

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A				D
7.(i) Planning History (Form B):	F/YR13/0804/O, F/YR19/0467/RM Site has planning permission				
7.(ii) Planning History Search	F/YR10/0521/RM: Erection of a 4-bed detached 2 and a half-storey house and detached single garag... (Approve) F/YR19/0467/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve) F/YR12/0013/O: Erection of 9 x dwellings... (Refuse) F/YR10/0808/O: Erection of 9 dwellings... (Refuse) F/YR11/0473/RM: Erection of a 3-storey 4-bed dwelling and detached single garage... (Approve) F/YR10/0300/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) F/YR19/0917/F: Siting of 2no portacabins for ancillary use as office/storage and storage (Retro... (Grant) F/YR11/0407/F: Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed s... (Refuse) F/YR13/0804/O: Erection of 6no dwellings... (Grant)				

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

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: Springfields

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

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

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

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

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

11c.(i) Proximity to shops: Less than 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: Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

11d.(i) Prox to primary school: Less than 20 min walk (< 1,600m)

D

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

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

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

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

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

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 (< 1,600m)

D

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

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

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

11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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 (NURSERIES)	
14b. Env Health Officer comments:	F/YR13/0804/O - phase 1 requested by EH officer	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:	Drover's Field, Eastrea	
16a.(v) CWS 500m - 1km:	Lattersey LNR & Adjoining Areas	

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 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: 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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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

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

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

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: 10/03/2020 10:50:00

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

1b. Describe accessibility of site: Off very busy road
Access next to the pub - private track

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

2b. Describe neighbouring uses: Car hire / vehicle repairs
Pub to north, dwellings to north

3. Describe topography and lanscape: Flat - mature trees on site - of excellent quality - mini nature reserve.

4. Describe layout, form, street pattern: Farm tracks - cul-de-sac development to east.

5. Describe building types and features: Mainly 2 storey
Bungalows to south

6. Describe site's boundaries:

7. Describe features / constraints: Accessed from tight corner
Private road
Habitat loss

8. Describe views, sight lines or vistas: Reasonably enclosed except to the west.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

D

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application (F/YR19/0467/RM) approved 30/01/2020.

Major Criteria

1. Site Availability	Availability unknown			N/a
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the north east, and lies largely in the Sand and Gravel Safeguarding Area. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.			
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel			
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C			
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	92.48%	3a.(iii) Site area in FZ2:	1.69%	3a.(iv) Site area in FZ3: 5.83%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site			C
Strategy and History				
6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				
Transport				
8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D

10b. PROW Team comments: Whittlesey Public Byway No. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access is likely along this Byway which may be difficult to achieve.

Access to Services

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

12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year 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 (NURSERIES); 2647 (NURSERIES)
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site D
16a.(iii) Site intersects CWS:	
	Drover's Field, Eastrea
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	
	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes
16a.(vi) CWS 1-2km	
16b. Record of protected species on 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
---	------

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:	TPO point within 15m of the site	C
---------------------------	---	----------

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:	398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD
--	---

18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D
--	-------------------------------------	----------

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

18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea
--	---

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

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

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	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:	All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853
--	---

18g. Archaeology comments:	
-----------------------------------	--

Site Visit

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

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

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

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

2b. Describe neighbouring uses: Open countryside on all four sides. To north west is a detached dwelling and lane with hedgerow and trees.

