



Draft Eye Neighbourhood Plan



Supporting evidence

April 2026

eyeparish.org.uk/np



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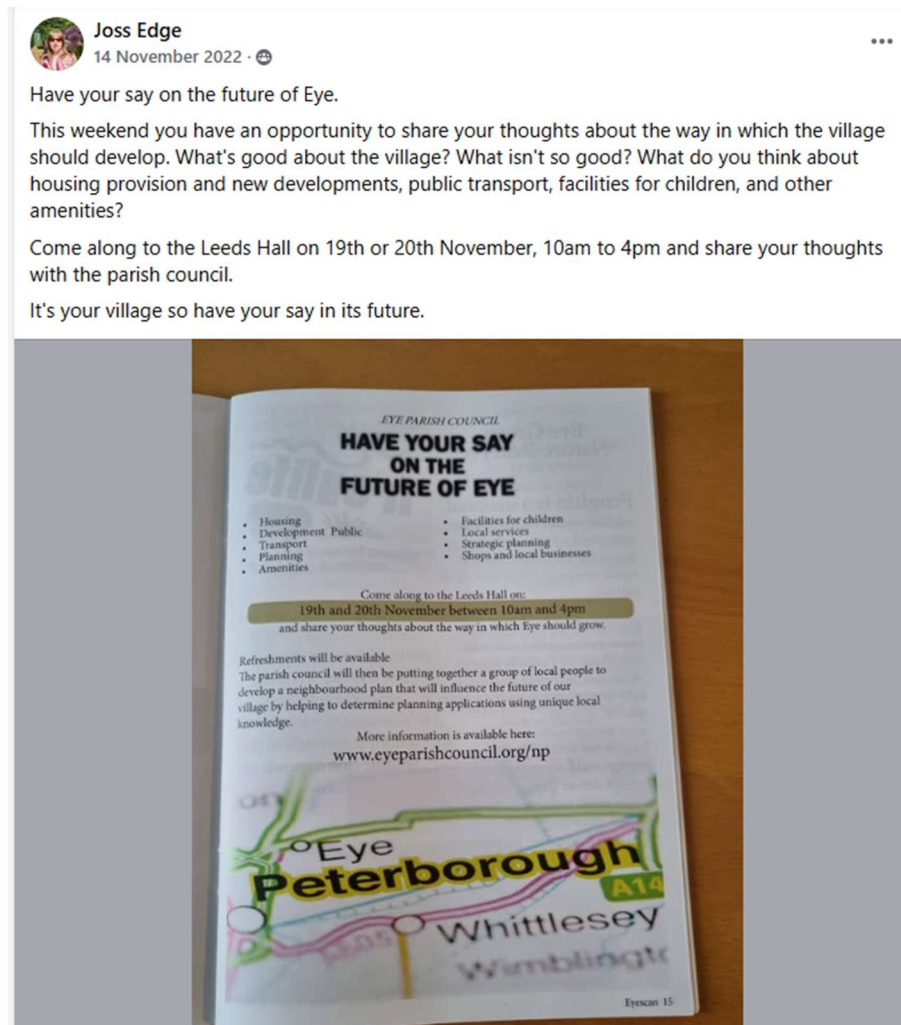
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1. Community engagement

1.1 Open consultation – November 2022

The initial consultation with the villagers of Eye and Eye Green took place on 19th and 20th November 2022. Open days were held at the Leeds Hall and villagers were invited to attend and share their opinions on different aspects of village life under predetermined headings. They were able to write their thoughts regarding that topic on post-it notes which were then collated.

The event was advertised in the village magazine and on the Eye community Facebook group.



Twenty-two residents attended the Saturday open day, and 13 attended on Sunday.

The comments are shown below.

Heading	Comments
Amenities	<ul style="list-style-type: none"> • Encourage more small businesses like butchers, bakers, veg shop. No more nail bars or hairdressers. • Would like to see a History archive. Somewhere to hold the rapidly vanishing life records of older members of the village. • Green spaces protected from development.

