11f.(i) Proximity to employment:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
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<b>11f.(ii) Emp area in 5 min walk:</b>	Station Road, Whittlesey	
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11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: Whittlesey Town Centre

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment New Road &amp; Alderman Jacobs Primary School

12a.(ii) Primary school capacity: **No spare places but room for expansion**

D

12b. Pri school capacity comments: New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.

13a.(i) Secondary school catchment Sir Harry Smith Community College

13a.(ii) Secondary school capacity: **Spare capacity in every year**

A

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**

D

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m: 0500/5251 (WHITTLSEY)

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: 4160 (WORKS); 2647 (NURSERY); 3026 (REFUSE/SLAG HEAP)

14b. Env Health Officer comments: Site borders landfill - phase 1 may be required to determine extent of any contamination from neighbouring site.

15a. Agricultural Land Classification: **50% or more is not agricultural land**

A

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR located within site**

E



18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for character and appearance of conservation area and setting of numerous listed buildings.

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 22/06/2020 12:20:00

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

**1b. Describe accessibility of site:** Site could be accessed from New Road.

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

**2b. Describe neighbouring uses:** Dwellings to the west. Cambridgeshire County Council household waste centre to the north-east. Open field to the east (nature reserve). Sports field and primary school to the north (still used?) - previous landfill. Nature reserve to south (and employment building).

**3. Describe topography and lanscape:** Very well used allotments on edge of built footpath of town. Provides some transition from town to countryside along New Road.

**4. Describe layout, form, street pattern:** New Road is a relatively busy town road which provides access top farms and business to the east.

**5. Describe building types and features:** Variety of allotment sheds on site. Mainly 2 storey dwellings in vicinity (and 2 storey employment shed to south).

**6. Describe site's boundaries:** Mix of fences and hedges to the west and north. Hedgerow and mature trees to the east and south.

**7. Describe features / constraints:** Well used allotments.

**8. Describe views, sight lines or vistas:** Generally an enclosed site not generally visible form wider streetscape.

**9a. Relationship to built form:** Positive

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** The site is well located in relation to the existing built form of the town. Provision of houses and loss of allotments would have a negative impact on the streetscape.

**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). D

**19b. Justification:** The loss of the allotments and adverse impact on the streetscape outweigh the positive benefit of the location of the site and no similarly located allotment site has been proposed.

**19c. Key considerations for policy:** Proximity to built form and key services  
Adjacent to Nature Reserve  
Loss of allotments

## Local Preference

(i) Does Parish Council support site?: **No**

(ii) Reasons for support / object:

- Health and wellbeing;
- Community asset;
- Virtue of retaining green space.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The loss of the allotments, with no similarly located allotment site proposed, outweigh the potential benefits of the site.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies partly within the Sand and Gravel Safeguarding Area, and has existing residential development on its western boundary. 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>Within 500m of site</b>				<b>D</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>				<b>A</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR15/0823/F: Erection of 6no 15.0 metre high floodlights... (Grant)   F/YR11/0040/F: Removal of condition 3 of planning permission F/YR08/1011/F (Change of use of ag... (Grant)   F/YR12/0592/F: Siting of portacabin unit to provide changing and toilet facilities for use in a... (Grant)   F/YR14/3070/COND: Details reserved by conditions 2, 5 and 6 of planning permission F/YR14/0041/F (... (Approve)   F/YR14/0041/F: Erection of changing rooms/community facility (to be constructed in 2 phases) in... (Grant)				

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures				<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Dry Bread Road widening and improvement required. Footways to connect site with Drybread Road TA traffic impact assessment required.				
<b>9a. Strategic Road Net. impacts:</b>					

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) A

11a.(ii) Bus stops / rail in 5 min walk: Straw Bear PH

11b.(i) Prox to medical services: Less than 20 min walk (< 1,600m) D

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: New Queen Street Surgery

11c.(i) Proximity to shops: Less than 10 min walk (< 800m) B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough  
Cambridgeshire PE7 1XU

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk: Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough  
Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway  
Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH

11d.(i) Prox to primary school: Less than 10 min walk (< 800m) B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Jacobs School

11d.(iv) Primary schs 10-15 min walk: New Road Primary School

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Less than 15 min walk (< 1,200m) C

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk: Sir Harry Smith Community College

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:

40348 | Land to the East and South of Drybread Road | Whittlesey, Whittlesey CP  
Suitability uncertain/mixed effects

11f.(v) Emp area 15-20 min walk	Whittlesey Town Centre; Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</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:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	<b>50% or more is Grade 2</b>	<b>D</b>
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:	<b>LNR within 501m – 1km of site</b>	<b>C</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS within 500m of site</b>	<b>D</b>
16a.(iii) Site intersects CWS:	Pit Southeast of Bassenhally Pit	

16a.(iv) CWS within 500m:

Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West)

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

Common Wash; Dog-in-a-Doublet Drain', "Drover's Field, Eastrea; Railway Lakes; Wash Road Pollard Willows; Dog-in-a-Doublet Drain CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: No      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      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: Yes

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the 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 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500.1 – 1000m of site

C

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:

Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

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

B

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:** 17/06/2020 11:20:00

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

**1b. Describe accessibility of site:** Access is possible through road levels mean some improvements will be required along Drybread Road.

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

**2b. Describe neighbouring uses:** Dwellings on west side of Drybread Road sports fields to the southern lane and open fields to the north, north-west and east.

**3. Describe topography and lanscape:** Flat, below road level with sporadic hedgerows along northern and western boundaries.  
Very open.

**4. Describe layout, form, street pattern:** Drybread Road provides access to farm and eventually back to the A605 in big U bend.

**5. Describe building types and features:** 2-storey dwellings to west. Otherwise none on site.

**6. Describe site's boundaries:** Sporadic hedgerows to east and north.  
Security fences to the south.  
Open to the east.

**7. Describe features / constraints:** Openness of the area.  
Distance from town centre.

**8. Describe views, sight lines or vistas:** Site is very visible from all directions.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Neutral

**9d. Justification:** Whilst adjacent to the built form of the town the site would result in developing an 'arm' to the north0east into open countryside, which would adversely impact on the town's morphology and open countryside.

**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).**

**D**

**19b. Justification:** The site would protrude significantly into open countryside and its 'bulk' and extent would be extensively visible from the north, east and west - especially adverse impacts on the open rural character of the area.

**19c. Key considerations for policy:** Town morphology  
Distance from services  
Impact on open countryside

## Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Road access to site is already over congested.

(iii) Parish Council site ranking (0-10): 2

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

This site is located to the north of site 40012 a strategic allocation identified in the adopted Local Plan 2014. The site could form an extension of current development sites to the south. However, further information required to demonstrate how this site would relate to nearby developments as a coherent coordinated scheme. Dry Bread Road widening and improvement required. Potential adverse visual impacts on open character of countryside.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site has planning permission. Only a very small part of the site is underlain by sand and gravel; extraction would not be economic and is unlikely to be practicable.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	Less vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>	F/YR15/0997/O Site with Outline planning permission	
<b>7.(ii) Planning History Search</b>	F/YR19/3062/COND: Details reserved by conditions 5 and 12 of planning permission F/YR15/0997/O (Hy... (Approve)   F/YR16/0538/F: Removal of condition 11 of planning permission F/YR15/0997/O (Hybrid application... (Grant)   F/YR16/3086/COND: Details reserved by condition 12 of planning permission F/YR15/0997/O (Hybrid ap... (Approve)   F/YR16/3122/COND: Details reserved by conditions 5 and 10 of planning permission F/YR15/0997/O (Hy... (Approve)   F/YR15/0997/O: Hybrid application: Full planning permission for the remediation and levelling o... (Grant)   F/YR16/3090/COND: Details reserved by condition 12 of planning permission F/YR15/0997/O (Hybrid ap... (Approve)   F/YR16/3128/COND: Details reserved by conditions 5 and 10 of planning permission F/YR15/0997/O (Hy... (Withdrawn)   F/YR18/3061/COND: Details reserved by condition 12 of planning permission F/YR15/0997/O (Hybrid ap... (Approve)   F/YR18/0201/SC: Screening Opinion:- Construction Plant and Logistics site ( workshop, office/wel... (Further Details Not Required)	

