

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
Housing Sites							
H001	Barnstock and Essendyke Sites	3.95	City	Overwhelming objection to this site. Includes general objection to all sites proposed in Bretton and overall levels of development. Majority of objections focus on loss of open space (Bretton Park), loss of ancient woodland and school playing fields. Concerns that local infrastructure will not be able to support new development, especially schools, if playing fields are lost. More people will increase the need for more open space. Size and shape of site not appropriate for housing and would lead to problems of overlooking.	Withdrawn	Site withdrawn from assessment process by Bretton 2010.	208
H002	Marholm Road South	1.08	City	Overall objection for this site, some support for use as housing but would be more appropriate to remain in employment use. Main objections include: noise from trains; overhead pylons; loss of employment use; and poor access to community facilities as site is clearly separated from main residential area. Support for site as it meets requirements of Core Strategy; it is close to a number of bus routes; good access across railway bridge to Voyager school; and existing screening from railway line.	Rejected	Site rejected due to poor access to community facilities and shops. Also if site was allocated for housing it would result in a loss of employment land. Other issues include contaminated land which may affect the deliverability of the site, there is also an overhead power line running through site.	46
H003	Bretton Industry	4.59	City	Slight objection to this site. Some support for use of site as housing but would be more appropriate to remain in employment use. Main objections include: noise from trains; overhead pylons; loss of employment; and poor access to community facilities as site is clearly separated from main residential area. Support for site as it meets requirements of Core Strategy and encourages redevelopment of disused brownfield site. It is close to a number of bus routes, there is good access across railway bridge to Voyager school and there is existing screening from railway line.	Rejected	Site rejected due to poor access to community facilities and shops. Also if site was allocated for housing it would result in a loss of employment land. Other issues include contaminated land which may affect the deliverability of the site, there is also an overhead power line running through site.	172
H004	Watergall and Pyramid Centre	3.36	City	Overwhelming objection to the inclusion of this site as it could result in the demolition of existing properties. General consensus that pyramid centre is in need of significant regeneration, but not	Withdrawn	Site withdrawn from assessment process by Bretton 2010.	136

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				through demolition.			
H005	Land North of Eyrescroft School	1.46	City	Overwhelming objection to this site, main concerns include: loss of play facilities (adventure play area) at Crofts Corner; loss of 2/3 of school playing field; loss of woodland; affects on the main pedestrian/cycle rout through Bretton. Local infrastructure could not support the development. Poor access to the site will constrain development	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	62
H006	Bretton Way Oak Tree Site	1.38	District Centre	Almost 50/50 split with one more comment in support than in objection. Support because site has been vacant for many years; preferable to employment use; and close to Bretton district centre. But many people suggest mitigation including, appropriate landscaping, respect of woodlands and Oak tree. Most comments want to see low density housing on this site. Objections: loss of employment allocation; balance of growth of housing with employment; loss of views of the open countryside; and archaeological remains have been reported on the site	Preferred allocation	Site located adjacent to Bretton District and therefore within close proximity of a wide range of local community facilities and public transport links. The site is also adjacent to a County Wildlife site and an area of protected woodland. Development on this site would be required to mitigate any impacts on these areas.	69
H007	Ellindon and Pyhill Green	1.27	City	Overwhelming objection to any development on this site because it will result in loss of quality open space within Bretton Park and the loss of the paddling pool. Development would add to traffic and parking.	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	54
H008	Heltwate	0.61	City	Some support for this site as area is seen to be in need of regeneration including the improvement of the community facilities and shops in the area. However, overall majority of comments in opposition to the inclusion of this site.	Rejected	Site has been rejected due to deliverability issues. The site could form part of wider regeneration plans for the area for mixed use development. Development includes existing properties. The site does not need to be allocated if wider regeneration schemes come forward at a later date.	26
H009	Land adjoining Watergall Primary School	1.06	City	Overwhelming objection to this site and the encroachment on to Bretton Park and associated loss of open space. Two comments in support both suggest that site could come forward as part of wider master plan/regeneration of Bretton.	Withdrawn	Site withdrawn form assessment process by Bretton 2010.	45

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H010	Bretton Woods Community School	1.93	District Centre	Some level of support for this site, however, the majority of comments are in opposition. Many of the comments in support are because the site is thought to already have planning permission for 150 dwellings. Many objections relate to school closure and loss of community facility.	Preferred allocation	Pending the signing of a S106 agreement, there is a resolution to grant planning permission for 143 affordable units on this site. The site is located adjacent to Bretton Centre providing good access to community services, facilities and public transport links	143
H011	Land adjacent to Ravenside Retail Park Maskew Avenue	3.42	City	Objections due to access issues and poor links to local facilities. There could be issues with noise from the railway line. Further investigation into potential archaeological remains also required. Site should remain as employment or would be better suited for retail rather than housing.	Rejected	Site has been rejected due to poor access and links to community facilities, the site is separated from main residential area by Bourges Boulevard and is located close to railway line. Site is more suited to remain in employment use. Part of site is located within Minerals and Waste protection zone for transport, which is in place to protect potential future rail infrastructure.	128
H012	Land off Bourges Boulevard, Maskew Avenue	0.38	City	Some support for use of site for residential development, but there are concerns relating to access. Several objections, including Sport England regarding the loss of open space.	Rejected	Site has been rejected due to deliverability issues .The site is currently in use as a well used community centre	19
H013	Craig Street Car Park	0.28	City	Objections to this site due to car parking issues in area. There could be archaeological remain on site and this would require further investigation.	Withdrawn	Site withdrawn form assessment process. Now Considered as part of City Centre Area Action Plan	14
H014	New England Complex, Lincoln Road	0.74	City	Objection to this site due to loss of community/social facilities and historic buildings considered to have important local value.	Rejected	Site has been rejected due to deliverability issues. The site is currently in use by a number of community organisations. Allocation would result in loss of well used facility.	44
H015	Welland Allotments, Bluebell land	1.58	City	Majority of comments against loss of allotment area especially with the increasing demand for allotments in the city.	Rejected	Site rejected as it would result in loss of open space in an area of open space deficiency. If allotments are surplus to requirements site should remain as public open space. Site is also located within proximity of an	67

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						area of critical drainage issues.	
H016	John Mansfield School	1.11	City	Mixed response, concerns that there should be no overall loss in community facilities. Planning application outstanding for this site.	Rejected	Now considered as wider school site	50
H016 b	John Mansfield school building and playing field	4.06	City	See comments site H016	Preferred allocation	Pending the signing of a S106 agreement, there is a resolution to grant planning permission for 150 units on this site.	140
H017	Hereward Community College	6.73	City	Most comments refer to outstanding planning application on this site. Concerns about loss of school and loss of school playing field/open space.	Rejected	Part of site has been rejected as no longer available for housing development. Remainder of the site is being considered through H017b below.	230
H017 b	Hereward Community College	1.15	City	Most comments refer to outstanding planning application on this site. Concerns about loss of school and loss of school playing field/open	Preferred allocation	Site located within existing residential area with good access to services and facilities	40
H018	St Augustines Walk/Oundle Road Allotments	1.05	City	Objection due to loss of allotment site. There is a high demand in the area. If development does go ahead there should be provision made on alternative site.	Preferred allocation	Site is compatible with the residential use of the surrounding area.	45
H019	Site off New Road Woodston (EH Lee Ltd)	0.98	City	Mixed response. Proposed use as a housing site is seen as more appropriate than current use.	Preferred allocation	Site is located within a residential area. Housing development would represent an appropriate use of a relatively isolated employment site. Planning Permission was granted for 26 dwellings in 2002; however this application has now lapsed.	41
H020	Peterborough WEB, Oundle Road	2.66	City	No objection or support only comments requesting more information.	Rejected	Site rejected on deliverability issues. In use as an employment site. Almost half of site located within Flood Zone 2, site more suited to less vulnerable uses such as employment.	100
H021	Fletton Avenue/Whittlesey Road (adjacent to cemetery)	0.69	City	Mixed response – overall support for site however there are concerns relating to proximity to conservation area and the importance of high quality design if development goes ahead.	Preferred allocation	Site located within close proximity to a range of local facilities and therefore consider appropriate for development. Site is adjacent to Queens Walk conservation area and any development would need to fit the	29