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

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

5. Describe building types and features: None

6. Describe site's boundaries: Open except for north-west side.
Hedgerow to lane and detached dwellings.

7. Describe features / constraints: Access
Open countryside
Extent of site

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

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

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments The site has a poor relationship to the built form, extending into the open countryside. The scale of the proposal and extent of the site would likely significantly and adversely alter the character of the village. The development would be significant adverse visual impacts on the open landscape. Access appears constrained, and may require third party land to create a safe, suitable access.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	<p>F/YR19/0571/AG1: Erection of an agricultural storage building... (Prior Approval Refused) F/YR18/0142/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve) F/YR18/3021/COND: Details reserved by conditions 7 and 8 of planning permission F/YR18/0181/VOC... (Approve) F/YR17/0697/O: Erection of up to 6 x dwellings involving 2 x new accesses and agricultural acce... (Grant) F/YR17/0276/O: Erection of up to 2no dwellings (outline application with all matters reserved) ... (Grant) F/YR19/3026/COND: Details reserved by condition 10 of planning permission F/YR18/0181/VOC... (Approve) F/YR19/0081/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve) F/YR18/0689/F: Erection of 3 x 5-bed 2-storey dwellings with garages (Plots 1-3 only) and forma... (Grant) F/YR15/0394/F: Formation of an agricultural access... (Grant) F/YR13/0845/F: Erection of a porch to front of existing dwelling... (Grant) F/YR18/0181/VOC: Removal of condition 6 of planning permission F/YR17/0276/O (Erection of up to 2... (Grant) F/YR18/3116/COND: Details reserved by condition 5 of planning permission F/YR17/0697/O (Erection o... (Approve) F/YR13/0710/F: Formation of a vehicular access... (Grant) F/YR17/3154/COND: Details reserved by condition 4 of planning permission F/YR17/0276/O (Erection o... (Approve)</p>	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land. TA traffic impact assessment required.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	No PROW connection opportunities	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:	Springfields	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Coates Primary School; New Road Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	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:	Station Road, Whittlesey	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment:	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment:	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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 Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

16a.(iii) Site intersects CWS:

Drover's Field, Eastrea

16a.(iv) CWS within 500m:

Lattersey LNR & Adjoining Areas; Railway Lakes

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

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 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

Site immediately adjacent to Drovers Field CWS. Whilst site is partly developable, there is likely to be requirement for adequate undeveloped buffers to CWS boundary to avoid negative impacts.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of 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 500m of site

D

18b.(ii) Listed Building on site:

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

398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

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

Ring ditch and settlement site N of Eastrea

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

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

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

Asset(s) more than 2km from site

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: All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: No footway on west side of road
Access through new estate

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

2b. Describe neighbouring uses: Dwellings to north
Development in progress to the east.

3. Describe topography and lanscape: Site and front being built out
Footway to be provided?

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

5. Describe building types and features: N/a

6. Describe site's boundaries:

7. Describe features / constraints:

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score: Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

D

19b. Justification:

19c. Key considerations for policy: Impact on countryside
Lack of footway

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Development of site would adversely impact on landscape character of the open countryside. Site access likely to be constrained. Scale of development would alter the character of the village.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:	Only a small part of this site lies in the Sand and Gravel Safeguarding Area.			
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel			
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C			
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	63.03%	3a.(iii) Site area in FZ2:	4.42%	3a.(iv) Site area in FZ3: 32.55%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area): 8%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	501m - 2km from site			C

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR14/0982/F: Erection of single storey rear extension involving demolition of conservatory to... (Grant)	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required along A605. TA traffic impact assessment required.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	No PRoW connection opportunities	E
10b. PROW Team comments:		

Access to Services

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

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

13a.(ii) Secondary school capacity:	Spare capacity in every year	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 (NURSERIES)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	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:	Drover's Field, Eastrea; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit		
16a.(v) CWS 500m - 1km:	Eldernell Gravel Pits; 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: 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: No

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	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 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:	Ring ditch and settlement site N of Eastrea	
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:	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:	This site has the potential to impact on listed buildings and this should be looked at further if this site is to be considered suitable for development.	
18g. Archaeology comments:		

Site Visit

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

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

1b. Describe accessibility of site: Would be off busy A road (A605)

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

2b. Describe neighbouring uses:	Development to east. Open countryside to north and west, and predominantly in the south across road.
3. Describe topography and lanscape:	Flattish - below road level but raised above surrounding land. Slight undulations.
4. Describe layout, form, street pattern:	Linear road leaving village. Neighbouring dwellings in cul-de-sac.
5. Describe building types and features:	2 storey in the main - some chalet bungalows near the road.
6. Describe site's boundaries:	Fences and hedges near houses. Otherwise open.
7. Describe features / constraints:	Potential archaeological site - from aerial photos - prominent feature
8. Describe views, sight lines or vistas:	Very open to the west and north and prominent when travelling from the west (Whittlesey)
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape:	Negative
9c. Historic features:	Negative
9d. Justification:	

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

E

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

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

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

Recommendation

20a. Individual site score Potentially unsuitable

D

20b. Comments Development of the site would reduce the 'gap' between Eastrea and Whittlesey, potentially leading to coalescence.
Approximately one third of the site is in Flood Zone 3. The site extends into the open countryside, and would adversely impact on the character of the landscape.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR11/0581/F: Erection of conservatory to rear and garage to side of existing dwelling... (Grant) F/YR11/0304/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant) F/YR10/3104/COND: Details reserved by condition 2 of planning permission F/YR08/1068/F (Erection o... (Approve) F/YR11/0324/NONMAT: Non-material amendment: Amendments to village hall including materials and chan... (Approve) F/YR12/3102/COND: Details reserved by Conditions 3, 5 and 8 of Planning Permission F/YR08/1068/F (... (Approve) F/YR18/0772/F: Erection of a first-floor side extension to existing dwelling... (Grant)	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Suitable access required with visibility. Two points of access may be required for scale of development. TA traffic impact assessment required.	
9a. Strategic Road Net. impacts:		