## Transport

**8a. Local road impacts:**

**8b. Transport team comments:**

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

**Access to Services**

11a.(i) Proximity to public transport: Less than 10 min walk (&lt; 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Less than 20 min walk (&lt; 1,600m)

D

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: New Queen Street Surgery; Jenner Health Centre

11c.(i) Proximity to shops: Less than 20 min walk (&lt; 1,600m)

D

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: The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11d.(i) Prox to primary school: Less than 10 min walk (&lt; 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: New Road Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk: Alderman Jacobs School

11e.(i) Prox to secondary school: Less than 20 min walk (&lt; 1,600m)

D

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 (&lt; 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	Whittlesey Town Centre	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. The 2018 forecasts showed that in 2020/2021 there were 214 primary aged pupils living in the catchment area. Forecasts show an increase to 237 in 2027/2028. Alderman Jacobs Primary School is an academy with an age range of 4-11 years. The school has a PAN of 90 for 2020 and total capacity of 630. In 2020/2021 there were 435 primary aged pupils living in the catchment area. Forecasts show an increase to 525 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
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:	<b>Site located on potentially contaminated land</b>	<b>E</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:	1047 (DEPOT)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	3026 (REFUSE/SLAG HEAP)	
14b. Env Health Officer comments:	F/YR15/0997/O - see EH comments from application	
15a. Agricultural Land Classification:	<b>50% or more is not agricultural land</b>	<b>A</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR within 500m of site</b>	<b>D</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS located within site</b>	<b>E</b>
16a.(iii) Site intersects CWS:	Railway Lakes	
	Lattersey LNR & Adjoining Areas	

## 16a.(iv) CWS within 500m:

Aliwal Road Pollard Willows', "Drover's Field, Eastrea

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

Pit Southeast of Bassenhally Pit; Aliwal Road Pollard Willows

## 16a.(vi) CWS 1-2km

## 16b. Record of protected species on site: Yes

## 16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No    16c.(vi) Wetland Buffer: No    16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: Yes    16c.(ix) Woodland Buffer: Yes    16c.(x) Woodland Stepping Stone Opp: Yes

## 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:

## 17.(i) TPO points:

No TPO point within 15m of the site

A

## 17.(ii) TPO area:

TPO area on site

E

## 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 1.01km – 2km of site

B

## 18b.(ii) Listed Building on site:

## 18b.(iii) LB within 500m of site:

## 18c.(i) Prox to Scheduled Monument:

Asset(s) within 1.01km – 2km of site

B

## 18c.(ii) Sched Mnmt intersects site:

## 18c.(iii) Sched Mnmt within 500m:

## 18c.(iv) Sched Mnmt 500m-1km:

## 18c.(v) Sched Mnmt 1-2km:

Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross

## 18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

## 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

B

## 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:* 22/06/2020 12:05:00

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

**1b. Describe accessibility of site:** Extant planning permission  
Remediation and land levelling have occurred  
Site used for storage of ground works equipment  
23 x units not yet provided

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

**2b. Describe neighbouring uses:**

**3. Describe topography and lanscape:**

**4. Describe layout, form, street pattern:**

**5. Describe building types and features:**

**6. 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:

**19c. Key considerations for policy:** Extent of site - covers acceptable extent of employment area to the east.  
Employment area 'full'?

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** Increase in industrial and commercial vehicles through a residential area.

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

## Recommendation

**20a. Individual site score** Likely suitable

A

**20b. Comments** The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	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. It is not 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>&gt;50% of site area in Zone 1</b>			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	79.41%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	20.59%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>Within 500m of site</b>			<b>D</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>	<b>A</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/1339/88/F: Erection of a bungalowPlot 2A land at rear of 36a East Delph Whittlesey...   F/YR00/0699/SCO: Screening opinion: Residential Development(12 ha)... (Further details not required)   F/0065/81/F: Erection of 3 houses with garages...   F/92/0181/F: Change of use of Showground to car boot saleand market, together with the stationing of 2... (Granted)   F/YR03/1164/F: Erection of a detached single garage to frontof existing dwelling... (Granted)   F/YR07/1132/F: Erection of part 2-storey, part single-storey side and rear extensions and single-storey f... (Grant)   F/0600/86/F: Stationing of additional caravan for permanent occupation by immediate relative to care fo... (Refused)   F/0672/78/F: Alterations and extension36A East Delph Whittlesey...   F/YR16/0207/F: Erection of a 3-storey 2/3-bed dwelling with detached garage involving demolition of garag... (Grant)   F/YR15/0134/O: Hybrid application: Outline application for the erection of 220 dwellings (max) with acces... (Grant)   F/0887/78/O: Residential development (3.566 acres)Land off East Delph Whittlesey... (Refused)   F/YR09/0676/F: Erection of a part 2-storey, part first-floor side extension to existing dwelling... (Grant)   F/0616/88/O: Erection of 2 bungalows on gardenLand at rear of 36A East Delph Whittlesey...   F/YR17/1231/VOC: Removal or variation of conditions of planning permission F/YR15/0134/O (Hybrid applicatio... (Grant)   F/YR01/1100/O: Residential Development (16 ha)... (Refused)   F/0007/79/F: Restoration of dwellinghouse including two-storey extension at rear36A East Delph Whittle...   F/93/0391/F: Erection of 6 houses (comprising 2 x 3-beddetached with attached garages, 1 x 4-beddetac... (Granted)   F/98/0742/F: Continued use of land for caravan site andlorry park, primarily for winter quarters... (Granted)   F/0195/79/F: Continued use of land as a</p>	

caravan site and lorry park, primarily for winter quartersEas... | F/91/0884/O: Erection of a bungalow... (Granted) | F/0820/89/F: Continued use of land for caravan site andlorry park, primarily for winter quarters.... (Grant) | F/0276/89/F: Erection of a 4 bed house with integraldouble garage... (Grant) | F/1299/88/F: Erection of a bungalow with integral garagePlot 2 Land at rear of 34/36 East Delph Whitt... | F/YR07/0578/F: Erection of a single-storey rear extension to existing dwelling... (Grant) | F/YR19/0158/RM: Reserved Matters application relating to detailed matters of layout, scale, appearance and... Approve | F/0025/88/F: Continued use of land as a caravan site and lorry park, primarily for winter quarters... | F/YR01/0432/O: Erection of a detached house and garage... (Granted) | F/YR19/3134/COND: Details reserved by conditions 16 and 17 of planning permission F/YR17/1231/VOC (Removal o... | F/YR16/0691/F: Variation of condition 9 (imposition of a condition listing approved plans) relating to pl... (Grant) | F/YR09/0551/F: Use of land for caravan site and lorry park, primarily for winter quarters (renewal of Pla... (Grant) | F/YR15/0017/F: Conversion of existing garage to living accommodation and erection of a single-storey rear... (Grant) | F/0402/80/F: Layout of housing estate and construction of an estate access road... | F/0040/86/F: Stationing of caravan36A East Delph Whittlesey... (Refused) | F/0283/80/O: Erection of 12 detached houses with garagesEast Delph Whittlesey... (Refused) | F/YR01/0096/F: Continued use of land for caravan site andlorry park, primarily for winter quarters... (Granted) | F/1342/87/O: Erection of 2 bungalowsLand at rear of 34 and 36 East Delph Whittlesey... | F/96/0726/F: Use of land for caravan site and lorry park,primarily for winter quarters... (Granted) | F/YR13/0714/O: Erection of 249 no dwellings with associated infrastructure, vehicular and pedestrian acce... (Refuse) | F/YR18/3113/COND: Details reserved by conditions 5, 6 and 7 of planning permission F/YR17/0018/F (Variation ... Approve | F/YR17/1082/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by 7.865 met... Prior Approval Not Required | F/0796/78/F: Temporary stationing of a caravan whilst building operations are in progress36A East Delp... | F/YR06/0943/F: Continued use of land for caravan site and lorry park, primarily for winter quarters... (Grant) | F/YR17/0018/F: Variation of condition 9 (imposition of a condition listing approved plans) relating to pl... (Grant) | F/YR20/3021/COND: Details reserved by condition 10 (i) (Archaeology) of planning permission F/YR17/1231/VOC ... Approve | F/1774/89/F: Erection of a single-storey extension to rearof house... (Granted) | F/94/0270/F: Erection of a 4-bed bungalow with integraldouble garage... (Granted) | F/0976/89/O: Site for erection of single-storey dwellingand garage.... (Refused) | F/YR16/1038/CERTP: Certificate of Lawful Use (Proposed): Erection of a garden room to rear of existing prope... Permission Not Required | F/0303/84/F: Continued use of land as a caravan site and lorry park, primarily for winter quartersEas... | F/0034/78/F: Use of land as a caravan site and lorry park, primarily for sister quartersEast Delph Wh... | F/YR03/0889/F: Use of land for caravan site and lorry park,primarily for winter quarters... (Granted) | F/92/0513/F: Continued use of land for caravan site andlorry park, primarily for winter quarters... (Granted) | F/YR20/3005/COND: Details reserved by condition 12 of planning permission F/YR17/1231/VOC (Removal or variat... Approve | F/YR19/3140/COND: Details reserved by conditions 8, 9, 18, 19, 20, 23 & 24 of planning permission

