

PETERBOROUGH CITY COUNCIL

PETERBOROUGH SETTLEMENT HIERARCHY STUDY 2007

Strategic Growth & Development
Peterborough City Council

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This report has been produced by officers of Peterborough City Council to assist the Council in reaching decisions on the settlement hierarchy, through the process of preparation of its Core Strategy. It has not been approved or adopted by the Council and does not constitute Council policy.

Chapter 1: Introduction

- 1.1 A settlement hierarchy ranks settlements according to their size and range of services and facilities; their possible capacity for growth; and the policy towards the function of the settlement. Peterborough City Council's Local Development Framework (LDF) will identify a settlement hierarchy for the City and set out how the villages and settlements that surround the City are ranked, to help establish which villages can support growth.
- 1.2 This settlement hierarchy study has been produced as background research and evidence to the LDF. The Core Strategy will identify the overall levels of growth and broad locations to accommodate that growth, including any possible growth to take place in the rural areas. The amount of development in different villages will be linked to the settlement hierarchy. This report examines each settlement and provides the evidence to support the preferred option contained in the Core Strategy.
- 1.3 One of the overarching aims of the Core Strategy will be the promotion of sustainable communities, which will include bringing housing, jobs and services closer together. Therefore it is likely that any housing growth outside Peterborough itself will be concentrated in the larger villages with a wider range of facilities and employment opportunities.
- 1.4 The current Peterborough Local Plan (First Replacement) (adopted in 2005) contains a settlement hierarchy which was subject to considerable scrutiny at the public inquiry to consider objections. That hierarchy is now re-assessed, taking into account any changes to national and regional policy and local circumstances, but the conclusions reached by the Inspector who conducted the inquiry remain relevant and have been taken into account. A summary of his main conclusions is presented in Appendix 2, at the end of this report. The key points arising are as follows:
 - Peterborough is a small District which means none of the villages are remote in the true sense. Therefore it is hard to argue that additional housing is necessary to maintain their viability and vitality.
 - Eye/Green is the only settlement to meet the criteria in the structure plan for designation as a Rural Centre.
 - Glinton fits the definition of a Limited Rural Growth Settlement much more closely than that of a Rural Growth Settlement.
 - Newborough does not contain a "good enough range" of facilities to be defined as a Rural Growth Settlement.
 - Northborough is not a suitable location for major housing growth, as it is heavily dependent on services in Peterborough.
 - Although Deeping Gate is close to services and facilities, such as schools, in Lincolnshire, this is not a good case for elevating the status of the village.
 - Thorney has a better range of shops, social facilities and employment than most Limited Rural Growth Settlements, but it lacks a bank and access to secondary education. However, it would be prudent to look at the situation at the review of the next Local Plan.
 - Wansford lacks the range of services and facilities that would qualify it as a Limited Rural Growth Settlement, and is not an inherently suitable location for significant growth.

- Barnack is designated a Limited Growth Settlement as it has a reasonable range of services and facilities.
- Ailsworth and Castor together have a reasonable range of facilities including a general store, primary school, doctor's surgery and a number of public houses and the full range of services in Peterborough are only a short distance away.
- Ailsworth and Wittering were classified in the adopted (1996) Local Plan as settlements with a modest service base; but their elevation to Limited Rural Growth Settlement status is justified on the basis of the services they have, or have access to nearby.
- Milking Nook is a small scattering of housing with no definable boundary; it does not constitute a village and is not a suitable location for further development.

Chapter 2: National and Regional Policy and Guidance

2.1 The most relevant items of national policy and guidance to be considered in the development of a settlement hierarchy policy are:

- PPS 7 – Sustainable Development in Rural Areas (2004)
- PPS 3 – Housing (2006)
- PPG 13 – Transport (2001)

2.2 The key issues from these items which need to be addressed are:

- Most new development should be directed to existing towns and cities, to help maximise accessibility to employment and services by walking, cycling and public transport.
- In rural areas, development should be focussed on settlements that can act as service centres for surrounding areas.
- With regard to housing, the focus for significant growth should be market towns or local service centres, well serviced by public transport and other facilities, with development in villages and other small rural communities only where needed to contribute to their sustainability. Therefore only limited growth should be expected through the expansion of villages.

2.3 The other main document which needs to be taken into consideration is the Draft Regional Spatial Strategy (RSS) for the East of England, but until the RSS is adopted, the joint Cambridgeshire and Peterborough Structure Plan (2003) also needs to be taken into consideration. One of the characteristics of the Peterborough local authority area is that it contains a large city (Peterborough) and no other settlement of any size larger than 4,000 people. In other words, there are no market towns.

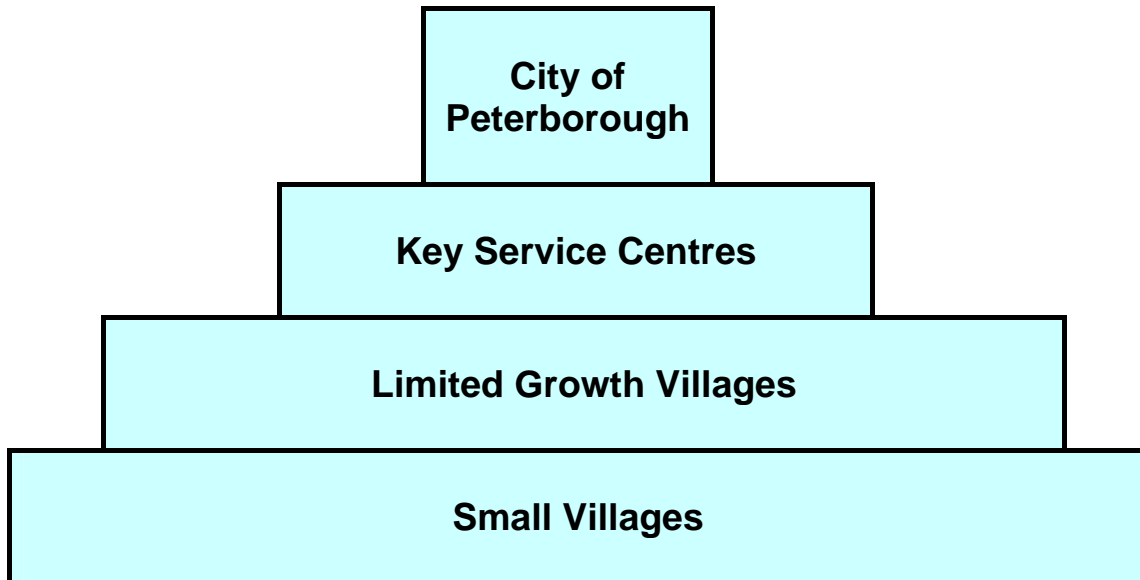
2.4 Therefore, taking into account policies SS3 and SS4 of the RSS (incorporating the Secretary of State's proposed changes), the key requirements relevant to Peterborough are:

- The City of Peterborough itself, as a proposed Key Centre for Development and Change, should be the highest settlement in any hierarchy
- Key Service Centres (as referred to in Policy SS4 of the draft RSS) should be identified as the second tier of larger villages which offer access to a good range of services
- Development in other villages should be limited, and in a form that helps to meet local needs

2.5 This Study devises a structure/hierarchy which meets these requirements and reaches a conclusion as to which settlements should be proposed for each category in that hierarchy, including which settlements would be appropriate for classification as Key Service Centres. The following section addresses this.

Chapter 3: Settlement Hierarchy

3.1 Based on the requirements of national and regional policy and guidance, the following hierarchy is proposed:



3.2 The requirements for each category in the hierarchy (other than the City of Peterborough) are set out below.

Key Service Centres

3.3 A Key Service Centre will be a large village containing a wide range of services and facilities to meet people's daily needs. It will also provide employment opportunities and have good access to Peterborough by car and public transport. It will also be able to support growth and development. The supporting text to Policy SS4 of the draft RSS (paragraph 3.18) provides guidance on the services which might be included in a settlement of this type. Applying this guidance to the Peterborough context, Key Service Centres must possess the following:

- primary school
- doctor's surgery
- a range of shops and services, particularly a post office and food shopping which can meet daily needs
- local employment opportunities
- frequent public transport services to Peterborough

Limited Growth Villages

3.4 A Limited Growth Village will meet some of the criteria of a Key Service Centre, but will be likely to have a smaller population. The critical determinant will be the presence of a primary school. These villages could accommodate some small scale growth which is appropriate in scale and nature; by allowing limited growth, this could help support the viability of some of the existing facilities.

Small Villages

- 3.5 A small village will be a settlement which does not meet the criteria for one of the categories higher in the hierarchy. Typically, a small village will have a low population, and a limited range of services, if any. Many of these villages will be relatively isolated or may have experienced population decline and loss of services over the years. Any development would be likely to be restricted to infill.