9b. Highways England comments:

10a. PROW Opportunities:	No PROW connection opportunities	E
--------------------------	----------------------------------	---

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk:	Ferndale Nurseries; Springfields	
--	----------------------------------	--

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
-----------------------------------	------------------------------------	---

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

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

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

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

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

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

11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
--------------------------------	--	--

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

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

11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	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:	Coates Primary School	
---------------------------------------	-----------------------	--

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

11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
-----------------------------------	------------------------------------	---

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

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

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

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

11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
----------------------------------	----------------------------------	---

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

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

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

11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
---------------------------------	--------------------------	--

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

12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	2647 (NURSERIES); 2647 (NURSERIES)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination. Mapping information also reveals there is a "pump" intersecting the south of the site - further investigation of this may be required.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D
16a.(iii) Site intersects CWS:	Drover's Field, Eastrea	
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes	

16a.(vi) CWS 1-2km

16b. Record of protected species on 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

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points: TPO point within 15m of the site

C

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: 398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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

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

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

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: All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853

18g. Archaeology comments:

Site Visit

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

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

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

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

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

3. Describe topography and lanscape: Flat and open

4. Describe layout, form, street pattern: Cul-de-sac to west
Busy A road to north

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

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

7. Describe features / constraints: Access problematic
Impact on countryside

8. Describe views, sight lines or vistas:

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

19b. Justification: Development of the site would adversely impact on the open character of the landscape, and would erode the 'gap' between Coates and Eastrea, potentially contributing to coalescence.

19c. Key considerations for policy: Access
Closing gap between Eastrea and Coates

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments Development of the site would adversely impact on the open character of the landscape, and would erode the 'gap' between Coates and Eastrea, potentially contributing to coalescence. It may be challenging to achieve safe, suitable

access.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the north. Although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	95.04%	3a.(iii) Site area in FZ2:	1.31%	3a.(iv) Site area in FZ3:	3.65%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	
Strategy and History					
6. Settlement Hierarchy	Small Village A			D	
7.(i) Planning History (Form B):					
7.(ii) Planning History Search	F/YR18/0405/O: Erection of up to 21no dwellings (outline application with all matters reserved)... (Refuse)				
Transport					
8a. Local road impacts:	No objection with moderate mitigation measures			B	
8b. Transport team comments:	Suitable access required with visibility. Two points of access may be required for scale of development. TA traffic impact assessment required. Lake Drove may required upgrade and improvement.				
9a. Strategic Road Net. impacts:					
9b. Highways England comments:					
10a. PROW Opportunities:	Opportunities to connect to nearby PRoWs outside the site boundary			D	

10b. PROW Team comments: Whittlesey Public Byway No. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs.

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:	Ferndale Nurseries	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Coates Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	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:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years.	

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

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

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

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:

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 2

D

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

Natural Environment

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

B

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Drover's Field, Eastrea

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

Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes

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

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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: 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 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: 6, MAYFIELD ROAD; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site 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: All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 16/03/2020 11:45:00

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

1b. Describe accessibility of site: From A605 likely

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

2b. Describe neighbouring uses: Fields - open

3. Describe topography and lanscape: Extensive tract of land.
Very open - land slopes from south to north.

4. Describe layout, form, street pattern: Busy A road to north
NCR 63 to the south - track

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

6. Describe site's boundaries: Open

7. Describe features / constraints: Power line crosses site

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features:

9d. Justification:

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

E

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

20a. Individual site score Potentially unsuitable

D

20b. Comments

The has a poor relationship to the built form of the village, and would adversely affect the village's character.
The site extends into the open countryside and lacks defensible boundaries, resulting in significant adverse impacts on the landscape. Development would erode the open 'gap' between Coates and Eastrea, potentially contributing to the coalescence of these settlements.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the north and west. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	93.45%	3a.(iii) Site area in FZ2:	1.46%	3a.(iv) Site area in FZ3:	5.08%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR18/0980/F: Erection of a single-storey 2-bed detached annex ancillary to existing dwelling... (Grant) F/YR13/0639/F: Change of use of agricultural land to domestic garden (retrospective)... (Grant) F/YR13/0506/F: Change of use from agricultural land to domestic garden including erection of sh... (Grant) F/YR13/0582/F: Change of use from agricultural land to domestic garden including erection of sh... (Grant) F/YR14/0074/F: Erection of a conservatory to rear of existing dwelling... (Grant) F/YR20/0211/F: Erect single-storey front extension to existing dwelling including removal of ex... (Grant)	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land. TA traffic impact assessment required.	
9a. Strategic Road Net. impacts:		