Heading	Comments
	<ul style="list-style-type: none"> • Dog area would be lovely where they can be off-lead and play with other dogs. • Dog park would be great. • Cemetery – border created between burials and ‘new ashes’ needs maintaining. • Post Office. [Commented 7 times] • Encourage small independent retailers/restauranteurs to the High Street, e.g. butchers, grocer. • Protect our village history. Library, Stone House, Church, Blue Boar, protect our green spaces and nature reserve. • Post Office and larger supermarket. • Post Office and better buses to town. • Post Office and new pub. • No more nail bars/beauty shops. • Historic archives. • Encourage small businesses. • Amenities need to keep pace with development.
Development	<ul style="list-style-type: none"> • Improved services if more development. • Put up fencing to separate Cleve Place and the skateboard park. Children can access dual carriageway. • Services linked to development – lots of residents should equal better services, i.e. regular bus services. • No more development – schools, doctors, roads, sewers cannot cope. • Green spaces protected from development. • No more development – especially off Thorney Road and Eyebury Road. • No more large housing development. Just small size developments. • No more development unless more amenities. • No more large developments. • Protect green spaces. • No more developments off Eyebury Road and Thorney Road. • Drains often smell on the High Street – expand/clean when full. • Ridiculous to build by Field House and have access on to Eyebury Road. Can only work if access is via Thorney Road. • Infill new houses only as cannot take any more large developments as no infrastructure. • I feel that since moving to Eye many years ago it doesn’t need to have any large developments. • How many more wages? • Village is large enough now. Facilities too stretched. About time Peterborough Development looked to the west of the city.
Facilities for children	<ul style="list-style-type: none"> • Eye Junior School is too small. I live in Eye and my child has not got a place. • Swimming pool is open in summer [commented twice] • More bridleways. • How will children safely get to and from the new Manor Road School – walking around Star Pit is not on. • Indoor activities, clubs for children 3-6 years old, for example, basketball, maths club, swimming pool. • Somewhere for teenagers to go when it’s cold.

Heading	Comments
	<ul style="list-style-type: none"> • Community café for youth and all to use. • Better weekend buses – especially Sunday buses [commented twice]
Housing	<ul style="list-style-type: none"> • Renewable energy schemes for residents. • Ban developments until the village infrastructure and facilities are improved [commented twice] • Smaller developments. • Smaller developments of high quality. No more social housing. • No more big developments. • Small developments only [commented twice] • No more housing until we get better/larger (in number) facilities. • Need infrastructure improvements before new housing, i.e. doctors and sewage. • Only infill housing as no infrastructure for larger developments. • Plan required to show future houses and boundaries. • Solar panels for residents. • New look at planning for houses near school.
Local Services	<ul style="list-style-type: none"> • We must have a Post Office [commented 6 times] • Another pub, fish and chip shop and butchers. • Events/club for wider range of interests. • Christmas tree outside the church. • Car parking in the High Street. • Tidy up the High Street. • Better Health Centre capacity and accessibility [commented 3 times] • Better GP services [commented 4 times] • Increase capacity of doctors and school. • Increase capacity of GP Health Centre. Cannot cope now so additional developments will only make things worse without new investment in GPs. • Need better access to doctors and dentist [commented twice] • Decrease number of out-of-village residents who can apply to the doctors (Thorney and Eye only).
Planning	<ul style="list-style-type: none"> • Do not allow Eye to grow up to Dogsthorpe/Peterborough – maintain the village. • 75 weight limit at Peterborough between A47 and KFC. • Retain our historic buildings within the village confines. • Protect our local village history. • We need planners who listen and understand Eye. • Eyebury Road to be access only with double yellow lines. • Ban large lorries on Eyebury Road and install speed bumps. • Review drainage capacity in the village to stop flooding. • Better drainage for Beech Lane. • Consider the flooding risk on low-lying ground. • Road calming measures/crossing – especially along Thorney Road. • Protect our local history and heritage area. • Prevent increase of hard driveways in front of houses preventing water absorption and leading to increases run off and localised flooding. • More wooded areas. Perhaps increasing the old wood at Hodney Road into the Nature Reserve or Old Dump. • Protect what parts of Eye are still left!