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						surrounding area.	
H022	Galvanising Works, Oundle Road	1.44	City	Support for site as it is located close to city centre. Concerns relating to flooding and poor access from Oundle Road. Mixed use development considered as more appropriate use than purely residential scheme.	Preferred allocation	Approximately half the site is located in Flood Zone 2 (medium probability). In accordance with national guidance, the net developable area has been reduced to take account of these issues.	40
H023	Guild House, Oundle Road	1.46	City	Mixed response, concerns relating to the loss of open space that fronts on to Oundle Road and how development would fit with the surrounding character of the area.	Preferred allocation	Application for residential development pending; awaiting signing of S106 agreement.	62
H024	Land North of Wesleyan Road	1.69	City	Site already under construction.	Withdrawn	Site withdrawn from assessment process as it has now been built.	72
H025	Lady Lodge Goldhay Way	0.71	City	Opposed to loss of Lady Lodge Arts centre and loss of community facility. Site should be retained as a community facility.	Preferred allocation	Currently vacant site located within an existing residential area with good access to local services and facilities. Housing development would represent an appropriate use of this site.	30
H026	Land in front of Matley Primary School	0.59	City	One objection and one informative received for this site. Site contains archaeological remains which should be investigated prior to any construction taking place.	Preferred allocation	Application for 25 dwellings received in 2008. Decision is pending waiting for the signing of a legal agreement.	25
H027	Land South of Oundle Road	3.24	City	Opposed to development as site forms an important gateway to city and should remain as open land. Access issues from Oundle Road.	Preferred allocation	The site would be an appropriate use, compatible with the surrounding area. Site is also within close proximity to a range of employment uses.	122
H028	Land at Rose Court, Yaxley	0.94	City	Support for site allocation but concerns regarding access issues and potential ransom strip. Site is on the catchment boundary between the Environment Agency's (EA) Stanground Lode and the Commissioners' system. The site is outside the floodplain shown on the EA Flood Map and is not within an area shown to be susceptible to flooding. However both receiving watercourses are known to be close to capacity and are within the floodplain and in an area susceptible to surface water flooding. Both the River Nene and the Great Ouse CFMP would apply to this site. The Commissioners would require the provision of a	Preferred allocation	Permission granted on site for 27 dwellings after 31 st March 2009.	27

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				FRA for this site.			
H029	Orton Brick works South of Hampton Vale off London Road	15.10	Urban Extension	Site provides a logical and sustainable link to Hampton, however there are a number of concerns raised as the site is located adjacent to Orton Pit (SSSI/SAC) need to fully consider ecological impacts and mitigation measures.	Preferred allocation	Site is a vacant area of land with a number of detractors that is located directly between Hampton and proposed urban extension at Great Haddon. Development in this area would need to fully consider any ecological impacts on the adjacent SSSI/SAC.	453
H030	Woodston Point, Shrewsbury Avenue	1.40	City	One comment in support for use as housing.	Preferred allocation	Application received for the site. The decision is pending, waiting for the signing of legal agreement	60
H031	Land West of Hampton Vale "Triangle Land"	6.47	Urban Extension	Mixed response some support for site as it provides a logical and sustainable extension to Hampton and a better location for growth. However, there are a number of concerns raised as the site is located adjacent to Orton Put (SSSI/SAC). Need to fully consider ecological impacts and mitigation measures.	Preferred allocation	Site provides a direct link between Hampton and proposed Urban extension at Great Haddon. Therefore considered a suitable site for development	243
H032	Bus Depot, Lincoln Road	0.50	District Centre	General support for site because it is within the District Centre. Development could help to strengthen the centre, however, there are a number of concerns linked to access and traffic implications in the Millfield area. Site has previously been used as tram terminal; consideration should be made of the use of a site as part of a light railway system.	Preferred allocation	The site is located within Millfield District centre and as such has good access to a range of community services and facilities.	30
H034	Norwood Lane, Caravan Park	1.93	Urban Extension	General support for this site as it will link to the development at Paston reserve. A replacement site for Gypsies and Travellers would be required as there is already outstanding need. Concerns that the loss of a large site would increase demand in surrounding areas.	Rejected	Site has been rejected as it is in use as a Gypsy and Travellers permanent site. Loss of this site would require a replacement and would be contrary to RSS and Core Strategy. Part of site Allocated for Gypsy and Travellers transit site	82
H034 a	Norwood Lane, Caravan Park	0.76	Urban Extension	N/A	Preferred allocation	Existing Gypsy and Travellers site to be extended to include 10 transit pitches	

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H035	Land off Cathwaite	0.67	City	Concerns about the loss of open space and landscape; poor access to site; and noise from A 47. Suggestions that site may be better used for retail or leisure.	Rejected	Site has been rejected due to deliverability issues. There is no access to site or any realistic options to access the site. There are also likely to be issues with noise and air quality from A47. If this site was allocated it would result in loss of open space.	28
H036	Honey Hill Primary School	2.41	City	Some support for this site especially if the PACT becomes redundant. However, there are still concerns regarding the loss of educational facilities, community use and open space.	Rejected	Site has been reduced to only include playing fields. Site H036a is now a preferred site	90
H036 a	Honey Hill Primary School	1.68	City	N/A	Preferred allocation	Site is located within existing residential area and close proximity to a Local Centre.	50
H037	Hampton Car Park, Westwood Centre	0.44	City	Agree with site unless it undermines vitality of existing Westwood facilities. Needs to preserve parking and views into existing scheme. May be better suited as a mixed use scheme. Disagree to site as it is too small and located too close to bus route.	Rejected	Now forms part of wider mixed use redevelopment site M020	19
H038	Hampton Court Shops	0.55	City	General support for development of this site; could be a mixed use scheme to incorporate the existing post office, pharmacy and GP surgery.	Rejected	Now forms part of wider mixed use redevelopment site M020	24
H039	Hampton Court Shops	0.32	City	Agreement for this site providing shopping facilities remain. Site should be used for mixed use development rather than housing. Car parking must be provided.	Rejected	Now forms part of wider mixed use redevelopment site M020	16
H040	PPDC, Cottesmore Close	0.85	City	General agreement that part of site is suitable for housing development provided that the former RAF officer mess is protected as it forms an important part of the city's history. It is suggested that site could be refurbished and used as a community facility.	Preferred allocation	Development would utilise a vacant site located within an existing residential area. Site includes a building of local importance which must be taken into consideration.	36
H041	Fletton High Street Allotments	2.73	City	Object to loss of statutory allotment site especially as there is evidence of rising demand. Also concerns over poor access from Fletton Avenue.	Rejected	Now forms part of larger site H041a which incorporates sites H042 and site H047.	102

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H041a	Fletton High Street Allotment Land Combined Site	4.12	City	N/A	Preferred allocation	Site forms part of regeneration proposals for the Stanground area, contributing towards the provision of housing, allotment land and access/transport improvements.	0
H042	Fletton High Street Former Allotments	1.04	City	Object to loss of open space. Suggest site could be reused as allotment site especially as there is evidence of rising demand. Also concerns over poor access from Fletton Avenue.	Rejected	Now forms part of larger site H041a which incorporates sites H041 and site H047.	44
H043	Former Garages behind Coneygree Road	0.42	City	Mixed response to site. Objections to loss of car parking area and current access through site to allotments. The site is on the catchment boundary between the Environment Agency's (EA) Stanqround Lode and the commissioners' catchment. The site is outside the floodplain shown on the EA Flood Map and is not within an area shown to be susceptible to flooding. However both receiving watercourses are known to be close to capacity and are within the floodplain and in an area susceptible to surface water flooding.	Rejected	Site has been rejected as access would be required through site to allotments; this reduces the net developable area and would result in the provision of 3 or 4 dwellings. This is below the site size threshold set as a housing allocation. However, this site could still come forward as a planning application and if approved would be classed as windfall development.	18
H045	Land off Wessex Close, Tenterhill	0.75	City	Majority of comments objecting to the inclusion of this site because of flooding issues. Part of the site is located within flood zone 3 and would require sequential approach. Site may be acceptable if overall area is reduced. Concerns about loss of open space, and question whether the site could be used as allotments.	Preferred allocation	Site would represent an extension to the existing residential area, while maintaining the area of open space immediately adjacent to the site.	32
H046	67 South Street Stanground	0.32	City	Site currently has outline planning permission.	Withdrawn	Site withdrawn form assessment process as site has been developed.	16
H047	Former Fletton Goods Yard	1.28	City	Oppose site on grounds of poor access. Also site may form part of a wider habitat network complementing Fletton Lake CWS and other nearby valuable habitats. Question whether the habitat potential & value of this brownfield site	Rejected	This site would be rejected if considered in isolation due to access issues and deliverability issues. However this site now forms part of wider site H041a which also includes	55