Chapter 4: Settlement Services and Facilities

- 4.1 The City of Peterborough provides the main focus for services and facilities in the local authority area. The City is surrounded by 25 villages towards the north, east and west, all of varying size. At various times in the past, other groupings of dwellings have been suggested as constituting a 'village' but these have all been rejected following public inquiry. This study therefore restricts itself to the 25 agreed and established 'villages'.
- 4.2 It is emphasised that the settlement hierarchy is about settlements, not parishes. There are instances where a settlement, or village, extends across parish boundaries and therefore includes properties in more than one parish. There are also instances where a parish might contain a facility, but it is not within the built-up area of the village. Such facilities are not included in the analysis which follows, which is focussed on the facilities and services within each village.
- 4.3 The local authority does not contain any market towns, and after Peterborough, the village of Eye is the second largest settlement, with a population of 3,920. Upton is the smallest settlement with a population of just 60. It is estimated that in 2005 the total population of the whole Local Authority area was 162,700, and the number of these in the rural area (i.e. outside the built-up area of the city) was 19,620, representing 12% of the total population.
- 4.4 The majority of the villages are located towards the north and northwest of the city within a designated area of best landscape. A few villages are located in the flat fenland to the east. All villages are located within 15km of the centre of Peterborough. Some of the villages to the north have good access to other larger settlements outside the local authority area, such as Stamford and Market Deeping.
- 4.5 In 2007, a survey of all villages was undertaken. This included a detailed assessment of all services and facilities contained in each village; and an assessment of the spare capacity at primary schools. It also looked at recent development, population change and access to public transport. Section 5 provides a detailed summary of each village. This discusses the development potential of the village, including any constraints which may limit that potential, such as the quality of the surrounding landscape, or the location of local nature reserves; and reaches a conclusion as to the possible level of growth that could be accommodated, subject to any policy decisions arrived at through the formal plan preparation processes. Maps showing the range of facilities in each village are available separately.
- 4.6 Table 1 lists the criteria, in terms of facilities and services, (based on the matters highlighted in paragraphs 3.3 to 3.5 above) which are used to identify the position of each settlement in the hierarchy, along with a scoring system. The public transport criterion includes a weighting system based on the range and frequency of bus services. Table 6 (in Appendix 1) provides an overall summary of the public transport provision, including the number of bus routes which serve each village.
- 4.7 The highest score any village can achieve is 9. Villages with a score of 8 or 9 are proposed to be classified as Key Service Centres. Villages which meet some of the requirements and have a score in the range of 3-7 are proposed to be classified as Limited Growth Villages, and villages which score less than 3 are proposed to be classified as Small Villages.

Table 1: Criteria and Scoring

Criterion		Score
Population of 2,000 or more		+1
Primary School within village		+1
Post Office within village		+1
Food store which serves daily needs in village		+1
Doctors Surgery located within village		+1
Access to Local Employment		+1
Public Transport	½ hour service to Peterborough City Centre	+3 or
	1hour service to Peterborough City Centre	+2 or
	No direct service into the centre of Peterborough	+1 or
	Village not served by public transport	0

4.8 Table 2 shows how each settlement performs against these criteria, comparing the key facilities available, and showing where it is proposed that each should fall within the hierarchy. A wider summary of village facilities appears towards the end of the document, in Table 3.

4.9 Sensitivity testing of the scoring system set out in Table 1 has been undertaken. The outcomes are shown in Appendices 3 -7 and a detailed explanation follows.

4.10 None of the villages classified in Table 2 as being Small Villages has a primary school, post office, food store or doctor's surgery, so the effect of weighting the score of any or all of these criteria would result in no change to their total score, or their relative position in the hierarchy. If 'access to employment' is weighted more highly, there would be an improvement in the position of Maxey and Peakirk, (as demonstrated in Appendix 3) but the absence of other critical facilities in these villages would not justify their classification into the Limited Growth Village category. Therefore, the sensitivity testing does not reveal any fundamental conflicts for those villages scored as falling in the Small Village category.

4.11 If 'population of 2,000 or more' is given a score of +2 instead of +1, the total scores for Eye and Wittering would increase but their classification would remain unchanged (Appendix 4). If 'primary school' is given a score of +2 instead of +1, there would be no change in the relative position of any the villages currently proposed as Key Service Centres or Limited Growth Villages, except Ailsworth. This would remain with a total score of 4, which would not affect its classification as a Limited Growth Village (Appendix 5).

4.12 Access to secondary education is referred to as a relevant criterion in the RSS. If the scoring system is adapted to include +1 score for villages containing a secondary school, Glinton would be the only village to be affected. Appendix 6 shows that Glinton's score would increase to 8, which is the same as that for Thorney, which is classified as a Key Service Centre. Increasing the weighting for a secondary school could therefore indicate a need to re-classify Glinton; however, the limited range of facilities in the village should not be outweighed by the presence of a secondary school. The Local Plan Inspector considered this issue and concluded that "Glinton fits the definition of a Limited Rural Growth Settlement much more closely than that of a Rural Growth Settlement" (see

paragraph 1.4 and Appendix 2). Therefore, it is concluded that there is no case for elevating its status on the basis of a secondary school criterion.

- 4.13 If either 'post office' or 'food store' is given any increased weighting, the relative position of every village would remain unchanged (Appendices 7 and 8). If 'doctor's surgery' is given a score of +2 instead of +1, there would be no change to the relative position of the three highest scoring villages of Eye, Thorney and Glinton. As demonstrated in Appendix 9, the scores for Newborough and Ailsworth would also increase, but not to the extent that would justify elevating them into the Key Service Centre category.
- 4.14 The villages which appear to be most vulnerable to the sensitivity testing are Ailsworth and Castor, as the former does not have a primary school or post office and the latter does not have a post office, food store or doctor's surgery. However, the physical proximity of these two villages to one another means that they effectively function as a single settlement; treating them as one in Table 2 would elevate their position within the hierarchy, but still within the Limited Growth Village category (once double-counting on the 'public transport' criterion was eliminated).
- 4.15 In conclusion, therefore, the sensitivity testing confirms that the classification in Table 2 is robust, and can form an entirely appropriate basis for decisions to be made via the Core Strategy and other documents in the Council's Local Development Framework.
- 4.16 It is stressed that the purpose of the criteria and scoring system is to assist in the classification of villages within a hierarchy. It does not necessarily follow that the level of new development which could be accommodated in and around a village will correspond precisely to its position in the hierarchy, as levels of development are usually based on a number of other factors such as the overall strategic policy and direction of growth, developer interest, the availability of sites and the presence of constraints to development. For example, a village may contain a good range of services and facilities but may not any have suitable land for development. The village summaries provide a detailed commentary of the development potential and constraints. Each summary identifies the potential residential growth in the village, subject to all usual planning decision-making processes. A summary of this is set out in Table 4, in Chapter 6.

Table 2: Key Village Facilities and Proposed Hierarchy

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification	
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	9	Key Service Centre	
Thorney	1700	✓	✓	✓	✓	½ hr	✓	8		
Glinton	1740	✓	✓	✓	✓	½ hr	x	7	Limited Growth Village	
Wittering	2310	✓	✓	✓	x	1hr	✓	6		
Newborough	1500	✓	✓	✓	✓	1 hr	x	6		
Northborough	1320	✓	✓	✓	x	½ hr	x	6		
Barnack	770	✓	✓	✓	x	1hr	✓	6		
Helpston	870	✓	✓	✓	x	1hr	✓	6		
Ailsworth	430	x	x	✓	✓	1hr	x	4		
Castor	740	✓	x	x	x	1hr	x	3		
Bainton	230	x	x	x	x	1hr	x	2		Small Village
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2		
Wansford	480	x	x	x	x	1hr	x	2		
Peakirk	320	x	x	x	x	No direct service	✓	2		
Pilsgate	90	x	x	x	x	1hr	x	2		
Thornhaugh	180	x	x	x	x	No direct service	x	1		
Etton	140	x	x	x	x	No direct service	x	1		
Marholm	150	x	x	x	x	No direct service	x	1		
Ufford	230	x	x	x	x	2 a day	x	1		
Ashton	70	x	x	x	x	x	x	0		
Deeping Gate	470	x	x	x	x	x	x	0		
Southorpe	140	x	x	x	x	x	x	0		
Sutton	130	x	x	x	x	x	x	0		
Upton	60	x	x	x	x	x	x	0		
Wothorpe	270	x	x	x	x	x	x	0		

Ailsworth

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 430 **Population Change (2001-2005):** +2%

Distance from City Centre: 7km

Ailsworth is located to the west of the city, immediately west of the village of Castor. It is surrounded on three sides by agricultural land which is designated in the current Local Plan as an Area of Best Landscape.

There is a narrow gap of open land which separates the two villages of Ailsworth and Castor (although some dwellings in the parish of Castor are situated in the village of Ailsworth) and they effectively function as one. Therefore many of the services and facilities can be used by residents of either village.

The village Post Office in Ailsworth has closed but there are two shops which also serve Castor. Access by car to Peterborough is good via the A47.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✗	Place of worship	✓
Pub	✗	Library	✗
Petrol Station	✗	Bank/Building Society	✗
Café/Restaurant	✗	Doctors/Dentists	✓

Bus service: 1hr service to Peterborough City Centre

Schools:

	Primary	*	Secondary	*
Nearest school	Castor			
Distance	0.2 Km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H10.01	1.42	38	30

Total Dwellings Completed 2001-2007	3	Dwellings in Outstanding Permissions	48
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Development Potential and Constraints

Ailsworth is a small village with a modest range of facilities. There is no primary school, but the primary school at Castor is nearby. However, that school is at capacity. A substantial proportion of the village falls within a conservation area. The village is set within the current Local Plan designated Area of Best Landscape and

there are County Wildlife Sites adjoining the existing village envelope boundary to the south-east, and a short distance from the village to the north-east. Although there is greenfield land around the village, which in a technical sense, could be made available for development, substantial housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape. The only available area of previously developed land is allocated for residential development in the current Local Plan (site H10.01) and this accounts for the majority of the development potential of the village. The classification of the village takes into account its functional relationship with, and proximity to the facilities of, Castor.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 50 dwellings

Ashton

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 70 **Population Change (2001-2005):** 0%

Distance from City Centre: 11km

Ashton is one of the smallest villages in Peterborough, with a population of approximately 70, situated just to the south of Bainton. The village envelope has been split into two distinct parts, which include farms as well as residential properties. The village does not contain any shops or facilities.