Heading	Comments
	<ul style="list-style-type: none"> • Protect the green areas. • Eye is just a commuter village for Peterborough. Few people that live in the village work here. So most of the newcomers don't have their heart in the place. • Better parking on the High Street. • Police to check loud motorcycle engines and cyclists with no lights [commented twice] • Traffic calming on Thorney Road and Peterborough Road [commented twice]
<p>Shops and local businesses</p>	<ul style="list-style-type: none"> • More small businesses like butcher and veg shop. Don't need anymore nail bars or hairdressers. • Need a fish and chip shop. • Bakery/butchers/fish and chips [commented 3 times] • Less hairdressers and beauty shops. • Cosy coffee shop (like the one in Thorney) • Post Office [commented 7 times] • Shops that need to be used. • No more used car dealers. • Fish and chip shop and a new pub. • Restrict overspill from used car lots.
<p>Transport</p>	<ul style="list-style-type: none"> • Speed restrictions along Thorney Road – elderly people at the Spinney. Pelican crossing? • Ban HGVs through Peterborough Road and the village except for access to PE1 and the supermarkets. • Need more regular bus service. • Better bus service – 7 days a week. • More buses [commented 3 times] • Hourly bus service is insufficient for this village. • Bus service must remain. • Earlier buses need 6.45am bus to make connection to Lynchwood for work. • We had an excellent bus service. Can we have it back? Unable to use passes until 10.18. Difficult to tie up with trains around 10.50-11am. • Excel bus goes along the bypass. Would just need a layby/bus stop either side off footbridge to allow it to stop safely. • Allow Norwich to Peterborough Excel service to stop in Eye to drop and pick up passengers. • We need to be able to use our bus pass at any time – as you can in Lincolnshire. • Definitely need yellow box junction outside Van Hague [PE1 retail park] or Turn Left Only. • Speed restriction of 20mph through Main Street and whole village and speed cameras. • Better control of speed in the High Street and Peterborough Road. Close rat run of Eyebury Road. • Too much traffic through the village. • Parking around shops and on pavements needs sorting especially car sales who also park on bus stops. • Trouble getting out of Van Hague [PE1 retail park] – traffic lights are rubbish.

Heading	Comments
	<ul style="list-style-type: none"> • Fenced road for cycle path to roundabout by Van Hague [PE1 retail park]. Very busy and dangerous. • Traffic terrible getting out of village no matter what time of day. • Queue of traffic making it difficult to get out of Eye. • Better links to Peterborough. Roundabout onto parkway needs rethinking. Better control of heavy traffic through village. • Eye roundabout improvements so it is quicker to get on Frank Perkins parkway. • Speed calming on Peterborough Road. • Ban lorries apart from deliveries on Peterborough Road. Why did we have a bypass!!! • Make Eyebury Road and Peterborough Road less of a rat run. • Development of Eyebury Road with new housing being planned. Single track road with passing places not appropriate especially with lorries going to the tip. • Fencing put up in place to separate wooded area behind Cleve Place and Skate Park as dangerous for children and dogs. • Public transport flexibility. Call up electric vehicle to destinations within 8 miles. • Manage traffic along Peterborough Road. Ban lorries – make them use A47/A15. Control traffic turning into PE1 Retail Park.

1.2 Community survey – January 2023

A Google form survey asking residents five questions about the village:

- What is good about the village?
- What is bad about the village?
- What would you like to see more of in the village?
- What would you like to see less of in the village?
- Any other comments

The form was shared via the community Facebook group.

Joss Edge
25 January 2023 · 🌍

Have your say on the future of Eye.

Eye Parish Council is putting together a group of local people to develop a neighbourhood plan that will influence the future of our village.

You can contribute by sharing your thoughts on all aspects of village life. If you weren't able to visit our open days in the Leeds Hall, or if you have more thoughts that you'd like to share, please complete the form below.

This is your village so let your voice be heard.

[Have your say on the future of Eye](#)

DOCS.GOOGLE.COM

Have your say on the future of Eye

Eye Parish Council is putting together a group of local people to develop a neighbourhood plan that will influence the future of our village. You can contribute by sharing your thoughts on all aspects of village life, including:...

Responses are shown below.