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				been assessed.		sites H041 and H042. Access can be achieved through other sites making this site more deliverable in the future.	
H048	Roman and Saxon Court, Congsby Road	0.76	City	Opposition to the site due to uncertainty regarding what type of development would come forward on this site.	Rejected	Site not allocated for development. Any future development of the site would be considered against the general development plan policies.	32
H049	Stanground Stables	0.82	City	Site submitted after additional site consultation in January 2009.	Preferred allocation	The site has good access to community facilities and would represent an extension to the existing residential area. However any scheme would have to take into account potential noise mitigation	35
H050	Peterborough Road, Farcet	0.82	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H051, H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	35
H051	Peterborough Road, Farcet	1.36	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H050 H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	58
H052	Land adjacent to 197 and rear of Old Mill, Farcet	0.94	City	Object because site is located adjacent to former landfill site. Support is sites comes forward as part of wider site with H050 H052	Rejected	Now forms part of larger site H137a, and combines H050, H051, H052 and H137	40
H053	Windsor Avenue	1.97	City	Site submitted after additional site consultation in January 2009.	Preferred allocation	Housing development in this area would be in keeping with the surrounding residential area and utilise land immediately adjacent to the railway line.	84
H054 a	Land off Itter Crescent	1.86	City	Objection to loss of allotments, some support for use as a care home.	Preferred allocation	Part of site includes the provision of allotments. Could be developed at a lower density and has been identified as a suitable location for Prestige Homes.	25
H055	Land at Foxcovert Road	6.86	City	Some support for allocation, other suggestions for use as open space and allotment land	Rejected	Site has been rejected as it falls within protection zone of gas pipeline. Allocation of this site would be against	257

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						HSE advice.	
H057	Land at rear of 467 Fullbridge Road	1.67	City	Overwhelming objection to allocation of site, site should remain in use as allotments	Withdrawn	Site has been withdrawn from assessment process as it is now to be used for allotments	71
H058	Land on North side of Mayor Walk, The Grange	5.70	City	Objection to loss of allotment site	Rejected	Site now based on application as shown for site H058b	214
H058 a	Land on North side of Mayor Walk, The Grange	6.90	City	N/A	Rejected	Site now based on application as shown for site H058b	259
H058 b	Land on North side of Mayor Walk, The Grange	5.01	City	N/A	Preferred allocation	Application approved after 31 st March 2009	153
H059	Land at the Grange	2.50	City	Objection to loss of allotment site	Rejected	Site rejected as site is to be used as allotment land and area to north H058b is to be developed for housing.	94
H060	Railworld	1.88	City	Object due to poor access from river lane as well as loss of safeguarding site for railway. Support for development on derelict city centre site.	Withdrawn	Site withdrawn form assessment process. Now Considered as part of City Centre Area Action Plan	112
H061	Rebus Software Ltd, Thorpe Road	2.32	City	Object due to affects on setting of listing building and historic gardens. Also concerns about archaeological remains within site	Rejected	Site has been rejected due to deliverability issues and the loss of high quality employment site. Site is also located adjacent to Thorpe hall and any development could have an impact on the building and setting	87
H062	Bretton Gate Sports ground	5.49	City	Objection to loss of sports facility including objection from Sport England	Rejected	Site has been rejected due to loss of open space /playing fields and loss of community facility. This site is not well connected to existing residential areas.	206
H064	Tasman Caravan Park	0.64	Key Service Centre	Objection as site is in use as a caravan site	Rejected	Site is rejected as it is currently in use as a mobile home caravan park, this raised issues over availability and deliverability of the site particularly as the site was allocated in 2005 Local	16

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						Plan. Part of site falls within flood zone 3b and Minerals and Waste consultation area. However, the site falls within existing village envelope. This means the site could come forward as a planning application if site becomes available in the future. More appropriate sites have been identified in the village of Eye.	
H065	Land off Thorney Road, Eye	4.05	Key Service Centre	Concerns relating to: nature reserve; transport infrastructure; and lack of infrastructure.	Rejected	Site now forms part of site H150 East of Eye Development Area. Combining sites H071 and H142 H149	91
H066	Land at Eye Green (North of A47)	3.39	Key Service Centre	Concerns relating to: impact upon nature reserve; safeguarding for road network expansion; and flood risk.	Rejected	This site has been rejected as larger site H075a has been identified as a preferred allocation, which overlaps this site.	76
H067	Land South and west of Crowland Road, Eye Green	0.99	Key Service Centre	Concerns relating to: impact upon nature reserve; flood risk; and relationship with existing built form.	Rejected	Site has been rejected as almost half of site falls within flood zone 3, part of site may be suitable but there are still issues relating to deliverability as site was allocated in 2005 Local Plan and there has been limited interest in the site. There are also issues with access to this site.	25
H068	Banks Grain, Eye	5.80	Key Service Centre	Concerns relating to: relationship with existing built form; impact upon SSSI and nature reserve; flood risk; utility capacity; transport impacts; issues with access; and joining up with urban area.	Rejected	Site has been rejected as it is remote from main village, part of site falls within flood zone 3. Site is also located within close proximity to Dogthorpe Star Pit SSSI and the allocation of this site would raise objections from Natural England.	130
H069	Hodney Road, Eye	3.09	Key Service Centre	Concerns relating to: relationship to existing built form; impact upon nature reserve; need to safeguard any potential to expand the a47; impact on road network; drainage and water pressure; flood risk; and joining up with urban area.	Rejected	Site has been rejected as it is remote from main village and part of site falls within flood zone 3. Site is also located within close proximity to Dogthorpe Star Pit SSSI and the allocation of this site would raise objections from Natural England.	69
H070	Land off	3.81	Key Service	Concerns relating to: relationship to existing built	Rejected	Site has been rejected as the site	86

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	Crowland Road, Eye Green		Centre	form; impact upon nature reserve; need to safeguard any potential to expand the a47; impact on road network; drainage and water pressure; flood risk; convalescence; ground water; and vulnerability zone.		encroaches on to Eye Green Gravel Pit SSSI. The allocation of this site would result in objection from Natural England. The site is also considered too large a scale of development for village of Eye Green and would not fit with overall character of the village.	
H071	Cranmore Bungalow, Eye	1.23	Key Service Centre	Concerns relating to: impact on Eye Green nature reserve; impact upon road network; and flood risk.	Rejected	Site now forms part of site H150 East of Eye Development Area. Combining sites H065, H142, and H149.	31
H072	Land at Eye (off Peterborough Road)	4.46	Key Service Centre	There are potential access issues. Proximity to the landfill site could require further assessment. Question relationship to the existing urban built form.	Rejected	Site rejected due to poor access to site which is separated from main village of Eye by Car Dyke. Also site falls within Minerals and Waste Consultation area.	100
H073	Land adjacent to Dalmarak Group, Eye	0.88	Key Service Centre	Objections to the site include concerns regarding the relationship of the site to the urban area; impact on the nature reserve; and the importance of S10 (any sites coming forward should include adequate facilities); impact upon transport infrastructure and any future widening of the A47. There are three references in support of the site.	Rejected	Site rejected as it is separated from main village. Although other preferred allocations H065 extended east of the village there would still be a significant gap between this site and the Village.	22
H074	Edgerley Drove, Eye	0.35	Key Service Centre	Objections raise concerns about flood risk; impact on landscape character (countryside); and the relationship with the urban area.	Rejected	Site is rejected as it falls within functional flood plain and is also within Minerals and waste consultation area.	11
H075	Land South of Nature Reserve, Eye Green	1.44	Key Service Centre	Objections to the site include concerns regarding the loss of employment land, infrastructure capacity and potential flood risk. There are also several references to the impact on the local nature reserve and the ability of development to mitigate the effects.	Rejected	Site boundary has been reduced to limit any adverse effect on the Country Wildlife site. This is now shown as site H075a	37
H075 a	Land South of Nature Reserve, Eye Green	2.44		Amended boundary not consult on at issues and options stage.	Preferred allocation	Redevelopment would present an opportunity to enhance a prominent and vacant site. Site is located within close proximity to Country Wildlife site. Development would need to mitigate against potential adverse impacts.	0
H076	Horlock Land, Station Road,	2.27	Key Service	Objections to the site include concerns regarding the loss of employment land; infrastructure	Rejected	Site rejected as a housing allocation as it is located within flood zone 3a.	51