Community Facilities:

Shop	x	Community Hall	x
Post Office	x	Place of worship	x
Pub	x	Library	x
Petrol Station	x	Bank/Building Society	x
Café/Restaurant	x	Doctors/Dentists	x

Bus service: Village not served by public transport

Schools:

	Primary	x	Secondary	x
Nearest school	Barnack			
Distance	2.6km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	0	Dwellings in Outstanding Permissions	0
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Development Potential and Constraints

Ashton is a small village with no facilities. It is set within the current Local Plan designated Area of Best Landscape and there are County Wildlife Sites adjoining the existing village envelope boundary to the north, west and south-west. Although there is greenfield land around the village, which in a technical sense, could be made available for development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Bainton

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 230 **Population Change (2001-2005):** -3%

Distance from City Centre: 12km

Bainton is a small village located towards the north-west of the local authority area not far from the border with Lincolnshire.

There are limited local facilities, but the village is located only 1.3 Km from the larger settlement of Barnack, which can support more community facilities and has a primary school.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: 1hr Service to Peterborough City Centre

Schools:

	Primary	*	Secondary	*
Nearest school	Barnack			
Distance	2km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	

Total Dwellings Completed 2001-2007	2	Dwellings in Outstanding Permissions	5
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Development Potential and Constraints

Bainton is a small village with few facilities. A substantial proportion of the village falls within a conservation area, which extends beyond the existing village envelope, to the west, across the attractive private historic parkland of Bainton Hall. The village is set within the current Local Plan designated Area of Best Landscape and there is a County Wildlife Site adjoining the existing village envelope boundary to the south. Also, to the south-west of the village, is an area of land made available for public access, and managed in the interests of promoting biodiversity, under DEFRA's Higher Level Stewardship Grant Scheme. Although there is greenfield land around

the village, which in a technical sense, could be made available for development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Barnack

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 770 **Population change (2001-2005):** 0%

Distance from City Centre: 13km

Barnack is located to the north west of the local authority area close to the border with Lincolnshire. The village is also located 5km from Stamford and the range of services and facilities which can be provided in this larger settlement.

The village adjoins the Hills and Holes National Nature Reserve which is classified as a Site of Special Scientific Interest (SSSI) and candidate Special Area of Conservation.

The village has a strong diverse rural economy, with two farms in operation. A range of small businesses are located at the former station yard.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✗
Petrol Station	✗	Bank/Building Society	✗
Café/Restaurant	✓	Doctors/Dentists	✗

Bus service: 1hr Bus service to Peterborough City centre

Schools:

	Primary	✓	Secondary	✗
Nearest school	Barnack			
Distance	Within Village			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H10.02	1.50	40	30

Total Dwellings Completed 2001-2007	6	Dwellings in Outstanding Permissions	3
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Development Potential and Constraints

Barnack is one of the larger villages in the western side of Peterborough. It has the benefit of a primary school, and there is a small industrial estate on the site of the former railway station and yard, but shopping facilities are limited, for everyday needs, to a small shop/post office. A substantial proportion of the village falls within

a conservation area, with very attractive limestone buildings, drystone walls, and open fields within the village centre all contributing to its character. Immediately adjoining the existing village envelope to the south-west are the Barnack Hills & Holes, a site of national and international importance for nature conservation. A separate County Wildlife Site adjoins the village envelope to the west. The village is set within the current Local Plan designated Area of Best Landscape.

There is potential for residential development at a site on the west side of Uffington Road; this is previously developed ('brownfield') land, allocated in the current Local Plan as site H10.02. There may also be some potential for limited infill development elsewhere in the village. Although there is greenfield land around the village, which in a technical sense, could be made available for development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape. The communities of Barnack and Pilsgate have prepared a Parish Plan, which was finished in 2005. This sets out a general view from residents that the village envelopes should not be extended; and growth and development should be gradual so that the villages remain 'living communities' rather than 'commuter dormitories'.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 50 dwellings

Castor

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 740 **Population Change (2001-2005):** -5%

Distance from City Centre: 7km

Castor is located to the west of the City of Peterborough, immediately to the east of the village of Ailsworth. There is a narrow gap of open land which separates the two villages of Castor and Ailsworth (although some dwellings in the parish of Castor are situated in the village of Ailsworth) and they effectively function as one. Therefore many of the services and facilities can be used by residents of either village. Castor has a primary school, but it is very popular, with little or no spare capacity forecast over the foreseeable future. Access by car to Peterborough is good via the A47.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	✓	Doctors/Dentists	*

Bus service: 1 hour bus service to Peterborough

Schools:

	Primary	✓	Secondary	*
Nearest school	Castor			
Distance	In Village			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
10.3	1.67	19	15

Total Dwellings Completed 2001-2007	1	Dwellings in Outstanding Permissions	5
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Development Potential and Constraints

Castor is an attractive village, situated on the edge of the shallow valley of the River Nene. It has a primary school, but this is at or near capacity, and there is no scope for expansion, as it is situated on the site of a scheduled ancient monument. There is no shop or post office, but residents can use these facilities in nearby Ailsworth. A substantial proportion of the village falls within a conservation area, with very attractive limestone buildings and drystone walls contributing to its character. Immediately adjoining the existing village envelope to the south-west there is a County Wildlife Site and scheduled ancient monument. Two country lanes leading

northward away from the village are also County Wildlife Sites. The village is set within the current Local Plan designated Area of Best Landscape, and is surrounded by areas of considerable archaeological potential. Land to the south of the village falls within Flood Zone 2.

There is potential for residential development at a site on the west side of Clay Lane, which is allocated in the current Local Plan as site H10.03. There may also be some potential for limited infill development elsewhere in the village. Although there is greenfield land around the village, much is subject to floodrisk and archaeological constraints. The remainder could, in a technical sense, be made available for development, but any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 30 dwellings

Deeping Gate

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 470 Population Change (2001-2005): 0%

Distance from City Centre: 11km

Deeping Gate is a small settlement located in the north of the local authority area, beside the River Welland. This forms the boundary between Peterborough and Lincolnshire. There are no community facilities south of the river but there is easy access to Market Deeping and Deeping St James, which have a wide range of facilities. There is a frequent bus service (between Bourne and Peterborough) which passes along the Peterborough Road, but this does not pass through the main part of the village.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	*
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: Village not served by public transport

Schools:

	Primary	*	Secondary	*
Nearest school	Northborough			
Distance	1.5km			
Spare Capacity	19 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	11	Dwellings in Outstanding Permissions	5
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Development Potential and Constraints

Deeping Gate is a relatively small village immediately adjoining the local authority boundary with South Kesteven District Council, in Lincolnshire. Around a third of the village is covered by a conservation area. There are a number of dwellings, particularly to the west along Suttons Lane, which are not included within the current village envelope boundary. There are few facilities in the village, although residents can take advantage of all those which exist to the north in Market Deeping and Deeping St James. The most direct vehicular to these settlements is via an ancient, narrow, stone bridge. Any development which would be likely to result in a significant

increase in traffic here would be unacceptable. Land to the east of the village is constrained by virtue of being within Flood Zone 3 (but defended). Further to the west, beyond the village envelope some land falls within Flood Zone 2. Immediately to the south of the village (beyond Suttons Lane and Peakirk Road) are two County Wildlife Sites.

There is little scope for further residential development, other than infilling within the village envelope.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Etton

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 140 **Population Change (2001-2005):** -13%

Distance from City Centre: 9km

Etton is a small village located towards the north-west of Peterborough. It is surrounded by agricultural land, and contains working farms. There are few facilities, but it is within easy reach of Helpston, Glinton and Northborough for people travelling by car or bicycle.

Community Facilities:

Shop	*	Community Hall	
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	✓	Doctors/Dentists	*

Bus service: no direct service to Peterborough, 2 buses a day to Northborough

Schools:

	Primary	*	Secondary	*
Nearest school	John Clare, Helpston			
Distance	2.6km			
Spare Capacity	5 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	0	Dwellings in Outstanding Permissions	0
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Development Potential and Constraints

Etton is a small village with few facilities. It is accessed by narrow country roads, with speed restraints within the village itself. The entire village falls within a conservation area. Land to the north, west and south, and including some properties within the village itself, fall within Flood Zone 2. There are sand and gravel reserves under land to the north and west. These constitute a constraint to development, but even if they could be overcome, any housebuilding on greenfield land around the village would be incompatible with its character and scale.

There is little scope for further residential development, other than possible infilling.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Eye and Eye Green

(2005 Local Plan Designation: Rural Growth Settlement)

Population (2005 estimate): 3920 **Population Change (2001-2005):** +3%

Distance from City Centre: 5km

The parish of Eye is located immediately north-east of the urban area approximately 6km from Peterborough City Centre. The parish contains the two settlements of Eye and Eye Green, which are separated from one another by the A47, but they effectively function as one village. Eye, itself, is a considerably larger village located south of the A47, whereas Eye Green is a smaller linear settlement located beside the A1073, north of the A47.

Eye/Eye Green form the largest village within the local authority area, with a wide range of services and facilities and easy access to Peterborough. Substantial development has taken place within the village in recent years and more is already committed.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✓
Petrol Station	✓	Bank/Building Society	✗
Café/Restaurant	✓	Doctors/Dentists	✓

Bus service: ½ services to Peterborough

Schools:

	Primary	✓	Secondary	✗
Nearest school	Eye			
Distance	In village			
Spare Capacity	26 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H9.01	4.34	108	33
H9.02	4.90	92	38
H9.03	0.7	19	30
H9.04	1.48	33	30
H9.05	0.93	25	30

Total Dwellings Completed 2001-2007	115	Dwellings in Outstanding Permissions	256
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Development Potential and Constraints

The village of Eye/Eye Green has the benefit of proximity to Peterborough, to the extent that journeys to some destinations within the city are shorter than they are from some locations within the city itself. The village has a greater range of facilities than any other in Peterborough, although there is no secondary school.