9b. Highways England comments:

10a. PROW Opportunities:	No PROW connection opportunities	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:	Springfields	
--	--------------	--

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
-----------------------------------	------------------------------------	---

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

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

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

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

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

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

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

11c.(iv) Shops 10-15 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
--------------------------------	--	--

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

11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
---------------------------------	----------------------------------	---

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

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

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

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

11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
-----------------------------------	------------------------------------	---

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

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

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

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

11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
----------------------------------	----------------------------------	---

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

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

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

11f.(v) Emp area 15-20 min walk	Station Road, Whittlesey	
---------------------------------	--------------------------	--

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

12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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 Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D
16a.(iii) Site intersects CWS:	Drover's Field, Eastrea	
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km	Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit; Railway Lakes	

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: 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

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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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

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

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

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: All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: Access from rural lane
Poor - with no footway

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

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

3. Describe topography and lanscape: Extensive tract of land.
Slopes up from south to north.

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

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

6. Describe site's boundaries: Fences / hedges for dwellings
Hedges to west, very open to south and east.

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

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features:

9d. Justification:

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

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

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

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments Site access is constrained, with concerns around visibility and inadequate footway and Mayfield Road/Wype Road junction. Mitigation required which may require third party land. The site is distant from local services.
The site extends into the open countryside, and will have likely have adverse visual impacts on the character of the landscape.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies partly within the Sand and Gravel Safeguarding Area, and on the southern boundary abuts the railway line. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	95.76%	3a.(iii) Site area in FZ2:	1.27%	3a.(iv) Site area in FZ3:	2.98%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR19/0357/O: Erection of 2 x 4-bed single storey dwellings (outline application with matters ... (Grant) F/YR19/0571/AG1: Erection of an agricultural storage building... (Prior Approval Refused) F/YR19/0112/O: Erection of a 2no, 4-bed, single storey dwellings (outline application with matt... (Withdrawn) F/YR13/0710/F: Formation of a vehicular access... (Grant) F/YR19/0719/RM: Reserved Matters application relating to detailed matters of appearance and land... (Approve)	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Visibility and inadequate footway concerns Mayfield Road/Wype Road junction. Mitigation required. May require third party land. Lengthy footway required along Wype Road	
9a. Strategic Road Net. impacts:		

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. 49 (Lake Drove) is located along the southern boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access is likely along this Byway which may be difficult to achieve.	
--------------------------	---	--

Access to Services

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

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

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:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
-------------------------------	--	--

11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
---------------------------------	----------------------------------	---

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

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

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

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

11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	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:	Station Road, Whittlesey	
-----------------------------------	--------------------------	--

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

12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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:	site borders railway which may be a source of contamination	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	C
16a.(ii) Prox to County Wildlife Sites:	CWS located within site	E
16a.(iii) Site intersects CWS:	Drover's Field, Eastrea	
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Lattersey LNR & Adjoining Areas; Railway Lakes	
16a.(vi) CWS 1-2km	Pit Southeast of Bassenhally Pit	

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: 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

Site immediately adjacent to Drovers Field CWS. Whilst site is partly developable, there is likely to be requirement for adequate undeveloped buffers to CWS boundary to avoid negative impacts.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of 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 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 6, MAYFIELD ROAD; 64, WYPE ROAD

18c.(i) Prox to Scheduled 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:

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: All proposed development in Eastrea must consider, to a greater or lesser degree the settings of listed buildings 1279407, 1227933, 1228227, 1279410 and scheduled monument 1006853

18g. Archaeology comments:

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

Site Visit

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

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

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

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

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

3. Describe topography and lanscape: Slopes upwards to the north-west
Significantly lower in south-east
Extensive site

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

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

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

7. Describe features / constraints: Impact in countryside.
Near railway.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