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	Thorney		Centre	capacity and potential flood risk.		More suitable for less vulnerable uses such as employment. This allocation would result in loss of rural employment site.	
H077	Land off Gas Lane, Thorney	6.87	Key Service Centre	Objections to the site include concerns regarding the site being dependant upon other sites being allocated; loss of agricultural Greenfield land; and flood risk concerns.	Rejected	Site rejected as it is located within Flood zone 3a. There area also issues around deliverability as site is reliant on H076, H080 and M009 coming forward to provide appropriate access.	154
H078	Site off Sandpit Road, Thorney	2.79	Key Service Centre	Objections to the site include concerns regarding the loss of agricultural land; negative impact upon the character of the village; the generation of traffic; and concerns regarding drainage capacity. There is also a mention of support, suggesting that the site fits better than others in the locality.	Rejected	Site rejected due to limited access, more appropriate sites identified within the village.	63
H079	Site Adjacent to Dark Close and Park Crescent, Thorney	1.60	Key Service Centre	Objection to the site include concerns regarding the loss of agricultural land; negative impact upon the character of the village; the generation of traffic; and concerns regarding drainage capacity. There is also a mention of support, suggesting that the site fits better than others in the locality.	Rejected	Site rejected as 94% of the site falls with flood zone 3.	41
H080	Site off Gas Lane, Thorney	0.44	Key Service Centre	Concerns relating to greenfield/brownfield, access, flood risk issues and traffic impact. Comment of support for the site, stating that it has good access to facilities in the village.	Rejected	Site rejected as over half of the site falls within flood zone 3a. There is also poor access to the site.	11
H081	Land at Woburn Drive, Thorney	3.41	Key Service Centre	Loss of agricultural land and suggestion that contrary to the site description access to social and physical infrastructure is limited. Comment in support of Thorney being designated as a Key Service Centre and also suggests that the numbers could be expanded. Road network would be a constraint.	Rejected	Site rejected due to poor access to site. Could come forward with site H131 however this would results in a development that would be too large scale for the village.	77
H083	Land South of Glington Road, Helpston	2.05	Limited Growth Village	Concerns relating to traffic, loss of agricultural land; and lack of community infrastructure and capacity in schools etc. Impact upon the character of the village, particularly the John Clare Heritage, drainage capacity and the difficulty of improving this infrastructure. There is no gas supply in	Rejected	Site rejected due to limited access. More appropriate sites identified within the village.	46

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				Helpston.			
H084	Land Adjacent to 29 Maxey Road, Helpston	0.32	Limited Growth Village	Objections to the site. There are detailed comments on the extent of wildflowers and protected birds. Concerns relating to drainage, traffic, rail crossings, quantum of recently constructed houses. Impacts upon the conservation area (John Clare heritage), infrastructure capacity, economic climate, landscape impact are all raised as concerns.	Preferred allocation	Development would form a natural extension to the North of the Village, running in parallel to existing housing adjacent.	10
H085	Land North of Ginton Road, Helpston	2.30	Limited Growth Village	Major concerns regarding access off Golden Drop which is considered to be a narrow track and passes between two listed buildings; transport infrastructure; community facilities particularly school places and services; impact upon the rural settlement; drainage; lack of employment opportunities; railway crossing; and impact upon the overall character of the site. There are some concerns that development will be at a higher scale. There is also reference to the challenge of delivery in the current economic climate.	Rejected	Site rejected due to limited access. More appropriate sites identified within the village.	52
H086	Land between Helpston Road and Main Street, Ailsworth	0.42	Limited Growth Village	A number of objections to this site, concerns relate to the Impact on the character of the conservation area; traffic impact; access; severe drainage issues; and the implications on the wildlife habitats.	Preferred allocation	Application submitted in 2008 for the erection of a maximum of 25 homes, access roads and landscaping. Decision pending awaiting signing of S106	11
H087	Clay Lane, Castor	1.67	Limited Growth Village	Comments raise concerns about the impact on adjacent County wildlife site. There is a suggestion that this site currently has outline permission. Archaeological remains remain a concern.	Preferred allocation	Planning permission granted for 25 dwellings after 31 st March 2009	42
H088	Land at Clay Lane, Castor	1.30	Limited Growth Village	Comments raise concerns similar to the other sites in Castor, potential issues with physical and social infrastructure, character, and the cumulative effects of any further allocations in additional to site H087. There are specific references to the national importance of the potential for archaeological remains associated with the Roman settlement of Praetorium.	Rejected	Site rejected due to deliverability issues. The access routes to this site are not adopted highway this has affected the site coming forward. Also adjacent to County Wildlife Site. More appropriate sites identified within the village	33
H089	Land at Clay	1.84	Limited	Comments raise concerns that the site is not a	Rejected	Site rejected as it is separated from	47

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Lane, Castor		Growth Village	natural extension to the village. Concerns that the cumulative effects of this site combined with site, (H087) which has outline permission, would have negative implications on the character and capacity of the village.		main part of village by open fields	
H090	Land at Peterborough Road, Castor	0.89	Limited Growth Village	There are concerns that development on this site would not be consistent with the character of the village. There are also concerns regarding the access. Capacity in physical (water) and social infrastructure has also been raised as a potential issue.	Rejected	Site rejected as it is removed from main part of the village. More appropriate sites identified in the village.	23
H091	Land Adjoining the Surgery, Glington	1.09	Limited Growth Village	There are some objections to this site with the main concern being how a new development in this location will be in keeping with the existing character of the village. Comments of support also reflect these reservations. There is also a specific concern about the loss of an adult education facility.	Preferred allocation	Site located within existing village envelope and has good access to a range of community facilities	28
H092	No. 59 Helpston Road, Glington	1.00	Limited Growth Village	Main reason for objection is the proximity to the bypass and the implications of any access. There are also references to the proximity to the gas pipeline and the implications of HSE legislation. A note of support considers that the site could easily mitigate any of the negative implications that arise in the assessment.	Rejected	Site rejected as it almost half of site is located within flood zone 3a. Site is also located within 600m of the gas compressor station. Allocation would be against the HSE advice	25
H093	Land Off Lincoln Road, Adjacent to Playing Fields, Glington	7.54	Limited Growth Village	Concerns relating to allotment land, traffic issues, quantum of housing, community infrastructure, frequent references to convalescence and the importance of maintaining a 'green wedge' between the urban boundary of Peterborough. There is also a reference of support for this site, detailing why it is the most suitable out of the sites.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice. Access would not be permitted from the main road. Smaller area of site considered (H139) this is not within Gas compressor zone but rejected due to access issues.	170
H094	Land South East of Glington	17.53	Limited Growth Village	Opposition to this site. Concerns regarding the loss of allotment land, convalescence and the importance of a green wedge, the lack of community facilities and the potential for archaeological remains.	Rejected	Site rejected as located within gas compressor zone and allocation would be against the advice of the HSE. The scale of development would not be appropriate for a limited growth village.	315
H095	Glington Glebe	38.95	Limited	Opposition to this site. There are a number of	Rejected	Site rejected as scale of proposed	701