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Transport Statement required for this site.Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>		
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>		
<b>11b.(i) Prox to medical services:</b>	Less than 10 min walk (< 800m)	<b>B</b>

11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	New Queen Street Surgery	
11b.(iv) Medical srvs 10-15 min walk:	Jenner Health Centre	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
11c.(ii) Shops within 5 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH	
11c.(iii) Shops 5-10 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1X	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ	
11d.(i) Prox to primary school:	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Jacobs School	
11d.(iv) Primary schs 10-15 min walk:	Park Lane Primary & Nursery School	
11d.(v) Primary schs 15-20 min walk:	New Road Primary School	
11e.(i) Prox to secondary school:	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Sir Harry Smith Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Whittlesey Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
12a.(i) Primary school catchment	Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	There are three primary schools in the Whittlesey Town catchment area. Alderman Jacobs Primary School is an Academy with an age range of 3-11 years. The school has a PAN of 90 and total capacity of 630. In 2020/2021 there were 436 primary aged children living in the catchment area. Forecasts show a downward trajectory to 400 in 2029/2030. New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the	

## Suitability uncertain/mixed effects

catchment area. Forecasts show a decrease to 219 in 2029/2030. The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 556 primary aged pupils living in the catchment area. Forecasts show a decrease to 516 in 2029/2030. Overall the three schools have capacity for 1260 pupils. In 2021 there were 1218 pupils living in the catchment this is due to decrease to 1135 by 2029/30. To mitigate growing basic need a 1FE expansion project is currently being completed at New Road when complete the school will be 2FE with 240 places.

**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 50m of potentially contaminated land

D

**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:** 297639 (NURSERY); 0 (CORN MILL)

**14a.(viii) Sites for DI 50-100m:** 297496 (NURSERY); 297674 (GAS WORKS)

**14a.(ix) Sites for DI 100-250m:** 297781 (BRICK WORKS); 297784 (NURSERY)

**14b. Env Health Officer comments:** Historical mapping data shows this site has previous use (nursery) that could give rise to potential ground contamination. Full land assessment will be required in the interests of human health & environment if to be redeveloped.

**15a. Agricultural Land Classification:** 50% or more is not agricultural land

A

**15b. ALC percentage site area** Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

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

B

**16a.(ii) Prox to County Wildlife Sites:** CWS located within site

E

**16a.(iii) Site intersects CWS:** Wash Road Pollard Willows

Common Wash

**16a.(iv) CWS within 500m:**

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

Dog-in-a-Doublet Drain; Kings Dyke Nature Reserve; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit; Railway Lakes; Dog-in-a-Doublet Drain CWS

## 16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

## 16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No    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: Yes

## 16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

## 16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

## 16e. Wildlife Officer comments:

## 17.(i) TPO points:

No TPO point within 15m of the site

A

## 17.(ii) TPO area:

No TPO area within 15m of the site

A

## Heritage

## 18a.(i) Prox to Conservation Area:

Asset(s) within 500m of site

D

## 18a.(ii) CA intersects site:

## 18a.(iii) CA within 500m:

Whittlesey 1

## 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:

1-5, Arnolds Lane; Lodge And Gatepiers And Gates; 10, Claygate; 9, Claygate; Fernlea; The Lindens; 10, Gracious Street; New Crown; 16, Gracious Street; 56, High Causeway; 68, High Causeway; 8, Gracious Street; 38, Gracious Street; 10, Delph Street; 3, East Delph; 8, Claygate; 8, Arnolds Lane

## 18c.(i) Prox to Scheduled Monument:

Asset(s) within 500.1 – 1000m of site

C

## 18c.(ii) Sched Mnmt intersects site:

## 18c.(iii) Sched Mnmt within 500m:

## 18c.(iv) Sched Mnmt 500m-1km:

Whittlesey Butter Cross

## 18c.(v) Sched Mnmt 1-2km:

Bowl barrow immediately north east of Bank Farm

## 18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

## 18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	<b>D</b>
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Whittlesey	
18f. Conservation Officer comments:	setting of listed building 1287418	
18g. Archaeology comments:	E - Heritage asset on site. The site has been subject to evaluation in 2014 (ECB4099). The report identified Romano-British activity within the area referred to in the report as Site 1. Excavation in advance of development has been advised as part of The Showfields/ East Delph development. Cropmark evidence has also been recorded partially within the proposed area. Further afield, there is evidence of an Anglo Saxon cemetery 450m to the southeast while a number of evaluations within Whittlesey have noted medieval to post medieval features (MCB16292, MCB17606, MCB19501, MCB19622, MCB21786, MCB25069, MCB27964).	

## Site Visit

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

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

**1b. Describe accessibility of site:** Access would be via main part of Showfields sites in the North and East which is currently under construction- recently commenced.

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

**2b. Describe neighbouring uses:** The West and South and planning permission for 200+ dwellings to the East and North, although this area is currently an enclosed field system - work now underway.

**3. Describe topography and lanscape:** Two flat, arable fields currently not in agricultural production- both enclosed used informally for recreational purposes. Small cops area to the North.

**4. Describe layout, form, street pattern:** East Delph [to west] is a main route into the town, which has a number of cul de sacs off it.

**5. Describe building types and features:** None on site. Mainly detached of varying ages in vicinity.

**6. Describe site's boundaries:** Mix of domestic fences/ hedges and hedgerows for some trees.

**7. Describe features / constraints:** Biodiversity possibly high due to the unkempt nature of fields.

**8. Describe views, sight lines or vistas:** An enclosed site not readily visible from public views.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Neutral

**9d. Justification:** The site is adjacent to the built form part of the town and construction has commenced on adjacent site. It will result in the loss of Greenfield land, but the wider landscaping street scene should not be affected.

19a. Character + Place Score:	Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).	<b>B</b>
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**19b. Justification:** The site effectively falls within the built up area of the town and overall is considered to be a sustainable location.

**19c. Key considerations for policy:** Extant planning permission on adjacent site.  
Opportunities to link to wider development in sustainable way- foot ways/ cycleways etc and also to the town.  
Impact on built form and Greenfield development.