The A47 does constitute a barrier to movement between the two parts of the village, although there is a footbridge linking them. There is also a footbridge linking a small number of properties located north of the A47 along Hodney Road. Eye Green suffers from the traffic on the A1073, passing along the length of the settlement, but this constraint will be overcome when the A1073 Peterborough – Spalding highway scheme is constructed, in effect forming a by-pass for this part of the village.

Immediately to the east of Eye Green is a Local Nature Reserve created in former gravel pits; and a short distance to the west there is a second nature reserve and site of special scientific interest at Star Pit. Also, to the west of the village is the Dogsthorpe Landfill site, which acts as a constraint on development potential. There are sand and gravel reserves, and workings, to the south-east of Eye, which constrain the extent of potential growth in this direction.

Land to the south-west of the village falls partly in Flood Zone 2 and partly in Flood Zone 3 (undefended). Indeed, some existing properties within the village are in these Flood Zones.

Notwithstanding these constraints, there is potential for further development in and around the village, if this is regarded as an appropriate part of the strategy to meet Peterborough's future needs.

Proposed Village Classification: Key Service Centre

Development Potential (from 1 April 2007): Approximately 340 dwellings

Glinton

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 1740 **Population Change (2001-2005):** -2%

Distance from City Centre: 8km

Glinton is located 8km to the north of Peterborough city centre between Werrington and Market Deeping in an area of relatively flat agricultural land. It is the third largest village in terms of population within the local authority area.

Glinton is separated from the Peterborough urban area by the A15 and land designated as a 'Green Wedge' in the current Peterborough Local Plan. Although the village is physically separated from Peterborough, there is a footbridge over the A15, which provides a safe route for pedestrians and cyclists. The village has easy access to services and facilities in Werrington and other areas of Peterborough.

The village includes a reasonable range of services and facilities, including a primary school and secondary school. This secondary school – the Arthur Mellows Village College - provides secondary education for children from many of the surrounding smaller villages.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✗
Petrol Station	✗	Bank/Building Society	✗
Café/Restaurant	✓	Doctors/Dentists	✓

Bus service: ½ hr service to Peterborough City Centre

Schools:

	Primary	✓	Secondary	✓
Nearest school	Glinton		AMVC	
Distance	In Village		In village	
Spare Capacity	20 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H10.04	0.93	19	23

Total Dwellings Completed 2001-2007	15	Dwellings in Outstanding Permissions	14
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Development Potential and Constraints

Glinton benefits from its close proximity to Peterborough and from the frequent bus service between Bourne, the Deepings and Peterborough, which passes through the

village. It is the only village with a secondary school, but this brings its own problems, with significant traffic congestion in the village on weekdays during the school term, at the morning and evening peaks.

The range of facilities in Glington puts it towards the top end of the list of villages which it is proposed should be classified as Limited Growth Villages. In the past there has been considerable developer interest in expanding Glington, based on an argument that it should be classified as a Growth Village. However, the case for and against this was considered by the Inspector who conducted the public inquiry into the current Local Plan (adopted as recently as 2005). He reached the 'conclusion that Glington is not an inherently sustainable location for significant growth' and recommended that it should remain a Limited Rural Growth Settlement. There has been no significant change in circumstances to suggest that it should now be upgraded to a Key Service Centre.

Approximately one third of the village is covered by a conservation area.

There is modest scope for further residential development within the village, and the possibility of minor adjustments to the village envelope if necessary.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 40 dwellings

Helpston

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 870 **Population Change (2001-2005):** +5%

Distance from City Centre: 9.6km

Helpston is located approximately 9.5km to the north-west of the city of Peterborough, and is set within an area of flat agricultural land. Areas to the south west of the village are designated in the current Local Plan as part of the Area of Best Landscape.

The village provides an adequate range of services and facilities to meet residents' daily needs.

The East Coast Main Line acts as a significant barrier to the village and restricts access from Peterborough and villages to the east. The Helpston Crossing at the eastern entrance to the village is a major railway level crossing and is used frequently throughout the day. At peak times the crossing can cause large queues of traffic.

In recent years there have been a number of new housing developments, including the recently constructed Temples Court towards the centre of the village

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✗
Petrol Station	✗	Bank/Building Society	✗
Café/Restaurant	✗	Doctors/Dentists	✗

Bus service: 1 hour bus service to Peterborough

Schools:

	Primary	✓	Secondary	✗
Nearest school	John Clare, Helpston			
Distance	In Village			
Spare Capacity	5 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	53	Dwellings in Outstanding Permissions	4
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Development Potential and Constraints

Helpston has a modest range of facilities, which include a primary school. A substantial proportion of the village falls within a conservation area. Land to the south-west of the village is part of the Area of Best Landscape in the current Local Plan, and a County Wildlife Site abuts the current village envelope. The village experiences problems of through traffic along the B1443, which has resulted in the need for speed restraint measures. Access into the village from both the north and east is by way of level crossings on the East Coast main railway line, and these act as a significant constraint to substantial development in the village.

Although there is greenfield land around the village, which in a technical sense, could be made available for development, substantial housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape. Until relatively recently, there were employment opportunities in the village at a paper mill, but this has closed, and the site is available for residential redevelopment.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 60 dwellings

Marholm

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 150 **Population Change (2001-2005):** 0%

Distance from City Centre: 5km

The village of Marholm is located to the west of Peterborough approximately 5km from the city centre and is set in gently undulating agricultural land. The parish borders the ward of North Bretton, providing easy access to the good range of services and facilities available at Bretton District Centre, with regular bus services to Bretton. The village itself contains a very limited range of facilities.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	✓	Doctors/Dentists	*

Bus service: No direct bus service (to the city centre)

Schools:

	Primary	*	Secondary	*
Nearest school	Castor			
Distance	4.3km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	0	Dwellings in Outstanding Permissions	0
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Development Potential and Constraints

Marholm is a small village with limited facilities. A large proportion of the village is covered by a conservation area, which extends well beyond the current village envelope boundary to protect the character of the parkland setting and old farmsteads around the village. The village falls wholly within the Area of Best Landscape designation in the current Local Plan.

Although there is greenfield land around the village, which in a technical sense, could be made available for development, substantial housebuilding here would be

incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Maxey (and Castle End)

(2005 Local Plan Designation: Group Settlement (and Infill Settlement))

Population (2005 estimate): 710 **Population Change (2001-2005):** +1%

Distance from City Centre: 11km

Maxey and Castle End are located 11km north-west of Peterborough, close to the Lincolnshire border, and are set in an area of flat agricultural land. Maxey is the larger of the two settlements and Castle End is a small hamlet 500 metres north of Maxey and physically separated by pasture land, although in reality, it forms part of the same settlement. For a settlement of this size, the village has a relatively poor provision of community facilities and services.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: No direct service to Peterborough

Schools:

	Primary	✓	Secondary	*
Nearest school	Northborough			
Distance	2.5km			
Spare Capacity	19 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	9	Dwellings in Outstanding Permissions	17
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Development Potential and Constraints

The villages of Maxey and Castle End are set in an area of flat agricultural land. There are a number of former mineral workings to the south and west of the settlement and many of these have been reclaimed and filled with water, providing attractive fishing lakes and valuable wildlife habitats. Current areas being worked for sand and gravel, and future potential areas, are now further away to the south of the village. Much of the area to the south-west of Maxey is classified as a County Wildlife Site. The conservation area covers approximately half of the area of Maxey.

All of the land to the south of High Street/Maxey Road falls within Flood Zone 3 (defended), including existing properties in Maxey. Areas of land to the east, north and west of Maxey fall within Flood Zone 2, and this includes some of the land between Maxey and Castle End, but there are parcels to the east and north which are not constrained in this way.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Approximately 20 dwellings

Newborough

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 1500 **Population Change (2001-2005):** +8%

Distance from City Centre: 7km

The village of Newborough is located approximately 7km to the north-east of the centre of Peterborough and is surrounded by flat agricultural land. The village is cruciform in shape, within a grid-iron pattern of roads.

In recent years the village has been subject to a number of residential developments, particularly off Guntons Road and School Road. The village includes a range of services and facilities including a school, shop and post office.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: 1 hour service to Peterborough

Schools:

	Primary	✓	Secondary	*
Nearest school	Newborough			
Distance	In Village			
Spare Capacity	37 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	67	Dwellings in Outstanding Permissions	37
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Development Potential and Constraints

Newborough is a medium sized village which has experienced growth towards both the south and north-east of the village over the last 10 years. The village contains a reasonable range of services and facilities and has easy access to Peterborough by car.

Much of the land around the village is of 'best and most versatile' agricultural quality. Land to the south-east, south, south-west, west and north-west of the village is in Flood Zone 2, but there are parcels which are not constrained in this way.

The Inspector who conducted the public inquiry into objections to the current Peterborough Local Plan rejected calls for the village to be classified as a Rural Growth Settlement and recommended against a substantial greenfield housing allocation on the eastern side of the village. However, he made a suggestion as to the most appropriate site for development (to the north-west of the village) if there was a need for further development at Newborough. The development potential within the village is approximately 40 dwellings, but this has the potential to rise to approximately 100 dwellings if the need is justified.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 40 dwellings

Northborough

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 1320 **Population Change (2001-2005):** -2%

Distance from City Centre: 9km

Northborough is located 9km to the north of Peterborough city centre between Glinton and Market Deeping in an area of relatively flat agricultural land. The village includes a reasonable range of services and facilities, including a primary school.

The majority of the village falls within Northborough parish, but there are houses within the current village envelope which are in Deeping Gate parish.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: ½ hour bus service to Peterborough

Schools:

	Primary	✓	Secondary	*
Nearest school	Northborough			
Distance	In village			
Spare Capacity	19 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H10.05	1.02	25	27

Total Dwellings Completed 2001-2007	11	Dwellings in Outstanding Permissions	30
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Development Potential and Constraints

Northborough benefits from its close proximity to the A15 and from the frequent bus service between Bourne, the Deepings and Peterborough, which passes through the village.