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Land		Growth Village	concerns featuring the prospect of convalescence, the proximity to the gas compression site, transport and school places. The site lies in an area of high flood risk and there may be archaeological features on the site.		development would not be suitable for a limited growth village and would be contrary to the Core Strategy. Site is located within close proximity to gas compressor station and development would be against the advice of the HSE. Approximately 20% of the site is located within flood zone 3a.	
H096	Allotments, Wittering	1.55	Limited Growth Village	There is strong opposition to this site. There are references to the biodiversity on the site including sightings of Badgers and Long Eared bats. There is strong opposition to the loss of allotment land. There are also frequent references to the unsuitable transport infrastructure. Further issues including surface water flooding, and the lack of community infrastructure and services.	Rejected	Site rejected due to deliverability issues and access to site. Also objections on ecological and biodiversity issues. More suitable and deliverable sites identified within the village.	40
H097	Land at Towns End, Wittering	4.67	Limited Growth Village	There is strong opposition to this site. As with the other sites in Wittering, there are repeated concerns regarding the impact of any further development on the road network. Other concerns include the loss of agricultural land, loss of allotment land, and capacity in the sewerage infrastructure; lack of employment in the locality, school capacity, wildlife, proximity to RAF base and the resulting noise pollution. The overall lack of community infrastructure is also a concern.	Rejected	Site rejected as half of site is within the explosion zone of RAF base; this limits access to the development. More appropriate sites identified in the village.	105
H098	Land off Trent Road and Parker Road, Wittering	19.56	Limited Growth Village	Concerns relating to site access, transport, local amenities, archaeological interest, Sewage treatment capacity, schools capacity.	Rejected	Site H098 has been rejected due to large scale of development which would not be appropriate for a limited growth village. A number of options have been assessed. Site now allocated as H098e	352
H098 a	Land off Trent Parker Road, Wittering	4.25	Limited Growth Village		Rejected	As per reasoning for H098	0
H098 b	Land off Trent Parker Road, Wittering	5.26	Limited Growth Village		Rejected	As per reasoning for H098	0
H098	Land off Trent	4.07	Limited		Rejected	As per reasoning for H098	0

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
c	Parker Road, Wittering		Growth Village				
H098 d	Land off Trent Parker Road, Wittering	5.99	Limited Growth Village		Rejected	As per reasoning for H098	0
H098 e	Land off Trent Parker Road, Wittering	4.49	Limited Growth Village		Preferred allocation	Site represents an extension to the existing village layout and benefits from proposed transport improvements.	0
H099	Willow Drove, Newborough	0.47	Limited Growth Village	Concerns relating to sewerage, departure from ribbon development settlement pattern, transport constraints, flood risk.	Rejected	Site rejected as lies within flood zone 3a	12
H100	Peterborough Road, Newborough	0.67	Limited Growth Village	Opposition to the site, references to biodiversity including a barn owl, concerns over the loss of agricultural land and the departure from ribbon development settlement pattern. Flood risk is also raised as an issue.	Rejected	Site rejected as lies within flood zone 3a	17
H101	Land South East of Newborough	19.21	Limited Growth Village	Opposition to the site, concerns include the impact upon wildlife including bats, importance of farmland, sewerage capacity, the level of facilities and services, and transport infrastructure. There could also be flood risk issues. The representations drew attention to the potential for a gas main.	Rejected	Site rejected as lies within flood zone 3a	346
H102	St Martins Road, Newborough	2.43	Limited Growth Village	Opposition to the site. Concerns regarding flood risk, the loss of agricultural land, transport and community infrastructure.	Rejected	Site rejected as lies within flood zone 3a	55
H103	St Martins Road, Newborough	0.65	Limited Growth Village	Strong opposition to the site. There are concerns over the loss of agricultural land and infrastructure capacity.	Rejected	Site rejected as lies within flood zone 3a	16
H104	St Martins Road, Newborough	1.87	Limited Growth Village	Majority of the reps have concerns about the site. There are several references to a barn owl who frequently visits the site. The site is currently used as a field and not 'disused' as suggested in the description. There are also references to the limited capacity of the rural roads.	Preferred allocation	Site would form a natural extension to the village while preserving its distinctive settlement pattern. Located close to centre of the village with good access to community services and facilities	48
H105	Land rear of	1.02	Limited	Predominately opposition to the site, however	Rejected	Site rejected as lies within flood zone	26

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Gunton's Road, Newborough		Growth Village	there is notable support. Four of the reps recognise this site as the most suitable (out of those in Newborough).		3a	
H106	North St Martins Road, Newborough	0.52	Limited Growth Village	As above, strong opposition to the site. Main issues referring to the size of the development sites and the impact on the village. Concern about the impact on existing community.	Rejected	Site rejected as half of site is located within flood zone 3a. Remaining area would result in a scale of development that does not meet the minimum threshold of the Site Allocations DPD.	13
H107	Land South of Maxey Road, Northborough	1.31	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities/services in the village. Also a concern about the cumulative impact of sites (H107,H109,H110)	Rejected	Site rejected as lies within flood zone 3a	33
H109	Land Rear of Lincoln Road, Northborough	6.71	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities/services in the village. Also a concern about the cumulative impact of sites (H107,H109,H110)	Rejected	Site rejected as lies within flood zone 3a	151
H110	Land South of B1162, Northborough	4.73	Limited Growth Village	As above (same comments have been copied and pasted to the sites) with the addition of concerns over the lack of facilities and services in the village.	Rejected	Site rejected as lies within flood zone 3a	106
H111	Land Rear of Deeping St James Road, Northborough	4.85	Limited Growth Village	As above (same comments have been copied and pasted to the sites)	Rejected	Site rejected as lies within flood zone 3a	109
H112	Rippons Drove, Northborough	0.41	Limited Growth Village	As above (same comments have been copied and pasted to the sites)	Rejected	Site rejected as lies within flood zone 3a	10
H113	Land off Pingle, Northborough	2.65	Limited Growth Village	Strong opposition to the site. Issues include: loss of agricultural land, flood risk, local and wider transport concerns.	Rejected	Site rejected as lies within flood zone 3a	60
H114	Land West of Pasture Lane, Northborough	3.49	Limited Growth Village	Strong opposition. There are concerns regarding many issues including the loss of agricultural land, flood risk, building on green field land, the potential for archaeological remains, co-ordination with the Core Strategy. There are further concerns regarding the local and wider implications of	Rejected	Site rejected as lies within flood zone 3a	79

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				transport demands.			
H115	Land East of Pasture Lane, Northborough	0.44	Limited Growth Village	Strong opposition to this site: a lack of services, high flood risk, located outside village boundary, lack of sewage capacity, possibility of archaeological remains, impact on transport, local services all cited as reasons for this opposition.	Rejected	Site rejected as lies within flood zone 3a	11
H116	Bainton Road, Ashton	0.37	Small Village	General opposition to the site; Reasons include site is outside the village envelope, would be better used as an allotment, Mature trees occupy the site, concerns about road capacity.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H117	Plants Eggs, Bainton	0.96	Small Village	General opposition to the site; Reasons include poor relationship to existing settlement, negative impact upon the character, appearance and setting of Baines conservation area.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	24
H118	Land at rear of First drift, Wothorpe	0.87	Small Village	Objection to the site. Suggestion that the site would deliver very few plots.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	22
H119	Croft Farm, Thornhaugh	0.31	Small Village	General opposition to the site. Consideration should be given to the conservation area. An amendment to the village envelope would be required.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	9
H120	Manor Farm, Sutton	0.44	Small Village	General opposition to the site on the grounds that part of the site is outside the village envelope. There is also some support provided that there is careful consideration of the conservation area.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H121	Little Chef, Wansford	0.46	Small Village	General opposition to the site. Concerns regarding access and proximity to the A1.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	12
H122	Land at Old Leicester Road, Wansford	7.53	Small Village	General opposition to the site. Reasons include; Site is not in proportion to existing settlement, site lies adjacent to SSSI and ecological effects should be considered.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	169
H123	Werrington Bridge Road, Milking Nook	1.50	Small Village	Opposition to the site; Reasons include: out of context with the existing settlement (isolated site) and flood risk issues.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	38
H124	Deeping Road, Peakirk	4.57	Small Village	General opposition to the site. Reasons include: remoteness of the site and conflict with Etton	Rejected	Site Rejected as the Core Strategy does not propose any further	103