## Local Preference

**(i) Does Parish Council support site?:**

**(ii) Reasons for support / object:**

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

## Recommendation

**20a. Individual site score** Suitability uncertain/mixed effects

C

**20b. Comments** The site effectively falls within the built up area of the town and overall is considered to be a sustainable location. The site is accessible, and is adjacent to the built form part of the town and construction has commenced on adjacent site. It will result in the loss of Greenfield land, but the wider landscaping street scene should not be affected. An area at the north of the site (approximately 21% of the total site area) is located in Flood Zone 3. Residential uses may be incompatible with national planning policies for flood risk. However, the majority of the site area, and crucially the larger section at the southern-half, and adjoining a neighbouring development site, is located in Flood Zone 1 and likely to be suitable for development.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>					<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	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. It is not 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.					
<b>2.(ii) Intrsects Min. + Waste resource:</b>						
<b>2.(iii) Min. and Waste policy area:</b>						
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable					
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>					<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%	
<b>3b.(i) Surface Water Flood Risk:</b>	<b>0% risk of surface water flooding (1 in 30 year event)</b>					<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%	
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>					<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No					
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No	
<b>5. Proximity to designated sites:</b>	<b>501m - 2km from site</b>					<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Market Town</b>					<b>A</b>
<b>7.(i) Planning History (Form B):</b>						
<b>7.(ii) Planning History Search</b>	<p>F/YR03/1448/O: Erection of 5 x 5-bed detached houses... (Granted)   F/YR12/0699/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/0255/83/F: Alterations and extensions to farmhouse and use of outbuildings as garage and stables10 B...   F/YR10/0629/TRCA: Fell 2no Silver Birch trees within a Conservation Area... (Grant)   F/0117/79/O: Residential development (approx. 3.7 acres, approx. 12 units)Off Church Street Whittlese... (Refused)   F/0118/79/O: Residential development (approx. 6.9 acres, approx. 20 units)Off Church Street Whittlese... (Refused)   F/0592/78/O: Residential development (approx. 3.78 acres)Off Church Street Whittlesey... (Refused)   F/YR04/3420/RM: Erection of a 4-bed detached house with detached double garage... Approve   F/0072/79/O: Residential development - 8 dwellings (approx. 2 acres)Park Lane Whittlesey... Deemed consent CCC   F/YR11/0792/TRCA: Works to 1 Acer Tree and 1 Group of Lime Trees and felling of 1 Birch Tree within a Conser... (Grant)   F/0090/82/F: Erection of 8 houses with garagesPark Lane Whittlesey...   F/1017/80/O: Residential development (12 dwellings)Off Church Street/Briggate Whittlesey... (Refused)   F/0373/79/O: Residential development (approximately 3.78 acres)... (Refused)   F/91/0386/F: Change of use of existing ground-floor domestic study to office... (Granted)   F/YR10/0133/F: Installation of chutes to Nave roof, re-roofing of Chancel and formation of disabled acces... (Grant)  </p>					

## Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Low Cross; Whitmore Street; Queen Street; Briggate Crescent	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Jenner Health Centre	
11b.(iii) Medical srvs 5-10 min walk:	New Queen Street Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(iii) Shops 5-10 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH	
11c.(iv) Shops 10-15 min walk:	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ	
11c.(v) Shops 15-20 min walk:	Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Park Lane Primary & Nursery School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Alderman Jacobs School	
11d.(v) Primary schs 15-20 min walk:	New Road Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		

11e.(iv) Secondary sch 10-15 min walk: Sir Harry Smith Community College

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk: Whittlesey Town Centre

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: Alderman Jacobs Primary School

12a.(ii) Primary school capacity: No spare places but room for expansion

D

12b. Pri school capacity comments: There are three primary schools in the Whittlesey Town catchment area. Alderman Jacobs Primary School is an Academy with an age range of 3-11 years. The school has a PAN of 90 and total capacity of 630. In 2020/2021 there were 436 primary aged children living in the catchment area. Forecasts show a downward trajectory to 400 in 2029/2030. New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show a decrease to 219 in 2029/2030. The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 556 primary aged pupils living in the catchment area. Forecasts show a decrease to 516 in 2029/2030. Overall the three schools have capacity for 1260 pupils. In 2021 there were 1218 pupils living in the catchment this is due to decrease to 1135 by 2029/30. To mitigate growing basic need a 1FE expansion project is currently being completed at New Road when complete the school will be 2FE with 240 places.

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

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: 296855 (NURSERY)

14b. Env Health Officer comments: No observations as at 28.10.20

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area: Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

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

B

16a.(ii) Prox to County Wildlife Sites: CWS within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Aliwal Road Pollard Willows; Common Wash; Kings Dyke Nature Reserve; Lattersey LNR &amp; Adjoining Areas; Railway Lakes; Wash Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: TPO area within 15m of the site

C

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) located on site / site intersects asset

E

18a.(ii) CA intersects site: Whittlesey 2

18a.(iii) CA within 500m: Whittlesey 1

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: 2 And 4, Briggate East; 2 And 3, The Bower; Grove House; 1 And 3, Briggate West; 38, Church Street; 46, Church Street; 48, Church Street; Church Of St Andrew; Park House; 10, Claygate; 9, Claygate; Fernlea; The Lindens; 10, Gracious Street; 6, High Causeway; New Crown; 16, Gracious Street; 56, High

Causeway; Horsegate House; 17, Horsegate; The Falcon Hotel; 10, Low Cross; 5, Market Place; 6,7, Market Place; 8, Market Place; Post Office; 13A, Market Place; 12, Market Place; 14, Market Place (See Details For Further Address Information); 7A,7B, Market Street; 9, Market Street; 17, Market Street; National Westminster Bank; Town Hall; Black Bull Public House; Two Piers Each With Sculpture Of Eagle, At No. 11; Hermitage Rest Home; 20 And 22, St Marys Street; Church Of St Mary; Wall Adjoining Number 4; 56, Whitmore Street; Manor House; Letter A Studio; Two Gate Piers With Vases And Wall; War Memorial And Enclosure Fence; Gatepiers Rear Of Number 8 Market Place; Curtilage Wall, Rear Of Black Bull Public House; Wilderness House; 2, Low Cross; 13, 15, Low Cross; George Hotel; Market Cross; 9, Horsegate; 21, Horsegate; 23, Horsegate; 22, London Street (See Details For Further Address Information); Vinpenta House; 8, Gracious Street; 38, Gracious Street; 1, Finkle Lane; 8, Claygate

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: Whittlesey Butter Cross

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**

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: **Asset(s) located on site / site intersects asset**

E

18e.(ii) HAR intersects site: Whittlesey

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

18f. Conservation Officer comments: Setting of grade II\* Listed church 1227881

18g. Archaeology comments: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. There are numerous heritage assets in the vicinity of this site, in addition to 41 records for 19th and 20th century buildings, there are 18 records for finds dating to the Roman to post medieval period. Immediately adjacent to the site is the 13th century St Andrew's Church (MCB14921) and part of this site extends into the 19th century extent of the of the graveyard associated with the church suggesting the potential for human remains. Previous investigation in the immediate area is limited, however, medieval and post medieval settlement evidence has been recorded from numerous sites within 500m of this parcel (e.g. MCB15935, MCB22687, MCB19220, MCB23814, MCB22689, MCB23814). Parcel is located towards the edge of the 'fen island' at Whittlesey, with the potential for fen edge deposits

## Site Visit

**Date / Time of Site Visit:** 16/11/2020 12:00:00

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

**1b. Describe accessibility of site:** Within a built up part of the town, close to the town centre.

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

2b. **Describe neighbouring uses:** Modern dwellings to the West. Church to South. Other dwellings to South and East and North.

3. **Describe topography and lanscape:** An attractive enclosed grassed area with some mature trees.

4. **Describe layout, form, street pattern:** Church Street is a main route out of the town to the South.

5. **Describe building types and features:** Listed church to South. Other older buildings within the vicinity - mainly two storey except for church.

6. **Describe site's boundaries:** Boundary walls of varying ages, styles and heights.

7. **Describe features / constraints:** Listed church setting. Within conservation area. Mature trees on site.

8. **Describe views, sight lines or vistas:** Of prominent site within the street scene

9a. **Relationship to built form:** Neutral

9b. **Visual impact on wider landscape:** Negative

9c. **Historic features:** Negative

9d. **Justification:** The site is within the built up part of the town, but will result in the loss of a grassed amenity area adversely impacting the street scene and the setting of the listed building and character of the conservation area.