The village conservation area extends across the older parts of the village at its southern end.

Substantial areas of land around the east, south and west of the village fall within Flood Zone 3 (defended) and there are parcels within Flood Zone 2 to the north. Many of the existing properties in the village fall within these zones. Whilst these Flood Zones act as a significant constraint to development, there are small parcels of developable land which could be made available if the need was justified.

There is modest scope for further residential development within the village on previously developed land, allocated as site H10.05 in the current Local Plan.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 30 dwellings

Peakirk

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 320 **Population Change (2001-2005):** 0%

Distance from City Centre: 9km

Peakirk village is a small linear settlement set within agricultural land, 9km north of Peterborough city centre and 1.5km north-east of Glinton. It has a limited range of facilities, but easy access to Glinton, with its shop/post office, doctor's surgery and primary and secondary schools.

The main part of the village is on St Pegas Road (B1443), although there are some small newer housing developments leading off this road.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	✓	Doctors/Dentists	*

Bus service: No direct service to Peterborough

Schools:

	Primary	*	Secondary	*
Nearest school	Glinton			
Distance	1.6km			
Spare Capacity	20 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H11.01	0.60	15	28

Total Dwellings Completed 2001-2007	11	Dwellings in Outstanding Permissions	20
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Development Potential and Constraints

Peakirk is a small village with a limited range of services and facilities, but it is located close to Glinton, with its range of facilities. Approximately half of the village is covered by a conservation area, and land to the north-west of the village is protected by its designation as both a scheduled ancient monument and County Wildlife Site. Development of this village to the east and north is restricted as it is bounded on its eastern flank by the Peterborough to Spalding railway line and to the north by a fen drain and the former Waterfowl Gardens. The latter fall within Flood Zone 3

(undefended), an area which extends into the current village envelope in the vicinity of Thorney Road.

The village contains one parcel of previously developed land off St Pegas Road which is allocated in the current Local plan for residential development (site H10.01). Although there is greenfield land to the west the village, which in a technical sense, could be made available for development, housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Approximately 20 dwellings

Pilsgate

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 90 Population Change (2001-2005): 0

Distance from City Centre: 14km

Pilsgate is one of the smallest villages in Peterborough, with a population of approximately 90, situated just to the north of Barnack. It is situated on rising land overlooking the broad valley of the River Welland to the north, a short distance from Burghley Park. It has no services or facilities, but is within easy reach of the market Town of Stamford, just beyond the Peterborough local authority boundary.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	*
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: 1 hour service to Peterborough

Schools:

	Primary	*	Secondary	*
Nearest school	Barnack			
Distance	1km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	4	Dwellings in Outstanding Permissions	1
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Development Potential and Constraints

Pilsgate is a small village with no facilities. It is set within the current Local Plan designated Area of Best Landscape and a large proportion of the village is covered by the conservation area. Although there is greenfield land around the village, which in a technical sense, could be made available for development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Southorpe

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 140 **Population Change (2001-2005):** 0

Distance from City Centre: 11km

The village of Southorpe is located 11km west of the city of Peterborough, close to the villages of Ufford and Barnack. The village is small with no shops or facilities.

The village is linear in character with groups of dwellings facing onto the main street, and separated by open land. To the south of the village there are a few larger farm houses.

Community Facilities:

Shop	x	Community Hall	x
Post Office	x	Place of worship	x
Pub	x	Library	x
Petrol Station	x	Bank/Building Society	x
Café/Restaurant	x	Doctors/Dentists	x

Bus service: Village not served by public transport

Schools:

	Primary	x	Secondary	x
Nearest school	Barnack			
Distance	2.1km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	1	Dwellings in Outstanding Permissions	2
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Development Potential and Constraints

Southorpe is a small linear settlement set entirely within the current Local Plan's Area of Best Landscape. The village is split into 4 distinct developed areas, and the current village envelope is drawn tightly around each area, limiting the opportunity for development within the village. One of the gaps between these groups of houses is formed by a Site of Special Scientific Interest. The conservation area extends well beyond the built form of the village to encompass the adjoining land which contributes to its character, including medieval fishponds to the south. Any new housing would significantly alter the character and appearance of the village.

The village contains no shops or facilities and significantly limited access to higher order centres.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Sutton

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 130 **Population Change (2001-2005):** 0%

Distance from City Centre: 9km

The small village of Sutton is located approximately 9km west of Peterborough between Ailsworth and Wansford. It is situated immediately adjacent to the River Nene, which forms the local authority boundary between Peterborough and Huntingdonshire at this point.

The village has developed in a loop around Manor Road/Graeme Road/Nene Way and contains mainly larger properties, with good sized private gardens. A disused railway line runs through the western edge of the village. There are no facilities other than a parish church.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	✓
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: Village not served by public transport

Schools:

	Primary	*	Secondary	*
Nearest school	Castor			
Distance	2.9km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	0	Dwellings in Outstanding Permissions	2
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Development Potential and Constraints

Sutton contains no shops or facilities and there is no bus service; therefore local residents are dependent largely on the car for day-to-day needs. The village falls within the area identified in the current Local Plan as an Area of Best Landscape. Land to the east, south, west and north-west of the village are designated as County Wildlife sites. The village is built on slightly higher ground above the River Nene, but

the lower land to the west is within the floodplain, being classified as Flood Zone 3 (undefended).

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Thorney

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 1700 **Population Change (2001-2005):** 0%

Distance from City Centre: 11km

Thorney is a large village located approximately 11km east of Peterborough. It has an historic centre focussed on Thorney Abbey, which was built on higher ground within the fens. The village is surrounded by flat open fenland, much of which is high quality arable land. A major trunk road, the A47, used to pass through the centre of the village until the new by-pass opened in December 2005. This provides good transport links by car and public transport to Peterborough.

The village offers a wide range of services and facilities to meet local residents' needs; these include a primary school, library and employment opportunities. There is also a fire station located in the village.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✓
Petrol Station	✗	Bank/Building Society	✗
Café/Restaurant	✓	Doctors/Dentists	✓

Bus service: ½ hour bus service into Peterborough

Schools:

	Primary	✓	Secondary	✗
Nearest school	Duke of Bedford, Thorney			
Distance	In Village			
Spare Capacity	27 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	47	Dwellings in Outstanding Permissions	25
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Development Potential and Constraints

The village of Thorney benefits from a good range of facilities, and is well connected to Peterborough for travel by car or bus via the A47. For many years a policy of development restraint was applied to Thorney because of the existence of the A47 trunk road passing along the length of the centre of the village. This was a source of

traffic congestion, noise and pollution, with a poor accident record. The provision of the bypass has dramatically improved environmental and safety conditions, and now offers the scope for some residential development to invigorate the village.

Much of the centre of the village falls within a conservation area, which protects the original core and the Duke of Bedford estate houses nearby. The Abbey Fields, south-west of the village, are protected as a historic parkland. Much of the land around the village has the potential to be of the 'best and most versatile' agricultural quality and would require further investigation before any decision was reached as to its suitability for development. Although the village is situated in the middle of fen countryside, it is on slightly higher ground, so that land at risk of flooding is limited to parcels of Flood Zone 2 land to the north and north-west of the village. There are sand and gravel reserves, and workings, to the west and south-west of Thorney, but these are not close to the village itself.

There is some modest scope for residential development within the village, with potential for further development outside the existing village envelope if this is regarded as an appropriate part of the strategy to meet Peterborough's future needs.

Proposed Village Classification: Key Service Centre

Development Potential (from 1 April 2007): Approximately 50 dwellings

Thornhaugh

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 180 **Population Change (2001-2005):** -5%

Distance from City Centre: 8km

Thornhaugh is a small village located west of the A1 between the villages of Wittering and Wansford. It is somewhat isolated, with a difficult access on and off the A1 to the east of the village.

There are no facilities other than a parish church and access to facilities elsewhere is largely dependent on the car.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	✓
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: No direct service to Peterborough

Schools:

	Primary	*	Secondary	*
Nearest school	Wittering			
Distance	2.3km			
Spare Capacity	291 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	1	Dwellings in Outstanding Permissions	0
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Development Potential and Constraints

Thornhaugh contains no shops or facilities and there is no direct bus service to Peterborough; therefore local residents are dependent largely on the car for day-to-day needs. The village falls within the area identified in the current Local Plan as an Area of Best Landscape and the vast majority of the village is protected by conservation area status.

Although there is greenfield land around the village, which in a technical sense, could be made available for development, substantial housebuilding here would be

incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Ufford

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 230 **Population Change (2001-2005):** 0%

Distance from City Centre: 11km

The village of Ufford is located approximately 11 km north-west of the city of Peterborough, close to Barnack and Bainton. The village is basically linear in form, set within an area of undulating agricultural land, and is characterised by attractive limestone properties under thatch or Collyweston slate tiles.

There are no shops and limited facilities in the village, but it includes the parkland of Ufford Hall.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	✓
Pub	✓	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	✓	Doctors/Dentists	*

Bus service: No direct service to Peterborough. Only two services a day

Schools:

	Primary	*	Secondary	*
Nearest school	Barnack			
Distance	2.1km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	3	Dwellings in Outstanding Permissions	4
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Development Potential and Constraints

Ufford is a small village with a limited range of facilities and poor public transport links to surrounding areas; therefore local residents are dependent largely on the car for day-to-day needs. The village falls within the area identified in the current Local Plan as an Area of Best Landscape and the vast majority of the village is protected by conservation area status. The grounds of Ufford Hall are a protected historic parkland to the west, restricting any new development. Although there is greenfield land around the village, which in a technical sense, could be made available for

development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1 April 2007): Less than 10 dwellings

Upton

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 60 **Population Change (2001-2005):** 0%

Distance from City Centre: 7km

Upton is a very small village located 7km west of Peterborough city centre. The settlement is set within an area of farmland and woodland. It is the smallest village within the local authority with a population of 60, containing just 30 dwellings.