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				minerals extraction designation.		allocations within Small Villages	
H125	Nos.75, 77, 79 Riverside, Deeping Gate	0.37	Small Village	Concerns about the detrimental impact on visual amenity and local services. Comments that development should be on Brownfield land.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	11
H126	West End Depot, West End Maxey	0.50	Small Village	Objection states that the site would not conform with the Core Strategy	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	13
H127	Land North of Etton	3.03	Small Village	General opposition to the site. Reasons include; the site is too remote from existing settlement, located within Flood Zone 3 (high risk) and located within close proximity to high pressure gas pipeline.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	68
H128	Briggs Farm, Willow Hall Lane, Thorney	0.68	Small Village	General opposition to the site. Reasons include; Remote location would increase car use, inadequate foul sewage capacity, access to A47 is poor.	Rejected	Site Rejected as it is located in Open Countryside, the site is not well connected to existing settlement and is therefore against National and Local planning Policy	17
H129	Monkhams Hurn Road Werrington	1.73	City	General opposition to the site. Reasons include; the site being too remote from the adjacent settlement, encroachment into open countryside and issues regarding access.	Rejected	Site Rejected as it is located in Open Countryside, the site is not well connected to existing settlement and is therefore against National and Local Planning Policy	44
H130	The Forge House, Great Road	1.01	City	Generally points of note are highlighted by statutory bodies; the site is within 1.km of Orton Pit; there is a need for "full and detailed evaluation of transport impacts on housing site"; and the site should follow standard brownfield contamination land process.	Preferred allocation	Site surrounded by proposed Urban extension of Great Haddon and will therefore be included within the amended urban area boundary	43
H131	Land of Whittlessey Road	6.25	Key Service Centre	Limited opposition to the site. Reasons include; increased traffic through the village and more appropriate sites within the village (e.g. M009).Advised of need for "full and detailed evaluation of transport impacts on housing site", and need fro detailed assessment of potential impacts on conservation areas and listed buildings. Site is within 4km of Nene washes designations.	Preferred allocation	Represents the most appropriate site to accommodate growth in the village while respecting the existing settlement pattern. Site located close to centre of village with good access to main services and facilities.	141
H132	Land at Green	6.61	Key Service	Objections include, intrusion into the countryside,	Rejected	Site rejected as part of site is located	137

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Road/Woolfellhi II Road Eye		Centre	traffic impacts, unsustainable location, more appropriate locations available at Thorney. Advised of need for "full and detailed evaluation of transport impacts on housing site", and the site lies within 300m of Dogsthorpe Star Pit SSSI.		within in flood zone 3a. Site is located north of the A47 and not well connected to existing village and associated community facilities.	
H133	Land at 7 Heath Road, Helpston	0.37	Limited Growth Village	Widespread support, for a single dwelling, based on site being considered within the confines of the village and enhancing the approach to the village. Objection based on unnecessary and unsuitable extension to village envelope. Advised that site lies within 2.5km of Castor Hanglands SSSI.	Rejected	Site rejected as it is located in open countryside and not connected to existing settlements; this is against the Core Strategy.	11
H134	Middle Road/Guntons Road, Newborough	0.82	Limited Growth Village	General opposition based on site lying beyond the village envelope and site H104 being preferred by the Planning Inspector. Advised that the site lies within Flood zone 3, is within 2.5km of Dogsthorpe Star Pit SSSI and is crossed by gas pipelines.	Rejected	Site rejected as lies within flood zone 3a	21
H135	Field off Gas Lane, Thorney	1.22	Key Service Centre	Objections based on loss of allotment land, poor access, and more suitable site being available at M009. Advised that the site lies within flood zone 3; within 5km of Eye Gravel Pit SSSI; need for "full and detailed evaluation of transport impacts on housing site"; and to follow standard contaminated land process.	Rejected	Site rejected as lies within flood zone 3a	31
H136	Land at Eyebury Road, Eye	8.95	Key Service Centre	Generally points of note are highlighted by statutory bodies; the site is within 1.5km of 4 designated (natural) sites; there is a need for "full and detailed evaluation of transport impacts on housing site". Concerns are raised that visual access to the primary school should be restricted. Objections based on the site intruding into the countryside, and support for the site being adjacent to existing services and complimenting the village boundary. The site is also crossed by gas pipelines..	Rejected	Site rejected as lies within flood zone 3a	201
H137	Land West of Peterborough Road, Farcet	1.55	City	Advised that the site lies within 2.4km of Orton Pit, is proximate to Stanground Nature Reserve and CWS, and that the site should consider sustainable transport links to amenities such as	Rejected	Site now considered as part of wider area combining sites H050, H051 and H052. the boundary is show as site H137a	66

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				Great Fen in Cambridgeshire.			
H137 a	Land West of Peterborough Road Farcet	3.11	City		Preferred allocation	Site is considered as an appropriate extension to the existing built form while utilising existing transport networks	0
H138	Off penwald Court/Rear of 37 - 43 St Pega's Road	0.54	Small Village	Advised that; the site may have increased traffic impacts, poor access and detrimental affect on wildlife; social housing with amenity space and parking would be preferred; and that contaminated land process should be observed.	Rejected	Site Rejected as the Core Strategy does not propose any further allocations within Small Villages	14
H139	Land off Lincoln Road, adjacent to playing fields,	3.27	Limited Growth Village	General opposition based on non accordance with the IGS and Core Strategy, site falling outside the village envelope, protecting the principle of non-coalescence, traffic impacts and gas protection zones. Support based on accordance with the IGS and Core Strategy. Advised that the site lies within 3km of Deeping Gravel Pits SSSI, and the capacity of the site to help deliver appropriate open space.	Rejected	Site rejected as there is limited access to the site	74
H140	Hampton Court Shops and Garages	0.75	City	Advised that the site is within 1km of Grimshaw Wood LNR; and should follow contaminated land process.	Rejected	Now forms part of wider mixed use redevelopment site M020	32
H141	Broadweel Road, Helpston	1.98	Limited Growth Village	Strong objection to the site based on poor access, detrimental impacts on school, residents and village character, the site lying beyond the village envelope, and the recent approval of a 43 dwelling scheme in the village which should be regarded as contributing sufficiently to rural growth targets. The Council have intimated recent growth is sufficient for the village; the site lies within 4km of Barnack Hills and Holes designated site.	Preferred allocation	Site forms the most appropriate site to accommodate growth in the village. Represents a natural extension to the village that in keeping with the existing residential development adjacent.	51
H142	Tanholt Farm, Eye	37.32	Key Service Centre	General points of note are highlighted by statutory bodies; the site is within 500m of a SSSI and adjacent to a PROW. Advised of need for "full and detailed evaluation of transport impacts on housing site", and need fro detailed assessment of potential impacts on conservation areas and listed buildings. Objections centre on intrusion into the countryside, the scale of the development, and	Rejected	Site rejected as the scale is considered to be too large for the village. Small area now forms part of wider East of Eye development Area H150	672