19a. **Character + Place Score:** Development of site is likely to result in adverse harm to local character and/or sense of place.

E

19b. **Justification:** The proposal would significantly impact on the quality and character of the conservation area and setting of the listed building, as well as adversely impacting the street scene.

19c. **Key considerations for policy:**  
Impact on heritage assets  
Impact on street scene  
Loss of amenity area  
Loss of trees and biodiversity

## Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

## Recommendation

20a. **Individual site score** Potentially unsuitable

D

20b. **Comments** The proposal would significantly impact on the quality and character of the conservation area, setting of the listed building, and the street scene.

## Major Criteria

<b>1. Site Availability</b>	Availability unknown				<b>N/a</b>
<b>2.(i) Min. + Waste Team comments:</b>	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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	CS26: Mineral Safeguarding Area - Sand and Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	W8AD: Waste Consultation Area - King's Dyke Brickpits, Whittlesey				
<b>3. Flood Risk - Vulnerability:</b>					
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)				<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town				<b>A</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR15/2010/CCC: Development of a single carriageway road south of the existing A605 (Peterborough Rd) from... Raise No Objection   F/95/0802/CM: Erection of green brick storage building andrepositioning of brick blocking shed... Deemed Consent (CCC)   F/1029/89/F: Erection of a ground floor extension tosocial club... (Granted)   F/YR07/0807/F: Erection of a prefabricated walling system factory, stocking ground and distribution... (Grant)   F/YR01/0259/A: Erection of a non-illuminated brick builtadvertisement structure... (Granted)   F/93/0322/IDO: Winning, working and restoration of existingquarry operations and brickworks... Deemed Consent (CCC)   F/91/1014/CM: Excavation of clay - 178 ha (441 acres)approx.... (Granted)   F/0430/80/F: Extension to Social ClubKings Dyke Social Club Peterborough Road Kings Dyke Whittlesey...   F/99/0040/CM: Construction of buildings and shedsassociated with improvements to brickmakingprocess, e... Deemed Consent (CCC)   F/YR05/1050/A: Display of 1 free-standing non-illuminated sign... (Grant)				

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures				<b>A</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along A605Need to consider the cumulative				

transport impact of all proposed allocation and existing permissions in the settlement.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Peterborough Road; Funthams Lane	
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 20 min walk (< 1,600m)	D
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:	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ	
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
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:		
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:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		

<b>11f.(v) Emp area 15-20 min walk</b>		
<b>12a.(i) Primary school catchment</b>	Alderman Jacobs Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>No spare places but room for expansion</b>	<b>D</b>
<b>12b. Pri school capacity comments:</b>	There are three primary schools in the Whittlesey Town catchment area. Alderman Jacobs Primary School is an Academy with an age range of 3-11 years. The school has a PAN of 90 and total capacity of 630. In 2020/2021 there were 436 primary aged children living in the catchment area. Forecasts show a downward trajectory to 400 in 2029/2030. New Road Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show a decrease to 219 in 2029/2030. The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 556 primary aged pupils living in the catchment area. Forecasts show a decrease to 516 in 2029/2030. Overall the three schools have capacity for 1260 pupils. In 2021 there were 1218 pupils living in the catchment this is due to decrease to 1135 by 2029/30. To mitigate growing basic need a 1FE expansion project is currently being completed at New Road when complete the school will be 2FE with 240 places.	
<b>13a.(i) Secondary school catchment</b>	Sir Harry Smith Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>13b. Sec school capacity comments:</b>	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.	
<b>Land Quality</b>		
<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 250m of potentially contaminated land</b>	<b>B</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>	0500/0094 (Kings Dyke, Whittlesey)	
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	Unable to support any sensitive/residential development at this location due to presence of existing quarry and associated brickworks, a current industrial business park and existing rail freight line in immediate vicinity.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is not agricultural land</b>	<b>A</b>

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site D

16a.(iii) Site intersects CWS:

Kings Dyke Nature Reserve

16a.(iv) CWS within 500m:

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

Common Wash; Northey Gravel Pit

16a.(vi) CWS 1-2km

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      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A

17.(ii) TPO area: No TPO area within 15m of the 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 1.01km – 2km of site B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 1.01km – 2km of site B

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km: Roman field system and trackway with later field ditches and drove on Whittlesey Washes, 60m south of Bedford House

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
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	<b>B</b>
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	I can't seem to located this one.	
18g. Archaeology comments:	<p>Please note this reference relates to two parcels of land either side of the main road. This details the evidence from the site north of the road. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020) This site was partially occupied by early 20th century housing with a brickworks to the rear and has also previously been partially evaluated (ECB2094) revealing only 20th century features. NO FURTHER WORK NEEDED</p> <p>Please note this reference relates to two parcels of land either side of the main road. This details the evidence from the site north of the road. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020) This site was partially occupied by early 20th century housing and has also previously been partially evaluated (ECB4193) revealing modern features associated with the earlier housing on site. NO FURTHER WORK NEEDED</p>	

## Site Visit

**Date / Time of Site Visit:** 16/11/2020 11:45:00

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

**1b. Describe accessibility of site:** On main road to Whittlesey - access is likely to be acceptable once Kings Dyke crossing completed.

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

**2b. Describe neighbouring uses:** Compatible, where proposal is for employment uses, due to other employment uses in area, and relationship to road and rail network. Brickwork complex to the East, West and North - presently HGV parking area. Railway to South. Disused brick pit to East.

**3. Describe topography and lanscape:** Industrial landscape in the main- with some frontage development long Rd to the East. Two North of Rd- grass rectangular area with planting. To South-used for construction of Kings Dyke crossing.

**4. Describe layout, form, street pattern:** A605 is a busy through Rd.

**5. Describe building types and features:** Range of employment/ industrial buildings.

**6. Describe site's boundaries:** Mix of fence types with hedging and trees.

<b>7. Describe features / constraints:</b>	Noise and pollution from industrial activities, road and railway.	
<b>8. Describe views, sight lines or vistas:</b>	Of prominent site on main road.	
<b>9a. Relationship to built form:</b>		
<b>9b. Visual impact on wider landscape:</b>		
<b>9c. Historic features:</b>		
<b>9d. Justification:</b>	It is located within an existing employment area with limited impact on the wider street scene.	
<b>19a. Character + Place Score:</b>	<b>Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).</b>	<b>B</b>
<b>19b. Justification:</b>	Compatible in landscape/ character terms for employment purposes as this accords with the overall main character of the area. However incompatible for housing development, given that issue of noise and pollution and amenity would likely arise in this location.	
<b>19c. Key considerations for policy:</b>	Suitability for employment versus housing Distance to services	

## Local Preference

**(i) Does Parish Council support site?:**

**(ii) Reasons for support / object:**

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

## Recommendation

<b>20a. Individual site score</b>	<b>Likely suitable</b>	<b>A</b>
<b>20b. Comments</b>	The proposal is for housing and/or employment development. The site would not be suitable for housing development, as the standard of amenity would likely be poor due to road noise in this location. Access to services would be relatively poor due to the distance from the main settlement. The site may have some merit for employment purposes as this accords with the overall main character of the area. Permission granted for non residential uses	

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel			
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26			
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>
<b>3a.(ii) Site area in FZ1:</b>	78.74%	<b>3a.(iii) Site area in FZ2:</b>	0.16%	<b>3a.(iv) Site area in FZ3:</b> 21.1%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	Within 500m of site			<b>D</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town	<b>A</b>
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### 7.(i) Planning History (Form B): F/YR19/0186/O

Site with planning permission F/YR19/0186/O granted 11/09/2020.