The local church is located 300m east of the village, along a small track. The village is relatively isolated from other areas, with limited access to surrounding villages along public footpaths and bridleways.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	✓
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: Village not served by public transport

Schools:

	Primary	*	Secondary	*
Nearest school	Castor			
Distance	2.7km			
Spare Capacity	none			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	0	Dwellings in Outstanding Permissions	0
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Development Potential and Constraints

Upton is a very small isolated village with no local services or facilities, and with limited access to higher order centres; therefore local residents are dependent largely on the car for day-to-day needs. The village falls within the area identified in the current Local Plan as an Area of Best Landscape and there is a large area of land between the village and its church protected as a scheduled ancient monument. No development has taken place in the last 6 years, and the village is unlikely to accommodate any new development. Although there is greenfield land around the village, which in a technical sense, could be made available for development, any

housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1st April 2007): less than 10 dwellings

Wansford

(2005 Local Plan Designation: Group Settlement)

Population (2005 estimate): 480 **Population Change (2001-2005):** 7%

Distance from City Centre: 11km

Wansford village is located 11km west of Peterborough City Centre, and borders Huntingdonshire and Northamptonshire. The village is divided by the River Nene, the line of which is followed to form the extent of the local authority boundary. That part of the village to the south of the river is located in Huntingdonshire. Details of community facilities set out below relate only to that part of the settlement in Peterborough.

Wansford developed at an important cross roads of the Great North Road and Peterborough Road. A number of historic buildings are located around this junction, alongside the green, with its grassy bank sloping down to the road. The village appears isolated from surrounding villages due to the location of both the A1 and A47, which restrict local movement east and north of the village respectively.

Community Facilities:

Shop	*	Community Hall	✓
Post Office	*	Place of worship	✓
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: 1 hour bus service to Peterborough

Schools:

	Primary	*	Secondary	*
Nearest school	Wittering			
Distance	3.4km			
Spare Capacity	291 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	11	Dwellings in Outstanding Permissions	13
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Development Potential and Constraints

Wansford is a relatively small village with few facilities, but there are additional facilities within the adjoining local authority areas, including public houses, restaurants, and a doctors' surgery.

The eastern side of the village is built up to the highway land of the A1; the northern part of the main area of the village is built up to the highway land of the A47 and there is a Site of Special Scientific Interest immediately adjacent to the south-west side of the village. The southern extent of the village ends at the flood meadows of the River Nene. These comprise land within Flood Zones 2 and 3 (undefended).

The potential residential development of the greenfield land to the west of the village was considered by the Inspector who conducted the public inquiry into objections to the current Local Plan (adopted in 2005). He rejected it, saying that 'overall, I consider that Wansford lacks the range of services and facilities that would qualify it as an LRGS, and is not an inherently sustainable location for significant growth'.

Proposed Village Classification: Small Village

Development Potential (from 1st April 2007): approximately 20 dwellings

Wittering

(2005 Local Plan Designation: Limited Rural Growth Settlement)

Population (2005 estimate): 2310 **Population Change (2001-2005):** 0%

Distance from City Centre: 15km

Wittering is a large village located approximately 15km north-west of Peterborough city centre, and close to the local authority border with Northamptonshire. The village is set within an area of raised undulating agricultural land.

The RAF base and airfield immediately to the north of the village, owned by the Ministry of Defence (MoD), dominates the parish and village. The RAF base and village are located next to the Great North Road (A1), which acts as a formidable physical barrier to movement between the village and destinations to the east. The village contains a good range of services and facilities.

Community Facilities:

Shop	✓	Community Hall	✓
Post Office	✓	Place of worship	✓
Pub	✓	Library	✗
Petrol Station	✓	Bank/Building Society	✗
Café/Restaurant	✓	Doctors/Dentists	✗

Bus service: 1 hour bus service to Peterborough

Schools:

	Primary	✓	Secondary	✗
Nearest school	Wittering			
Distance	In Village			
Spare Capacity	291 places			

Housing:

Housing Allocation	Area	Total	Net Density (dph)
H10.06	1.65	44	30
H10.07	0.44	10	25

Total Dwellings Completed 2001-2007	38	Dwellings in Outstanding Permissions	53
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Development Potential and Constraints

Wittering has a reasonable range of services and facilities, but it is poorly located in terms of access to employment opportunities other than on the RAF base itself. The A1 trunk road and the RAF base act as constraints to expansion towards the east and north, and there is a County Wildlife site immediately to the west of the village.

The Highways Agency are considering alternative schemes for a grade separated junction on the A1 to serve Wittering, and such a scheme would resolve the existing safety hazard on the trunk road, overcoming one of the existing constraints to development here.

The primary school at Wittering has substantial spare capacity.

There are sites allocated for residential development in the current Local Plan, and there is the possibility of expansion in a southerly direction if further development at Wittering is regarded as an appropriate part of the strategy to meet Peterborough's future needs.

Proposed Village Classification: Limited Growth Village

Development Potential (from 1 April 2007): Approximately 60 dwellings

Wothorpe

(2005 Local Plan Designation: Infill Settlement)

Population (2005 estimate): 270 **Population Change (2001-2005):** +17%

Distance from City Centre: 17km

Wothorpe is located to the far north of the district. The village has no facilities, but it is less than 1km from Stamford, in the adjoining local authority area of South Kesteven, and the diverse range of facilities there can be easily accessed. It is situated on rising ground above Stamford, very close to Burghley Park. It is relatively isolated from other settlements in Peterborough, but has easy access to the A1.

Community Facilities:

Shop	*	Community Hall	*
Post Office	*	Place of worship	*
Pub	*	Library	*
Petrol Station	*	Bank/Building Society	*
Café/Restaurant	*	Doctors/Dentists	*

Bus service: Village not served by public transport

Schools:

	Primary	Secondary
Nearest school	Barnack	
Distance	4.6km	
Spare Capacity	none	

Housing:

Housing Allocation	Area	Total	Net Density (dph)
-	-	-	-

Total Dwellings Completed 2001-2007	19	Dwellings in Outstanding Permissions	9
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Development Potential and Constraints

Wothorpe is a small village with no local services or facilities. It has a close functional relationship with the market town of Stamford. The village falls within the area identified in the current Local Plan as an Area of Best Landscape, and the landscape immediately adjacent to Burghley Park and the southern approaches to Stamford is a very sensitive one. Land on the north side of the A43, just beyond the current village envelope falls within Flood Zones 2 and 3 (undefended). Although there is greenfield land to the north and south of the village, which in a technical sense, could be made available for development, any housebuilding here would be incompatible with the character and scale of the village, and its setting in the landscape.

Proposed Village Classification: Small Village

Development Potential (from 1st April 2007): approximately 10 dwellings

Chapter 6: Conclusion

6.1 The primary conclusion of this study is that there should be a settlement hierarchy which places the City of Peterborough at the top, as a Key Centre for Development and Change, in accordance with the emerging East of England Plan. The villages of Eye/Eye Green and Thorney are appropriate for classification as Key Service Centres. The villages of Glinton, Wittering, Newborough, Northborough, Barnack, Helpston, Ailsworth and Castor are appropriate for classification as Limited Growth Villages. The remaining villages in Peterborough are appropriate for classification as Small Villages.

6.2 Table 4 summarises the residential development potential for each village, based on the capacity within the existing village envelopes. 428 dwellings have been completed between 1st April 2001 and 31st March 2007. The remaining capacity within existing envelopes is approximately 870 dwellings. However, it is important to note that 553 of these have an unimplemented planning permission.

**Table 4: Residential Development Potential
(From 1st April 2007)**

Village	Classification	Completions (2001 – 2007)	Outstanding Planning Permissions	Potential (From 1st April 2007)
Ailsworth	LGV	3	48	50
Ashton	SV	0	0	<10
Bainton	SV	2	5	<10
Barnack	LGV	6	3	50
Castor	LGV	1	5	30
Deeping Gate	SV	11	5	<10
Etton	SV	0	0	<10
Eye (including Eye Green)	KSC	115	256	340
Glinton	LGV	15	14	40
Helpston	LGV	53	4	60
Marholm	SV	0	0	<10
Maxey (including Castle End)	SV	9	17	20
Newborough	LGV	67	37	40
Northborough	LGV	11	30	30
Peakirk	SV	11	20	20
Pilsgate	SV	4	1	<10
Southorpe	SV	1	2	<10
Sutton	SV	0	2	<10
Thorney	KSC	47	25	50
Thornhaugh	SV	1	0	<10
Ufford	SV	3	4	<10
Upton	SV	0	0	<10
Wansford	SV	11	13	20
Wittering	LGV	38	53	60
Wothorpe	SV	19	9	<10
Total		428	553	Approximately 870

Notes

KSC = Key Service Centre LGV = Limited Growth Village SV = Small Village

Figures represent numbers of dwellings

Outstanding planning permissions are as at 1 April 2007

The potential dwellings figure in the final column **includes** those with outstanding planning permission

Where the potential is less than 10, an average of 5 is used to calculate the approximate dwellings total

6.3 The greatest existing capacity is in those villages which are identified in this Study as appropriate for classification as Key Service Centres and Limited Growth Villages:

- Eye - 340
- Wittering - 60
- Helpston - 60
- Thorney - 50
- Ailsworth - 50
- Barnack - 50
- Glinton - 40
- Newborough - 40
- Castor - 30
- Northborough - 30

6.4 It is stressed that all of the above figures represent approximate residential capacities, based on village envelopes as defined in the existing Peterborough Local Plan (First Replacement). If a policy decision is taken as part of the growth strategy to seek expansion of certain villages there would be additional capacity on land which is currently outside the village envelope. Based on the analysis of constraints and opportunities in section 5, the greatest potential for additional development beyond the village envelope up to 2026 would appear to be at Eye/Eye Green, Thorney, Wittering and Newborough, and, to a lesser extent, Ailsworth, Barnack, Castor, Glinton, Helpston and Northborough; subject always to full consultation with all appropriate stakeholders.