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				traffic impacts. Support is based on the scope of the development to deliver a critical mass necessary to deliver substantial sustainability benefits. The site is also crossed by gas pipelines.			
H142 a	Tanholt Farm Eye Part of H142 but a smaller site	7.03	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is considered too larger scale for village. Small area now forms part of wider East of Eye development Area H150	0
H142 b	Tanholt Farm Eye Part of H142 but a smaller site	2.64	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is considered too larger scale for village. Small area now forms part of wider East of Eye development Area H150	0
H143	Land at rear of 39 Station Road, Thorney	0.58	Key Service Centre	Objections centre on poor access and availability of more appropriate site, M009. Advised of need for "full and detailed evaluation of transport impacts on housing site" and to follow contaminated land process.	Rejected	Site rejected as lies within flood zone 3a	15
H144	84 Eyebury Road, Eye	0.98	Key Service Centre	Site submitted after additional site consultation in January 2009.	Rejected	Site could link with Site H136, but not consider appropriate to deliver growth for the village.	25
H145	Hurn Road Werrington	14.46	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	260
H146	Land at Junction of Lincoln Road, Deeping Gate	5.80	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	0
H147	Land North of Werrington Lincoln Road 1	5.76	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site Rejected as it is located in Open Countryside and against National and Local Planning Policy	130
H148	John Mansfield remote playing field	3.20	City	Site submitted after additional site consultation in January 2009	Preferred allocation	Resolution to grant planning permission for 150 dwellings units. Waiting for S106 to be signed	150
H149	Tanholt Farm Eye Part of H142 and H136	16.00	Key Service Centre	Site submitted after additional site consultation in January 2009	Rejected	Now forms part of wider East of Eye development Area H150	288
H150	East Of Eye Development	18.42	Key Service Centre	Site submitted after additional site consultation in January 2009	Preferred allocation	Development area approach provides the opportunity for the growth of Eye	200

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Area					to be accommodated through detailed masterplanning and to enable the provision of Employment and Gypsy and travellers to be incorporated into the development. Sites represent the most appropriate locations that respect the existing development pattern of Eye and provide good access to existing community facilities.	
L001	Stanground closed landfill site	0	City	Consideration should be given to nearby CWS, SSSI and SAC sites, and the Public Right of Way to the northern boundary maintained.	Rejected	Not considered necessary to allocate for these uses	
L002	Showcase Cinema, Boongate	4.035	City	Consideration should be given to nearby SSSI, SPA, SAC and Ramsar sites.	Rejected		
Mixed Use Development							
M001	Land adjacent to Thorpe Wood House, Thorpe Wood	2.48	City	Recommendations for the site to be used for retail and hotel uses, and not housing. Consideration should be given to the nearby CWS and SAM sites.	Preferred allocation as an employment site		
M002	Land South of Eye	19.28	Key Service Centre	The site is supported for its location, suitability and sustainability credentials. Opposition is focused on coalescence and the loss of the Green Wedge. Consideration should be given to flooding issues and the use of the site for residential and business use.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M003	Land South of Eye	11.96	Key Service Centre	The site is supported for its location, suitability and sustainability credentials. Opposition is focused on coalescence and the loss of the Green Wedge. Consideration should be given to flooding issues and the use of the site for residential and business use.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M004	White Post Farm, Eye	3.98	Key Service Centre	Opposition focused on proximity to SSSI and CWS, coalescence, increased traffic, loss of amenity, below capacity utilities and flooding.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern	
M005	Land to the East of	6.21	Key Service Centre	Opposition focused on proximity to SSSI and CWS, coalescence, increased traffic, loss of	Rejected	Site rejected due to the scale of the site and detrimental impact upon the	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Woolfellhill Road, Eye			amenity, below capacity utilities and flooding.		existing settlement pattern	
M006	Whitepost Farm East, Eye	4.92	Key Service Centre	Opposition focuses on the loss of open land. Consideration should be given to the nearby LNR and CWS, the viability of housing on the site is undermined by the A47 separating the site from the village. The site should be safeguarded for any future expansion of the A47	Rejected	Site partially located within flood zone 3a, other sites considered more suitable to deliver employment land in the villages	
M007	Eye, Thorney Road	3.17	Key Service Centre	Site is supported for its location, accessibility, sustainability and deliverability. The site is opposed due to its separation from the village. Consideration should be given to the nearby LNR and CWS. The site may require its own amenities, and may be suitable for small scale retail/business and residential.	Rejected	Now forms part of wider east of Eye Development Area H150	53
M008	Station Road, Thorney	20.54	Key Service Centre	Opposition focuses on the use of Greenfield land; maintaining the identity of the village; the disproportionate scale of the site on the village; the flood risk of the site; and the availability of more appropriate locations elsewhere. EA objects in principle on flooding grounds. Consideration should be given to the impact on the conservation area; and the possibility of a housing only site, with ancillary amenities.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern. The site is also located within flood zone 3a.	
M009	Land North of Wisbech Road, Thorney	20.83	Key Service Centre	Support came primarily from one respondent, highlighting location, access, sustainability issues, also pressing for site to be viewed as brownfield. Opposition focused on excessive size, disproportionate scale, negative impact on identity of the village and increased traffic. Consideration should be given to the conservation area, complementing existing community facilities and the suitability of just the western end of the site for housing.	Rejected	Site rejected due to the scale of the site and detrimental impact upon the existing settlement pattern. The site is also located within flood zone 3a.	
M010	Land at Market Deeping Bridge	30.51	Small Village	Strong opposition focused on non-compliance with the Core Strategy; costs of services/amenities will be born by South Kesteven DC; flood risk; loss of open countryside; and detrimental affect on Conservation Area. Most objections also relate to	Rejected	The site is remote from the urban area or villages, part of the site is also with functional flood plain	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				M011. Consideration should be given to connectivity with other settlements, and a full impact assessment required for effects on character, amenities and services. Support from Milton Estates.			
M011	Land at Market Deeping Bridge	57.66	Small Village	Strong opposition focused on non-compliance with the Core Strategy; costs of services/amenities will be born by South Kesteven DC; flood risk; loss of open countryside; and detrimental affect on Conservation Area. Most objections also relate to M010. Consideration should be given to connectivity with other settlements, and a full impact assessment required for effects on character, amenities and services. Support from Milton Estates.	Rejected	The site is located too far away from the urban area or villages, part of the site is also with functional flood plain	
M012	Notcutts Garden Centre	2.71	City	Consideration should be given to nearby Local Nature Reserves	Rejected	Unclear what the landowner was seeking for the site. Council not promoting any alternative use other than as at present, but this does not prevent the landowner submitting proposals to the Council via the planning application process.	
M013	Lovers land, Crowland road, Eye Green	0.35	Open Countryside	Consideration should be given to nearby SSSI. One objection based on remoteness of site from village envelope, one recommendation for site to be employment/office use to complement surrounding agricultural uses.	Rejected	This site is too small to be effective as a mixed use site. May come forward as a planning application.	
M014	Horseay Grange	29.11	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Issues are finely balanced for this site; overall because this is an Urban extension, together with issues such as transport, habitats, archaeology and uncertain linkage with the Regional Freight Interchange, the site has been rejected.	
M015	Land North of Peterborough Werrington	16.50	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice.	0
M016	Land North of Werrington	1.26	Open Countryside	Site submitted after additional site consultation in	Rejected	Site rejected as it is within 600m of the gas compressor station and would be	0