### 7.(ii) Planning History Search

F/YR11/3004/COND: Details Reserved by Conditions 05, 07, 09, 10 and 12 of planning permission F/YR05/0072/O ... (Approved); F/0726/77/F: 11,000 volt overhead line supported on wooden poles Stonald Road Whittlesey... (NULL); F/0482/82/O: Residential Development Land Adjoining 156 Stonald Road Whittlesey... (Application Permitted); F/YR17/3060/COND: Details reserved by condition 7 part 3 and part 4 relating to plots 1-7 only of F/YR05/007... (Approved); F/0482/82/RM(1): Erection of a house and garage Land adj 155 Stonald Road Whittlesey... (Approved); F/YR19/0235/F: Erection of part 2-storey and part single-storey extension to rear of existing dwelling in... (Granted); F/92/0750/O: Erection of 6 dwellings (0.66 ha)... (Granted); F/95/0893/O: Erection of 6 dwellings (0.66 ha)... (Granted); F/YR02/1047/O: Erection of 9 dwellings involving demolition of 148 Stonald Road (0.505 ha)... (Refused); F/YR04/0089/O: Residential Development (0.883 ha)... (Refused); F/92/0825/O: Residential Development (3.5 ha)... (Granted); F/YR09/0649/NONMAT: Non-material amendment - Addition of ground and first-floor windows on side (gable end wa... (Approved); F/90/0928/F: Erection of a detached double garage/store... (Granted); F/YR17/3085/COND: Details reserved by condition 07 part 3 relating to the whole site and condition 07 part 4... (Approved); F/YR08/0425/O: Residential Development (0.09 ha)... (Granted); F/YR19/0186/O: Erection of up to 19 no dwellings (outline application with matters committed in respect of... (Pending Decision); F/YR04/3875/F: Erection of 55 houses comprising; 5 x 2-bed, 25 x 3-bed, 20 x 4-bed and 5 x 5-bed dwelling... (Granted); F/YR11/0449/EXTIME: Residential Development (0.09 ha) (renewal of planning permission F/YR08/0425/O)... (Granted); F/0806/80/O: Residential development (8.1 acres)... (Application Refused); F/YR08/0685/RM: Erection of 34 homes comprising of 9x2-bed terraced, 2x2-bed semi-detached, 5x3-bed terrac... (Refused); F/94/0318/F: Erection of a single-storey rear extension to existing house... (Granted); F/YR88/0583/O: Residential Development - 3.5 ha... (Approved); F/0516/82/O: Residential development (0.4 hectares approx) Land between 156 and 172 Stonald Road Whitt... (Application Permitted); F/0516/82/RM(1): Erection of a

detached house and garage Adj 156 Stonald Road Whittlesey... (Approved); F/94/0533/F: Continued use of existing premises as a warehouse (B8 of the Use Classes Order 1987)... (Granted); F/1131/87/O: Residential development - 7.091 acres... (Application Refused); F/0510/79/F: Change of use of coal yard to parking for 3 lorries Former Coal Yard at rear of 148 Stonald... (Application Refused); F/0364/82/F: Retention of a portakabin office Rear of 148 Stonald Road Whittlesey... (Application Permitted); F/0413/79/F: Use of premises for the storage of agricultural sprays and office Land at rear of 148 Sto... (Application Permitted); F/YR03/0578/F: Erection of a 4-bed detached house with detached double garage... (Granted); F/YR10/0106/EXTIME: Residential Development (involving demolition of part of 158 Stonald Road) and erection of... (Granted); F/97/0005/F: Erection of 2-storey flank extension to existing dwelling and detached double garage... (Granted); F/YR17/3143/COND: Details reserved by condition 7 (part 4 relating to plots 25-34 only) of planning permissi... (Approved); F/YR02/0255/F: Erection of a 3-bed detached bungalow with attached double garage... (Granted); F/91/0558/F: Change of use of existing premises to warehouse (B8 of the Use Classes Order 1987)... (Granted); F/99/0211/RM: Erection of 36 dwellings including 6 x 5-bed houses, 24 x 4-bed houses, 4 x 3-bed houses a... (Approved); F/0423/80/F: Erection of a temporary office building Rear of 148 Stonald Road Whittlesey... (Application Permitted); F/YR15/0331/NONMAT: Non-material amendment - Substitution of house type for Plots 16 and 17 only from 2 x 2-be... (Refused); F/YR04/3320/F: Erection of 55 houses comprising; 5 x 2-bed, 25 x 3-bed, 20 x 4-bed and 5 x 5-bed dwelling... (Application Withdrawn); F/90/0744/RM: Erection of 65 dwellings with garages comprising of 2 x 2-bed bungalows, 39 x 4-bed houses... (Approved); F/YR07/0231/O: Residential Development (involving demolition of part of 158 Stonald Road) and erection of... (Granted); F/YR04/3549/F: Conversion of garage to form living accommodation... (Granted); F/0853/84/F: Erection of a detached garage 156 Stonald Road Whittlesey... (Application Permitted); F/YR05/0072/O: Residential Development (0.883 ha)... (Granted); F/YR19/1099/VOC: Variation of condition 02 and 03 of planning permission F/YR19/0235/F (Erection of part 2-... (Granted); F/91/0596/F: Erection of a 3-bed house with garage (substitution of house type)... (Granted); F/0992/89/O: Residential development, (6 dwellings)... (Granted); F/0759/88/O: Residential Development... (Application Permitted); F/0724/84/F: Two-storey office building linked to existing warehouse/o 148 Stonald Road Whittlesey... (Application Permitted); F/0242/83/F: Erection of a house Land adj. 152 Stonald Road Whittlesey... (Application Permitted)

## Transport

### 8a. Local road impacts:

### 8b. Transport team comments:

### 9a. Strategic Road Net. impacts:

### 9b. Highways England comments:

### 10a. PROW Opportunities:

### 10b. PROW Team comments:

## Access to Services

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

**A**

**11a.(ii) Bus stops / rail in 5 min walk:** Crossway Hand, West End

**11b.(i) Prox to medical services:** Less than 15 min walk (< 1,200m)

**C**

**11b.(ii) Medical srvs in 5 min walk:**

**11b.(iii) Medical srvs 5-10 min walk:**

**11b.(iv) Medical srvs 10-15 min walk:** New Queen Street Surgery; Jenner Health Centre

**11b.(v) Medical srvs 15-20 min walk:**

**11c.(i) Proximity to shops:** Less than 5 min walk (< 400m)

**A**

**11c.(ii) Shops within 5 min walk:** Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ

11c.(iii) Shops 5-10 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(iv) Shops 10-15 min walk:	The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Park Lane Primary & Nursery School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School	
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	<b>D</b>
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 10 min walk (< 800m)	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Whittlesey Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Peterborough Road, Whittlesey	
12a.(i) Primary school catchment		
12a.(ii) Primary school capacity:		
12b. Pri school capacity comments:		
13a.(i) Secondary school catchment		
13a.(ii) Secondary school capacity:		
13b. Sec school capacity comments:		
<b>Land Quality</b>		
14a.(i) Prox pot. contaminated land:	Site located on potentially contaminated land	<b>E</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: NURSERY; KILNS

14a.(vii) Sites for DI 0-50m: 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 not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 27% | Not agric. land: 73%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

Common Wash

16a.(iv) CWS within 500m:

Kings Dyke Nature Reserve; Wash Road Pollard Willows

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

Dog-in-a-Doublet Drain; Lattersey LNR & Adjoining Areas; Dog-in-a-Doublet Drain CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No    16c.(vi) Wetland Buffer: No    16c.(vii) Wetland Stepping Stone Opp: Yes

16c.(viii) Exstg Woodland: No    16c.(ix) Woodland Buffer: No    16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:	Whittlesey 2	
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:	TOWER WINDMILL, REAR OF NUMBER 40, WEST END (Grade II), 13, 15, LOW CROSS (Grade II), 1, FINKLE LANE (Grade II)	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	B
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:	Whittlesey Butter Cross; Bowl barrow immediately north east of Bank Farm	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	D
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Whittlesey Conservation Area	
18f. Conservation Officer comments:		
18g. Archaeology comments:		

## Site Visit

### *Date / Time of Site Visit:*

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. 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:****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****20a. Individual site score****Likely suitable****A****20b. Comments**

The site has planning permission and has therefore been determined suitable for residential development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>					
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

**6. Settlement Hierarchy** Market Town **A**

**7.(i) Planning History (Form B):** F/YR19/0286/F

Site with planning permission F/YR19/0286/F granted 18/08/2020.