6.5 Finally, it should be noted that the conclusions of this Study are based on current circumstances. There may be scope to vary the hierarchy if the strategy for the growth of Peterborough is best achieved through substantial development in villages. This might take into account such factors as the availability and need for rural affordable housing, spare capacity at schools and/or the scope to expand school capacities, and any other issues indicated as relevant from the Local Plan Inspector's Report.

Appendix 1: Summary of Public Transport Provision**Table 6**

Village	Direct Services to City Centre	Bus route that serves the village	Changes	Number of buses in a day (7am - 7pm)
Ailsworth	1hr	9, 402		16
Ashton	None	None		0
Bainton	1hr	201,402,403		20
Barnack	1hr	201,402,403		20
Castor	1hr	9, 402		16
Deeping Gate*	½ hr	102,101,12	*Bus stop not in village	44
Etton	No direct service	403, 411	Northborough - service twice a day	2
Eye (including Eye Green)	½ hr	8, X8 37 4,10		25
Glington	½ hr	102.101.12		44
Helpston	1hr	201, 403, 411		16
Marholm	No direct service	403	Northborough or Bretton - 2 services every 2 hours	6
Maxey	No direct service	403, 411	Northborough or Bretton - 2 services every 2 hours	5
Newborough	1 hr	411		10
Northborough	½ hr	12, 102		44
Peakirk	No direct service	403, 411	Werrington or Glington - 2 services every 2 hours	5
Pilsgate (Barnack)	1 hr	201,402,403		20
Southorpe	None	None		0
Sutton	None	None		0
Thorney	½ hr	X1 X8		34
Thornhaugh	No direct service	9	Wittering - service every 2 hours	16
Ufford	2 a day	402		7
Upton	None	None		0
Wansford	1hr	9, 13A		17
Wittering	1hr	9, 401		15
Wothorpe	None	None		0

**Note Buses pass through Deeping Gate parish but not through the village as defined by the village envelope*

Appendix 2: Summary of Local Plan Inspector's Comments

A public inquiry into objections to the Peterborough Local Plan (First Replacement) took place during 2003 and the Inspector who conducted it submitted his report, with recommendations, to Peterborough City Council in 2004.

A number of objections sought to change the classification of villages in the settlement hierarchy that was proposed in the deposit version of the Plan, some seeking promotion of a village up the hierarchy and others relegation down the hierarchy. The Inspector considered these, and a summary of his comments is presented below (these include extracts and some paraphrasing).

It is emphasised that he was considering the hierarchy in light of the national, regional and structure plan context that was in place at that time; and services and facilities in place at that time – including, for example, the fact that there was no Thorney By-pass in existence.

All summaries are taken from chapter 2 of his report.

- Para 31 - Apart from Eye/Eye Green, although some villages possess some or all of the facilities and services that the Structure Plan Review says would characterise a Rural Centre, none have the 'critical mass' that such a designation would appear to imply. Nor, because of Peterborough's dominant role, do they seem to function to any great extent as service centres for their rural surroundings. And because the small size of the District means that none of the villages are remote in any real sense, and because of their character and that of the services and facilities that they possess, it is hard to argue that additional housing is necessary to maintain their viability and vitality.
- Para 216 – In general I have not seen compelling evidence either that there should be a comprehensive reappraisal (of village hierarchy) at this stage, or that classifications should be changed on an essentially ad-hoc basis. In particular, it is not obvious that any settlements other than Eye/Eye Green would meet the criteria in the emerging Structure Plan Review for designation as Rural Centres.
- Para 221 - Eye / Eye Green is the only settlement that I consider would qualify as a Rural Centre in terms of the emerging Structure Plan Review. However, although it has a good range of services and facilities for a community of its size, and some employment in service trades, it is essentially a satellite of the City.
- Para 236 - On all the evidence, including that from my visits, I consider that Glinton fits the definition of an Limited Rural Growth Settlement much more closely than that of a Rural Growth Settlement; and that the presence of a secondary school, though unique among the rural communities, does not outweigh a limited service base in other respects, particularly shopping. Nor do proximity to the City, and the undoubted potential benefits of the PPTC and Park and Ride, in themselves justify growth on a substantial scale as dependence on facilities and services in Peterborough, and the volume of car traffic to and fro, would be likely to remain high.

- Para 239 - Ginton is not an inherently sustainable location for significant growth.
- Para 243 - So far as Newborough is concerned, whilst it has some of the facilities listed under Structure Plan Policy SP3/2, there is not the “good range of facilities” that would define a Rural Growth Settlement. The range of shopping in particular is very limited and certainly not comparable to that at Eye. The bus service is markedly poorer than that to communities of similar size and there is virtually no local employment; although the last point is not one on which the Structure Plan classification relies, it is an important indicator of a more sustainable community. I see no good case for promoting Newborough to the status of a Rural Growth Settlement.
- Para 245 - Northborough is a good deal smaller than Ginton (being less than half the size of a Rural Centre in terms of the emerging Structure Plan); and has a narrower range of facilities, including a single shop, and no significant sources of employment. Although it has good bus services it cannot reasonably be regarded as a node in a good public transport corridor and, even if the PPTC was extended, I am not convinced that it would become one. All of these matters mean that my conclusion that Ginton should not be elevated to a Rural Growth Settlement applies with added force to Northborough. The village is not an intrinsically sustainable location for major housing growth and extension of the PPTC would not in itself make it so as it would remain heavily dependent on services in Peterborough; and at this distance from the City improved bus services would in my judgement be able to make only limited inroads into car use.
- Para 284 - Deeping Gate's proximity to Market Deeping and Deeping St James, with their considerable range of services and facilities, makes the village in some respects potentially a more sustainable location for development than its designation as a Group Settlement would imply. However, Deeping Gate has no primary school; the larger communities are outside Peterborough District; and the Council say that Lincolnshire County Council have no obligation to provide school places for children living within Peterborough. As I have no information beyond this I must assume that there is no movement across the District boundary and that children from Deeping Gate go to school in Northborough or Ginton. On that basis, and as possession of a primary school is one of the key requirements for designation of a community as an Limited Rural Growth Settlement, I see no good case for elevating the village to that status.
- Paras 313 to 315 - In support of the objection that Thorney should be promoted from a Limited Rural Growth Settlement to a Rural Growth Settlement it is argued that the village is on a main transport corridor, namely the A47; has a number of services and facilities and some employment; and further growth could build on the momentum established by development of a number of windfall sites in recent years. Thorney does indeed have a better range of shops, social facilities and employment than most Limited Rural Growth Settlements and meets most of the service criteria in Policy SP3/2 of the Structure Plan. However, it lacks a bank and, more importantly, good access to secondary education. Looking at the wider question of sustainability in the light of current national advice and emerging strategic policy, Thorney is relatively remote in Peterborough terms, being some 8 km from the edge of the City and a further 5 km from its centre and, as it must

necessarily look to the City for a good number of its services and facilities, there will inevitably be a considerable amount of travel to and fro. Though one of the larger Limited Rural Growth Settlements, Thorney has a population appreciably below the 3,000 figure that the Structure Plan Review considers should be a lower threshold for Rural Centres. Whilst that figure is clearly not set in stone, the shortfall adds further weight to not re-classifying the village at present. It would be prudent to look at the situation again as part of any review in the next local plan, and in the light of policy in the emerging Structure Plan, but for the time being the designation of LRGS is appropriate.

- Para 322 - Overall, I consider that Wansford lacks the range of services and facilities that would qualify it as a Limited Rural Growth Settlement, and is not an inherently sustainable location for significant growth. Whilst local businesses would no doubt welcome the income generated by additional residents, there is no compelling evidence that growth in the village is necessary to prevent them from becoming unviable in the terms set out in PPGs 3 and 7. And although the village does enjoy very good road access, including onto the A1 immediately at hand, this is as likely to work against sustainability as in favour of it. Finally, the fact that the southern part of the village in Huntingdonshire District is subject to even more restrictive planning policy than a Group Settlement adds further weight to my view that the designation of the northern part should not be changed.
- Para 331 - Barnack is designated a Limited Rural Growth Settlement. It has a reasonable range of services and facilities, including an hourly bus service on weekdays to Peterborough and Stamford. It also has some local employment, including the Station Road Business Park, that makes it potentially somewhat more self-contained than some other communities of similar size and status. I see it as in principle a reasonably sustainable location for some growth.
- Para 354 – In response to objections seeking to relegate Ailsworth, Barnack, Castor and Wittering from Limited Rural Growth Settlement status to Group Settlement status: Nor have I seen any compelling evidence that the designation of these four settlements is inappropriate in terms either of sustainability or of the scale of allocations proposed. Ailsworth and Castor together have a reasonable range of facilities including a general store, primary school, doctor's surgery and a number of public houses, and the full range of services in Peterborough is only a short distance away. Barnack and Wittering have a similar range of facilities together with some employment. Whilst Ailsworth and Wittering are classified in the adopted Local Plan as settlements with a modest service base, I believe they can properly be differentiated from the other villages in that category in terms of their better sustainability. Their elevation to Limited Rural Growth Settlement status in this Plan is thus essentially a minor adjustment to recognise the services they have, or have access to nearby, rather than presaging any more thoroughgoing review of the type sought by the objectors. I see no good case to change the proposed status of any of these settlements.
- Para 360 - although Peakirk has some facilities and services, I have to say that I do not see it as a strongly sustainable location for growth. I do not advocate any changes to the settlement hierarchy in this Plan for reasons explained under Housing Strategy, above. That said, this is very much the

sort of location where recent and emerging strategic advice is likely to indicate a very cautious attitude to growth in the next development plan.