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

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments The site adjoins a County Wildlife Site and would require a significant buffer to avoid adverse harm.
The site extends into the open countryside, therefore development would be highly visible and would adversely impact on the open character of the landscape. The site relates poorly to the built form of the village, and would be detrimental to its character.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies partly within the Sand and Gravel Safeguarding Area, and has existing residential development on its eastern and northern boundaries. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	94.05%	3a.(iii) Site area in FZ2:	3.06%	3a.(iv) Site area in FZ3:	2.89%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	10%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

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

Transport

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

8b. Transport team comments:	Jones lane has an unbound surface. It should be upgraded to an adoptable standard, metalled and drained.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:	Whittlesey Public Byway No. 40 is located along the western boundary of the site. Opportunity to connect the site to this byway for NMUs. Site access is likely along this Byway which may be difficult to achieve.	

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Springfields	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School; Coates Primary School; New Road Primary School	
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	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 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		
12a.(i) Primary school catchment	New Road & Alderman Jacobs Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	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 (NURSERIES)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

Drover's Field Eastrea

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

16a.(iv) CWS within 500m:

Lattersey LNR & Adjoining Areas; Railway Lakes

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

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 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: 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

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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:

Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

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

398 AND 400, EASTREA ROAD; 6, MAYFIELD ROAD; 3, SPRINGFIELDS; 64, WYPE ROAD

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

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

Ring ditch and settlement site N of Eastrea

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

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

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

Asset(s) more than 2km from site

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: This site has the potential to impact on listed buildings and this should be looked at further if this site is to be considered suitable for development.

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: Off very busy road
Access next to the pub - private track

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

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

3. Describe topography and lanscape: Generally flat - somewhat undulating.
Higher than surrounding ground which slopes down at west.

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

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

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

7. Describe features / constraints: Access, openness of countryside
PROW - utilities access and track on site perimeter

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

20a. Individual site score: Potentially unsuitable D

20b. Comments: The site relates poorly to the built form and lacks a safe and suitable access for vehicles and pedestrians.

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

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:	CS26: Mineral Safeguarding Area - Sand and Gravel				
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	99.66%	3a.(iii) Site area in FZ2:	0.31%	3a.(iv) Site area in FZ3:	0.03%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):	Not applicable	
7.(ii) Planning History Search	F/0921/78/O: Erection of a dwellinghouseAdjacent to 403 Eastrea Road Eastrea... (Refused) F/YR14/0982/F: Erection of single storey rear extension involving demolition of conservatory to existing ... (Grant) F/95/0093/F: Part single, part 2-storey side and rearextensions including garage and front canopy... (Granted) F/1642/88/F: Erection of 3 x 3 bedroom terraced houseswith garages...	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Site access /junction required with suitable visibility and geometryimpact on A605 transport assessment needed, cumulative impact needed of committed development nearby already	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		

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:	Springfields	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL; Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU	
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Alderman Jacobs School; Coates Primary School; New Road Primary School	
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	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 (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Station Road, Whittlesey	
12a.(i) Primary school catchment	Coates Primary school	

12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2019 forecast showed that there were 214 primary aged children living in the catchment area. Forecasts show an upward trajectory to 234 by 2029/2030.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. In 2020/2021 there were 912 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 1182 by 2029/2030. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	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:	297224 (NURSERIES)	
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	Grade 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 501m – 1km of site	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:	Drover's Field, Eastrea; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit	
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km	Eldernell Gravel Pits; Nene Washes Counter Drain (West); Railway Lakes	

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: 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 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 398 And 400, Eastrea Road; 6, Mayfield Road; 3, Springfields; 64, Wype Road

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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

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

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

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: Setting of listed buildings 1227933 and 1279407 and potentially scheduled monument 1006853

18g. Archaeology comments: E - Heritage asset on site. Depending on character of archaeology found after pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion, we may object or recommend detailed excavation as a mitigation strategy. There are 23 heritage assets within a 500m radius of this site including a Scheduled Monument (1006853) of a ring ditch and prehistoric

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

Site Visit

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

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: Previously assessed, as part of site 40225. No fundamental changes have occurred since previous assessment - about 2/3 of previous submission.

19c. Key considerations for policy: Loss of arable farmland

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score Potentially unsuitable

D

20b. Comments

The site intersects 40225, but provides a reduced site area including only land in Flood Zone 1.

The route of the Fen Causeway Roman Road may be within the site. Therefore archaeological investigation may be required. Development has the potential to adversely impact the landscape due to its countryside location, and erode the 'gap' between Eastrea and Whittlesey which is important to retain the character and identity of those settlements.