**7.(ii) Planning History Search**

F/YR19/0286/F: Erection of 2 x 3-storey buildings comprising of 2no retail units and 4 x 2-bed and 5 x 1-... (Pending Consideration); F/0171/80/F: Extension to shop premises8/10 Causeway Whittlesey... (Application Permitted); F/YR18/0754/FDL: Change of use from taxi office to Dog Grooming business (retrospective)... (Granted); F/YR18/0755/A: Display of 3no non-illuminated wall mounted signs (retrospective)... (Granted); F/YR06/0595/F: Change of use from retail (A1) to restaurant/cafe (A3) and installation of extractor unit... (Application Withdrawn); F/0700/78/F: Change of use from storage to office and storageBuilding at rear of 8/10 High Causeway W... (Application Refused); F/1112/89/A: Display of 3 poster boards.... (Granted); F/0591/79/F: Use of building for office and storageBuilding at rear of 8/10 High Causeway Whittlesey... (Application Permitted); F/0095/81/F: Erection of a block of 6 shop units with offices over... (Application Permitted); F/0923/80/O: Erection of 6 shops with offices overEastgate/High Causeway Whittlesey... (Application Permitted); F/0184/87/F: Change of Use of part of 2nd Floor from Offices to Flat4 High Causeway Whittlesey... (Application Permitted); F/0186/87/LB: Internal and external alterations to change first and second floors to restaurant4 High C... (Application Permitted); F/1239/88/O: Residential development - 3 x 1-bed flatsGarden land to rear of 12 High Causeway Whittle... (Application Permitted); F/YR13/0029/F: Change of use of office (B1) to osteopathic treatment room (D1)... (Granted); F/YR11/0241/F: Change of use from retail (A1) to restaurant/cafe (A3) and installation of extractor unit... (Granted); F/0653/80/F: Alterations and extensions and change of use from office and storage to graphic design and... (Application Permitted); F/0641/80/F: Erection of a double garage6 High Causeway Whittlesey... (Application Permitted); F/0071/84/F: Change of use of first floor storerooms to retail sales and erection of replacement storer... (Application Permitted); F/0936/86/F: Change of use of first and second floors to licenses restaurant4 High Causeway Whittlesey... (Application Permitted); F/YR00/1039/LB: External alterations and erection of1.08 metre high railings... (Granted); F/YR03/0243/LB: Removal of rear chimney from first and secondfloor... (Granted); F/99/0549/F:

Erection of a 2-storey rear extension to provide ground-floor workshop and first-floor 2-b... (Granted); F/YR09/0382/F: Installation of 2 air conditioning units to rear of existing building... (Granted); F/YR06/1076/F: Change of use from retail (A1) to restaurant/cafe (A3) and installation of extractor unit... (Granted); F/YR15/3110/COND: Details reserved by conditions 2 and 3 of Listed Building Consent F/YR15/0511/LB (Internal... (Approved); F/0311/87/O: Erection of shop unit with flat over Rear of 8-10 High Causeway... (Application Refused); F/0869/78/F: Change of use from storage to office and storage Building at the rear of 8/10 High Causew... (Application Refused); F/0596/80/F: Use of land for garden supply and sales centre Rear of 12 High Causeway (rear of Sergeant... (Application Refused); F/YR09/0380/A: Display of 1 internally illuminated fascia sign and 1 non-illuminated projecting sign... (Granted); F/YR15/0794/LB: Internal alterations to existing listed building involving the installation of utility cab... (Granted); F/YR15/0511/LB: Internal alterations to ground floor of listed building... (Granted); F/0569/89/F: Alterations to front elevation... (NULL); F/0484/79/F: Laying out of rear service road 6-10 High Causeway Whittlesey... (Application Permitted); F/0185/87/F: Change of Use of First and Second Floors to Licensed Restaurant with new Ground Floor Toil... (Application Permitted); F/YR00/1038/F: External alterations and erection of 1.08 metre high railings... (Granted); F/0551/80/F: Change of use from office and storage to storage (first floor) and retail sales and office... (Application Refused); F/YR03/0821/F: Erection of a 3-storey building for use as a Veterinary Surgery with offices and a 2-bed... (Granted); F/YR04/3038/F: Erection of 2 x 1-bed semi-detached houses... (Granted); F/0082/82/F: Extension to office building as amended by letter dated 2nd March 1982 Rear 8/10 High Cau... (Application Permitted); F/93/0143/F: Change of use from office (B2) to financial and professional services (A2)... (Granted); F/YR03/1360/A: Display of 4 no. internally illuminated fascia signs... (Granted)

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

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

A

11a.(ii) Bus stops / rail in 5 min walk: Whitmore Street, Queen Street, Bus Interchange

11b.(i) Prox to medical services: Less than 5 min walk (< 400m)

A

11b.(ii) Medical srvs in 5 min walk: New Queen Street Surgery; Jenner Health Centre

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 5 min walk (< 400m)

A

11c.(ii) Shops within 5 min walk: The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11c.(iii) Shops 5-10 min walk: Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR; Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH

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:	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Jacobs School; Park Lane Primary & Nursery School	
11d.(iv) Primary schs 10-15 min walk:	New Road Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 10 min walk (< 800m)	<b>B</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Sir Harry Smith Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	<b>C</b>
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:		
12a.(ii) Primary school capacity:		
12b. Pri school capacity comments:		
13a.(i) Secondary school catchment:		
13a.(ii) Secondary school capacity:		
13b. Sec school capacity comments:		

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</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:	NURSERY	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 100%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	C
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Common Wash; Lattersey LNR & Adjoining Areas; Wash Road Pollard Willows	
16a.(vi) CWS 1-2km	Aliwal Road Pollard Willows; Kings Dyke Nature Reserve; Railway Lakes	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No
16c.(iv) Grassland Stepping Stone Opp:	No	16c.(vii) Wetland Stepping Stone Opp: 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:		
16e. Wildlife Officer comments:		
17.(i) TPO points:	TPO point on site	E
17.(ii) TPO area:	No TPO area within 15m of the site	A

## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) located on site / site intersects asset	E
18a.(ii) CA intersects site:	Whittlesey 2	
18a.(iii) CA within 500m:	Whittlesey 1	
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:	1-5, ARNOLDS LANE (Grade II), 2 AND 4, BRIGGATE EAST (Grade II), 2 AND 3, THE BOWER (Grade II), GROVE HOUSE (Grade II*), LODGE AND GATEPIERS AND GATES (Grade II), CHAPEL AND MORTUARY (Grade II), 38, CHURCH STREET (Grade II), 46, CHURCH STREET (Grade II), 48, CHURCH STREET (Grade II), CHURCH OF ST ANDREW (Grade II*), PARK HOUSE (Grade II), 10, CLAYGATE (Grade II), 9, CLAYGATE (Grade II), FERNLEA (Grade II), 27, EASTGATE (Grade II),	