- Para 365 – in response to an objection seeking classification of Milking Nook as a village: Milking Nook is simply a scatter of housing along a number of minor roads in a flat fen landscape. There is no identifiable nucleus to which further development could be reasonably related, nor any clear physical boundaries that could be used to logically define a Village Envelope. Any such Envelope would thus be essentially arbitrary and potentially very large. For all these reasons I do not consider Milking Nook a justifiable and sustainable location for further housing development.

Appendix 3: Sensitivity Testing - Access to Employment

By increasing the score for “access to employment” to +2 instead of +1, the affect on the hierarchy would be as follows.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	9	
Glinton	1740	✓	✓	✓	✓	½ hr	x	7	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	7	
Barnack	770	✓	✓	✓	x	1hr	✓	7	
Helpston	870	✓	✓	✓	x	1hr	✓	7	
Newborough	1500	✓	✓	✓	✓	1 hr	x	6	
Northborough	1320	✓	✓	✓	x	½ hr	x	6	
Ailsworth	430	x	x	✓	✓	1hr	x	4	
Castor	740	✓	x	x	x	1hr	x	3	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	3	Small Village
Peakirk	320	x	x	x	x	No direct service	✓	3	
Bainton	230	x	x	x	x	1hr	x	2	
Wansford	480	x	x	x	x	1hr	x	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 4: Sensitivity Testing - Population

Increasing the score for any village with a population over 2,000 by 1 point will only increase the scores for Eye and Wittering, but will not affect the overall hierarchy. These changes are show in the table below.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	8	
Glinton	1740	✓	✓	✓	✓	½ hr	x	7	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	7	
Newborough	1500	✓	✓	✓	✓	1 hr	x	6	
Northborough	1320	✓	✓	✓	x	½ hr	x	6	
Barnack	770	✓	✓	✓	x	1hr	✓	6	
Helpston	870	✓	✓	✓	x	1hr	✓	6	
Ailsworth	430	x	x	✓	✓	1hr	x	4	
Castor	740	✓	x	x	x	1hr	x	3	
Bainton	230	x	x	x	x	1hr	x	2	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	Small Village
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 5: Sensitivity Testing - Primary Schools

Increasing the weighting for primary schools to +2 will affect the scoring for nine villages but will leave the relative position of all villages (except Ailsworth) unchanged; it will not result in any changes to the overall hierarchy.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	9	
Glington	1740	✓	✓	✓	✓	½ hr	x	8	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	7	
Newborough	1500	✓	✓	✓	✓	1 hr	x	7	
Northborough	1320	✓	✓	✓	x	½ hr	x	7	
Barnack	770	✓	✓	✓	x	1hr	✓	7	
Helpston	870	✓	✓	✓	x	1hr	✓	7	
Ailsworth	430	x	x	✓	✓	1hr	x	4	
Castor	740	✓	x	x	x	1hr	x	4	
Bainton	230	x	x	x	x	1hr	x	2	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 6: Sensitivity Testing - Secondary School

Introducing a score of +1 for the presence of a secondary school would only increase the score for Glinton as this is the only village to contain one. As shown in the table below, Glinton would score 8, the same as Thorney, but as explained in paragraph 4.12 this is not considered sufficient to justify elevation of the village's position to a Key Service Centre.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	9	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	8	
Glinton	1740	✓	✓	✓	✓	½ hr	x	8	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	6	
Newborough	1500	✓	✓	✓	✓	1 hr	x	6	
Northborough	1320	✓	✓	✓	x	½ hr	x	6	
Barnack	770	✓	✓	✓	x	1hr	✓	6	
Helpston	870	✓	✓	✓	x	1hr	✓	6	
Ailsworth	430	x	x	✓	✓	1hr	x	4	
Castor	740	✓	x	x	x	1hr	x	3	
Bainton	230	x	x	x	x	1hr	x	2	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 7: Sensitivity Testing - Post Offices

The eight highest scoring villages all contain a post office. Increasing the weighting for a post office to +2 will have no effect on the hierarchy, as shown in the table below.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	9	
Glinton	1740	✓	✓	✓	✓	½ hr	x	8	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	7	
Newborough	1500	✓	✓	✓	✓	1 hr	x	7	
Northborough	1320	✓	✓	✓	x	½ hr	x	7	
Barnack	770	✓	✓	✓	x	1hr	✓	7	
Helpston	870	✓	✓	✓	x	1hr	✓	7	
Ailsworth	430	x	x	✓	✓	1hr	x	4	
Castor	740	✓	x	x	x	1hr	x	3	
Bainton	230	x	x	x	x	1hr	x	2	Small Village
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 8: Sensitivity Testing - Food Store

The nine highest scoring villages all contain a food store. Castor is the only village classified as a Key Service Centre or a Limited Growth Village which does not contain a food store. Any changes to the weighting will not result in any changes to the hierarchy.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	9	
Glinton	1740	✓	✓	✓	✓	½ hr	x	8	Limited Growth Village
Wittering	2310	✓	✓	✓	x	1hr	✓	7	
Newborough	1500	✓	✓	✓	✓	1 hr	x	7	
Northborough	1320	✓	✓	✓	x	½ hr	x	7	
Barnack	770	✓	✓	✓	x	1hr	✓	7	
Helpston	870	✓	✓	✓	x	1hr	✓	7	
Ailsworth	430	x	x	✓	✓	1hr	x	5	
Castor	740	✓	x	x	x	1hr	x	3	
Bainton	230	x	x	x	x	1hr	x	2	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 9: Sensitivity Testing – Doctor’s Surgery

Increasing the scoring for a doctor’s surgery would only affect villages classified as Key Service Centres and Limited Growth Villages. Newborough is the only village whose position would change as a result; this is shown in the table below. However, increasing the weighting will not result in any changes to the hierarchy or the proposed classification of villages.

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor’s	Public Transport	Access to employment	Total	Classification
Eye (including Eye Green)	3920	✓	✓	✓	✓	½ hr	✓	10	Key Service Centre
Thorney	1700	✓	✓	✓	✓	½ hr	✓	9	
Glinton	1740	✓	✓	✓	✓	½ hr	x	8	Limited Growth Village
Newborough	1500	✓	✓	✓	✓	1 hr	x	7	
Wittering	2310	✓	✓	✓	x	1hr	✓	6	
Northborough	1320	✓	✓	✓	x	½ hr	x	6	
Barnack	770	✓	✓	✓	x	1hr	✓	6	
Helpston	870	✓	✓	✓	x	1hr	✓	6	
Ailsworth	430	x	x	✓	✓	1hr	x	5	
Castor	740	✓	x	x	x	1hr	x	3	
Bainton	230	x	x	x	x	1hr	x	2	
Maxey (including Castle End)	710	x	x	x	x	No direct service	✓	2	
Wansford	480	x	x	x	x	1hr	x	2	
Peakirk	320	x	x	x	x	No direct service	✓	2	
Pilsgate	90	x	x	x	x	1hr	x	2	
Thornhaugh	180	x	x	x	x	No direct service	x	1	
Etton	140	x	x	x	x	No direct service	x	1	
Marholm	150	x	x	x	x	No direct service	x	1	
Ufford	230	x	x	x	x	2 a day	x	1	
Ashton	70	x	x	x	x	x	x	0	
Deeping Gate	470	x	x	x	x	x	x	0	
Southorpe	140	x	x	x	x	x	x	0	
Sutton	130	x	x	x	x	x	x	0	
Upton	60	x	x	x	x	x	x	0	
Wothorpe	270	x	x	x	x	x	x	0	

Appendix 10: Sensitivity Testing - Public Transport

Village	Population (2005 estimates)	Primary School	Post Office	Food Store	Doctor's	Public Transport	Access to employment	Total	Classification	
Eye (including Eye Green)	3920	✓	✓	✓	✓	✓	✓	7	Key Service Centre	
Thorney	1700	✓	✓	✓	✓	✓	✓	6		
Wittering	2310	✓	✓	✓	x	✓	✓	6	Limited Growth Village	
Glinton	1740	✓	✓	✓	✓	✓	x	5		
Newborough	1500	✓	✓	✓	✓	✓	x	5		
Barnack	770	✓	✓	✓	x	✓	✓	5		
Helpston	870	✓	✓	✓	x	✓	✓	5		
Northborough	1320	✓	✓	✓	x	✓	x	4		
Ailsworth	430	x	x	✓	✓	✓	x	3		
Castor	740	✓	x	x	x	✓	x	2		
Maxey (including Castle End)	710	x	x	x	x	✓	✓	2		Small Village
Peakirk	320	x	x	x	x	✓	✓	2		
Bainton	230	x	x	x	x	✓	x	1		
Wansford	480	x	x	x	x	✓	x	1		
Pilsgate	90	x	x	x	x	✓	x	1		
Thornhaugh	180	x	x	x	x	✓	x	1		
Etton	140	x	x	x	x	✓	x	1		
Marholm	150	x	x	x	x	✓	x	1		
Ufford	230	x	x	x	x	✓	x	1		
Ashton	70	x	x	x	x	x	x	0		
Deeping Gate	470	x	x	x	x	x	x	0		
Southorpe	140	x	x	x	x	x	x	0		
Sutton	130	x	x	x	x	x	x	0		
Upton	60	x	x	x	x	x	x	0		
Wothorpe	270	x	x	x	x	x	x	0		