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
	Lincoln Road 2			January 2009.		against HSE advice.	
M017	Land North of Werrington Lincoln Road 3	17.95	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	Site rejected as it is within 600m of the gas compressor station and would be against HSE advice.	0
M018	Land at Milking Nook	32.98	Open Countryside	Site submitted after additional site consultation in January 2009.	Rejected	The site is too remote from the urban area and key service centres.	0
M019	Mancetter Square, Land at Lincoln Road, Peterborough	10.90	City	Site submitted after additional site consultation in January 2009.	Rejected	The site is rejected as part of the site lies within an area of a high probability of flooding (3a). The site is located within the urban boundary and may still come forward through a planning application	245
M020	Hampton Court Shops. Includes sites H140, H037, 38	1.40	City	Site submitted after additional site consultation in January 2009	Preferred allocation	Site forms part of wider regeneration plan for the Hampton Court Local Centre and will provide a range of community services and facilities such as housing, retail and employment	25
Retail Sites							
R001	Werrington District Centre	3.76	City	General support for the site. The car park should be removed from the boundary. Areas to the North and Southwest should be included. The boundary should be redrawn in line with the current planning application. The site could be designated for mixed use to include housing.	Rejected	Site already within district centre, not necessary to allocate for retail.	
R002	Land off Bourges Boulevard, Maskew Avenue	3.42	City	The site is supported as a natural extension of the Brotherhood and Maskew Retail Parks; proximity to transport links; and broadening the retail offer. Strong opposition is focused on placing retail appropriately within the retail hierarchy; using the site for housing or rail uses; intensifying traffic problems and undermining the North Westgate development.	Rejected	Rejected - site not suitable for retail as outside designated retail centre and against Local and National Policy	
Employment Sites							
E001	Oak tree site, Bretton	1.38	Urban and adjoining area	Use of the site for housing would be strongly supported, although some parties would prefer retail use. Respondents keen to ensure sensitive treatment of the ancient woodland and draw	Rejected	The employment land review recommended that this site was de-allocated. No significant interest has been forthcoming since this study so	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				attention to the County Wildlife Site.		the site is being considered for alternative uses.	
E002	Stirling Way, North	6.73	Urban and adjoining area	The EA have objected in principle as part of the site lies in the functional floodplain (E003 may be used in conjunction to alleviate floodrisk to the site). General support from other parties.	Rejected	A large part of this site is within Functional floodplain, this is an absolute constraint. The site will be considered for safeguarding as a 'making space for water site'.	
E003	Stirling way, extension	5.22	Urban and adjoining area	Objection based on incursion to open country. Site may offer flood storage to assist site E002. Development should not adversely affect the power station.	Rejected	Due to the E002 not being allocated, there would be no access to this site. The site is therefore rejected on deliverability grounds.	
E004	Land at Dogsthorpe, (paston parkway/welland road)	1.47	Urban and adjoining area	David Locke Associates request to withdraw the site. Allocation can complement Norwood urban extension. Site is opposed for interfering with safeguarded waste site. Site is within 250m of Dogsthorpe Star Pit SSSI. Land may be contaminated; follow guidance in PPS23.	Rejected	The site is located within a Mineral and Waste Safeguarding area.	
E005	Land at Dogsthorpe (Paston Parkway/ Peterborough Rd)	1.72	Urban and adjoining area	Opposed on grounds of coalescence. The site also received support because it is adjacent to a mix of commercial uses, has good access, and the allocation of Norwood sets a precedent for Green Wedge development.	Rejected	The site is located within a mineral and Waste safeguarding area; it also has an area of functional floodplain running down the South-Eastern boundary. This site was therefore rejected on deliverability grounds.	
E006	Oxney South	3.40	Urban and adjoining area	No objections to the site, however any development should not adversely affect the power station.	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the surrounding area.	
E007	Perkins North	4.23	Urban and adjoining area	Object on grounds of loss of facility, which is contrary to Sport England's policy and PPG17. Proposer suggests changes as laid out in representations document December 2008. Any development should not adversely affect the power station.	Rejected	Site boundary amended now forms part of E007a	
E007 a	Perkins North	4.23	Urban and adjoining area	N/A	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						surrounding area.	
E008	Perkins South	2.77	Urban and adjoining area	Objection received on grounds of loss of the sport facility, which is contrary to Sport England's policy and PPG17. Proposer suggests changes as laid out in representations document December 2008. Any development should not adversely affect the power station.	Rejected	Site boundary amended now forms part of E008a	
E008 a	Perkins South	2.77	Urban and adjoining area	N/A	Preferred allocation	This site is located within the existing Eastern General Employment Area. Further employment use at this location would be in keeping with the surrounding area.	
E009	First Drove	2.22	Urban and adjoining area	Proximity of site to Nene Washes requires any proposal for development to fully consider any ecological impacts and associated mitigation measures. Any development should not adversely affect the power station. Extensive consultation with council undertaken to determine appropriate additional information.	Rejected	Site rejected as located within Flood Zone 3. Other sites provide better scope for mitigation measures.	
E010	Third Drove	4.56	Urban and adjoining area	Any development should not adversely affect the power station. Further information is required with regards floodrisk and proximity to the Nene washes.	Rejected	Site rejected as located within Flood Zone 3. Other sites provide better scope for mitigation measures.	
E011	Oxney North	7.88	Urban and adjoining area	The eastern and western parts of the site should be treated differently in accordance with the archaeological interest on site. Any development should not adversely affect the power station.	Preferred allocation	This site is located within an existing general employment area and provides a natural extension to the existing built form.	
E012	Lynchwood (south)	0.97	Urban and adjoining area	No objections to the site, though as with all brownfield sites the EA requires further information with regards potential contamination issues.	Preferred allocation	This site is located within an existing Business Park and would provide a natural infill to compliment existing office uses.	
E013	Lynchwood (North)	1.29	Urban and adjoining area	No comments	Preferred allocation	This site is located within an existing Business Park and would provide a natural infill to compliment existing office uses.	
E014	Shrewsbury Avenue	0.96	Urban and adjoining area	No comments	Preferred allocation	This site is located within a General Employment Area and provides a natural infill to compliment the existing	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
						uses.	
E015	Northam Works, Eye Green	2.16	Villages	Site is supported for being within the village envelope and for its good access, but should also be considered as a mixed use site in conjunction with H066 and H075. Opposition to the site based on proximity to Nature Reserve. Site should be safeguarded for A47 expansion. Site is within 400m of Eye Gravel Pit SSSI	Rejected	The site is located within close proximity to a county wildlife site. Other sites were considered more suitable to deliver employment land in the villages	
E016	Edgerley drain road	17.08	Urban and adjoining area	Site is opposed because of its proximity to listed buildings at Oxney Farmhouse, and its separation from the main urban area. Site is supported for its proximity to major roads, other industrial uses, and the power station and for being a more appropriate use of land on poor quality soils. The suitability of the site is affected by major gas pipelines in the vicinity. Any development should not adversely affect the power station.	Rejected	A Site rejected as it is within 600m of the gas pipeline. The site is also remote from the existing urban boundary and would have a detrimental impact upon the existing settlement pattern	
E017	Station Road Thorney	1.00	Villages	Support for site as employment use to complement predicted housing growth in village. The parish council generally support the planning application for housing at H076 rather than having the site for employment use.	Preferred allocation	This site lies entirely within Flood Zone2 (medium probability). While this zone is not suitable for housing development, an employment use is classed as 'less vulnerable' and can therefore be located in this location. Furthermore, this site presents an opportunity to compliment the planned housing growth for the village.	
E018	Regional Freight Interchange (Magna park)	124 (approx)	Urban and adjoining area	Significant conflicting issues at stake. Negative impacts on locality set against broader benefits and wider suitability and sustainability factors, also potential for site to deliver sustainable local benefits. Further information required by various statutory bodies before support can be given. Key issues include; democracy (election of councillor who'd stated opposition); requirement for EIA; further flood risk information required; potential need for Appropriate Assessment; inclusion of freight navigation would be in line with RSS14; mineral extraction restoration proposals have been agreed; brickclay (mineral) is safeguarded;	Preferred allocation	This site is being considered through the Core Strategy. The Site Allocations DPD defines the boundary of the site.	

Site ID	Site Address	Site Area (ha)	Settlement Hierarchy	Summary of comments from Public Consultation	Allocation	Justification (summary only)	Total housing
				potential negative impact on archaeological features.			
E019	Leedsgate Farm, former RAF Kings Cliffe	1.90	Villages	No comments	Rejected	The site is too remote from the urban area and villages	
E020	Land off Lincoln Road (Glinton)	14.2	Urban and adjoining area	Site submitted after additional site consultation in January 2009.	Rejected	This site is rejected due to potential access issues and detrimental impact on the existing settlement boundary.	
E021	Redbrick Farm	30 (approx)	Urban and adjoining area	Site not consulted on at Issues and Option stage	Preferred allocation	The site assessment raised a number of issues for this site including; Transport impact, Flood Risk and the impact on the Scheduled Ancient Monument of Flag Fen. However, given the scale of the site and the work that has been undertaken to date, it is considered that there is scope to mitigate these issues. It is proposed that a policy will accompany the site allocation.	

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