Likely suitable

THE LINDENS (Grade II), 10, GRACIOUS STREET (Grade II), 6, HIGH CAUSEWAY (Grade II), NEW CROWN (Grade II), 16, GRACIOUS STREET (Grade II), 56, HIGH CAUSEWAY (Grade II), 68, HIGH CAUSEWAY (Grade II), 17, HORSEGATE (Grade II), THE FALCON HOTEL (Grade II), 10, LOW CROSS (Grade II), 5, MARKET PLACE (Grade II), 6,7, MARKET PLACE (Grade II), 8, MARKET PLACE (Grade II), POST OFFICE (Grade II\*), 13A, MARKET PLACE (Grade II), 12, MARKET PLACE (Grade II), 14, MARKET PLACE (See details for further address information) (Grade II), 7A,7B, MARKET STREET (Grade II), 9, MARKET STREET (Grade II), 17, MARKET STREET (Grade II), NATIONAL WESTMINSTER BANK (Grade II), TOWN HALL (Grade II), BLACK BULL PUBLIC HOUSE (Grade II), Two piers each with sculpture of eagle, at No. 11 (Grade II), HERMITAGE REST HOME (Grade II), 20 AND 22, ST MARYS STREET (Grade II), CHURCH OF ST MARY (Grade I), 56, WHITMORE STREET (Grade II), MANOR HOUSE (Grade II), LETTER A STUDIO (Grade II), Two gate piers with vases and wall (Grade II), WAR MEMORIAL AND ENCLOSURE FENCE (Grade II), GATEPIERS REAR OF NUMBER 8 MARKET PLACE (Grade II), CURTILAGE WALL, REAR OF BLACK BULL PUBLIC HOUSE (Grade II), WILDERNESS HOUSE (Grade II\*), 2, LOW CROSS (Grade II), GEORGE HOTEL (Grade II), MARKET CROSS (Grade II\*), 9, HORSEGATE (Grade II), 22, LONDON STREET (See details for further address information) (Grade II), VINPENTA HOUSE (Grade II\*), 8, GRACIOUS STREET (Grade II), 38, GRACIOUS STREET (Grade II), 10, DELPH STREET (Grade II), 8, CLAYGATE (Grade II), 8, ARNOLDS LANE (Grade II), TOMB OF SIR HARRY SMITH EAST NORTH EAST OF CEMETERY CHAPEL (Grade II)

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: Whittlesey Butter Cross

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

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk: Asset(s) located on site / site intersects asset

E

18e.(ii) HAR intersects site: Whittlesey Conservation Area

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

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:*

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. 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:

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

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for residential development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	21%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town	<b>A</b>
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### 7.(i) Planning History (Form B): F/YR20/0224/O

Site with planning permission F/YR20/0224/O granted 31/07/2020.

### 7.(ii) Planning History Search

F/0200/83/O: Erection of a dwellingAdj. 6 Crossway Hand Whittlesey... (Application Permitted); F/YR03/1281/F: Erection of a single-storey side extension to existing dwelling... (Granted); F/0623/84/F: Erection of a house and garageAdj. 6 Crossway Hand Whittlesey... (Application Permitted); F/0704/83/F: Use of land for the temporary storage of caravan (five years)Land to the rear of 60 Pete... (Application Refused); F/0893/80/F: Construction of a vehicular access44 Peterborough Road Whittlesey... (Application Permitted); F/YR20/0224/O: Erection of up to 9no dwellings (outline application with matters committed in respect of ... (Pending Consideration); F/95/0416/TEL1: Installation of 3 no. 0.6 metre dia satellitedishes, 6 no. sectored antenna extending 1.1... (NULL); F/0830/85/F: Erection of 2.75m (9ft.) high green plastic covered chain link fence and gatesBetween Re... (NULL); F/YR09/0621/F: Erection of a conservatory to rear of existing dwelling... (Granted)

## Transport

<b>8a. Local road impacts:</b>	
<b>8b. Transport team comments:</b>	
<b>9a. Strategic Road Net. impacts:</b>	
<b>9b. Highways England comments:</b>	
<b>10a. PROW Opportunities:</b>	

## 10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	West End, Crossway Hand	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	New Queen Street Surgery; Jenner Health Centre	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ	
11c.(iii) Shops 5-10 min walk:	Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR	
11c.(iv) Shops 10-15 min walk:	Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA; The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA	
11c.(v) Shops 15-20 min walk:	The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH	
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Park Lane Primary & Nursery 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 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Whittlesey Town Centre; Peterborough Road, Whittlesey	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment		

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

## Land Quality

14a.(i) Prox pot. contaminated land: Site located on potentially contaminated land

E

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: NURSERIES

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 not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

Common Wash; Kings Dyke Nature Reserve

16a.(iv) CWS within 500m:

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

Wash Road Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 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: Yes

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ

E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

**16e. Wildlife Officer comments:**

**17.(i) TPO points:** No TPO point within 15m of the site

A

**17.(ii) TPO area:** No TPO area within 15m of the site

A

## 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:** TOWER WINDMILL, REAR OF NUMBER 40, WEST END (Grade II)

**18c.(i) Prox to Scheduled Monument:** Asset(s) within 1.01km – 2km of site

B

**18c.(ii) Sched Mnmt intersects site:**

**18c.(iii) Sched Mnmt within 500m:**

**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

A

**18d.(ii) Reg P+G intersects site:**

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

**18e.(i) Prox to Heritage at Risk:** Asset(s) within 500.1 – 1000m of site

C

**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:*

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

**1b. Describe accessibility of site:**

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

**2b. Describe neighbouring uses:**

**3. Describe topography and lanscape:**

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. 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:

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

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for residential development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26				
<b>3. Flood Risk - Vulnerability:</b>	Less vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Market Town	<b>A</b>
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### 7.(i) Planning History (Form B): F/YR21/0017/F

Full planning permission (F/YR21/0017/F) granted 02 March 2021.

### 7.(ii) Planning History Search

F/0771/78/REN: Layout of land for industrial purposes and construction of a new road... (Application Permitted);  
 F/YR19/1087/F: Use of land for the siting of up to 128 x storage containers, erect a site hut and a 2.4m ... (Granted);  
 F/YR17/0150/F: Erection of an industrial building (use class B2 with ancillary office space) involving th... (Granted);  
 F/YR11/2014/CCC: Change of use from B1/B8 use to Waste Transfer Station; erection of two portacabins, toile... (NULL);  
 F/YR14/0960/NONMAT: Non-material amendments - Amendments to store and associated works as per the schedule, re... (Approved); F/YR07/0295/F: Erection of a building for B1/B8 use and use of land for B1/B8 use... (Granted);  
 F/YR09/0582/O: Erection of Foodstore (A1), petrol filling station, car parking, servicing and associated ... (Granted);  
 F/0665/83/F: Layout of land for industrial purposes and construction of a new road... (Application Permitted);  
 F/YR15/0018/F: Change of use of building from B1/B8 to garage workshop, associated works and siting of mo... (Granted);  
 F/YR13/0080/RM: Erection of Foodstore (A1), petrol filling station, car parking, servicing and associated ... (Approved);  
 F/YR14/3034/COND: Details reserved by conditions 5, 7, 10, 11 and 13 of planning permission  
 F/YR09/0582/O (E... (Approved); F/YR18/0552/F: Erection of an industrial building (use class B2 with ancillary office space) involving th... (Granted);  
 F/YR16/0146/F: Erection of 2 x flood lights on 4.0m high columns... (Granted);  
 F/YR09/0158/O: Erection of Foodstore (A1), petrol filling station, car parking and associated highway wor... (Refused)

## Transport

### 8a. Local road impacts:

### 8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

**Access to Services**

11a.(i) Proximity to public transport: Less than 10 min walk (&lt; 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Less than 20 min walk (&lt; 1,600m)

D

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: New Queen Street Surgery; Jenner Health Centre

11c.(i) Proximity to shops: Less than 20 min walk (&lt; 1,600m)

D

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: The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU; NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

11d.(i) Prox to primary school: Less than 10 min walk (&lt; 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: New Road Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk: Alderman Jacobs School

11e.(i) Prox to secondary school: Less than 20 min walk (&lt; 1,600m)

D

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 (&lt; 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 Whittlesey Town Centre

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

## Land Quality

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

D

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: BRICK WORKS

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

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

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 500m of site

D

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m: Lattersey LNR &amp; Adjoining Areas; Railway Lakes

16a.(v) CWS 500m - 1km: Aliwal Road Pollard Willows

16a.(vi) CWS 1-2km

16a.(vii) CWS 2-5km: Drover's Field, Eastrea; Aliwal Road Pollard Willows

16a.(viii) CWS 5-10km:

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

Likely suitable

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg 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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the 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 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) within 1.01km – 2km of site

B

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km: Ring ditch and settlement site N of Eastrea; Whittlesey Butter Cross

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site

A

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

B

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:**1a. Accessibility: Is the site capable of being accessible to all users?:**1b. Describe accessibility of site:**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:*

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. 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:

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

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for employment development through the planning system.