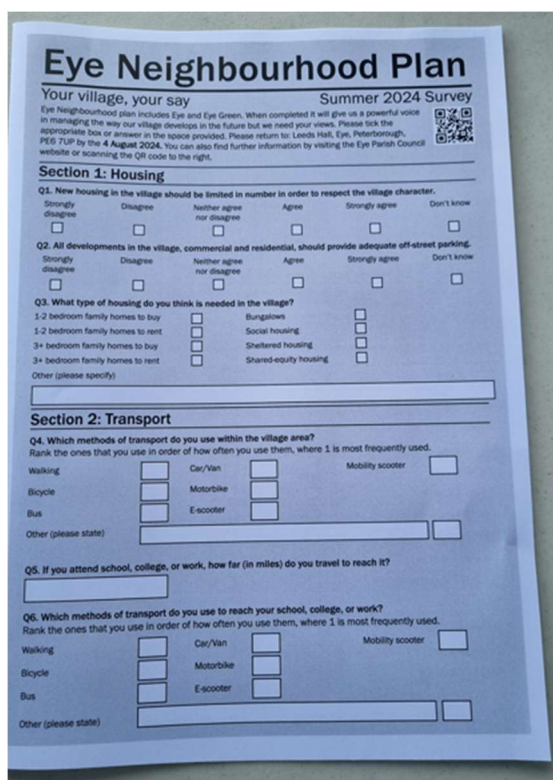
Question	Comments
<p>What is good about the village?</p>	<ul style="list-style-type: none"> • Sense of community. • Community spirit. • It's a village and not all new builds. • The open spaces for children to play, all in good condition. The amenities within the village and immediate surroundings. Friendly people within the village. • Good green spaces, good amenities. • A sense of community. • Variety of shops all within a walking distance. • Rural settings and lakes. • Proximity to several towns – Peterborough, Spalding, Wisbech; good shops, including a local pharmacy; green spaces (Nature Reserve, parks, fields behind Pioneer). • Very little currently.
<p>What is bad about the village?</p>	<ul style="list-style-type: none"> • Access to GP appointments, anti-social driving. • Anti-social behaviour, particular in vehicles, speeding, parking. • Lack of infrastructure due to overdevelopment. • Used as a cut-through to Eastern Industrial Estate. • Through traffic on Eyebury Road, increased at school times due to lack of parking at the school and it being a cut-through for Fengate industries. This needs to be considered with regards to the proposed development (possibly consider making it a dead end, to reduce traffic through to Fengate). • Traffic cutting through Eyebury Road. • Doctor's surgery. • Parking for the school. Overrun school, surgery and more houses to be built. • The doctor's surgery. Trying to get to see a doctor. • Overdevelopment with services unable to cope and speeding. • Noisy speeding traffic and pollution. • Doctor's surgery struggles with demand; road infrastructure not great (Van Hague [PE1 retail park] roundabout is one of the worst traffic hotspots in Peterborough, Eyebury Road is at best a pain and at worst dangerous during busy periods). • Increased crime. No longer feels safe.
<p>What would you like to see more of in the village?</p>	<ul style="list-style-type: none"> • Dining pub, community activities. • Variety of shops. • Bins for dog foul and general waste. • No through roads. • Repairs to current infrastructure to maintain them. Parking at the school or for the school to use. • Decorative planting. • More local events.

Question	Comments
	<ul style="list-style-type: none"> • Parking for schools, safer paths to get to school. • 20s to 40s activities at the various halls, lots aimed at youth and 50 plus. • Traffic calming and police presence (reduce anti-social behaviour). • More outdoor volunteering, especially for younger people to teach them a little more respect for their environment. We've got a great lake and open space that could be really fun for organised and supervised activities, but not sure whether that's compatible with the conservation mandate. • Deterrents to help lower crime. The start of a high street.
<p>What would you like to see less of in the village</p>	<ul style="list-style-type: none"> • Overdevelopment, dangerous parking, speeding. • Beauty shops. • Traffic flow. • Traffic. Close Eyebury Road. • New large-scale developments using the existing services within the village. • Traffic. • New housing/crime. • Less houses being built. Less robbery and anti-social behaviour. • Speeding. • Traffic, poor planning development with no infrastructure improvements. • People speeding down Thorney Road, which is now quite a residential area with a lot of children and pets, people going to the Coop in their PJs (!), less litter and broken glass etc at the park and Nature Reserve. • Crime and youths hanging around outside shop doors.
<p>Any other comments</p>	<ul style="list-style-type: none"> • Eye is great. • Biffa also needs stopping from their plans. • Any large developments should be required to build new services such as GPs, parks and shops and pay for upgrades to infrastructure (mainly roads) leading to the site. • We need to support local businesses and people, i.e. expansions, advertising instead of big business. • As much as we are growing as a village. I feel we need to put things in place for our surgery, dentists, school. • We don't have the capacity in these places to accept more housing. • Anti-social behaviour is rising and maybe we need more things in place to reduce this? • More child-friendly events in the village. • The village always looks a mess and uncared for now. There is always rubbish everywhere. Thorney and Crowland always look great.

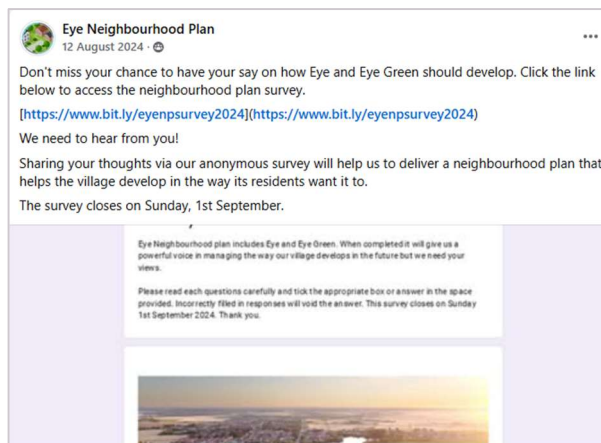
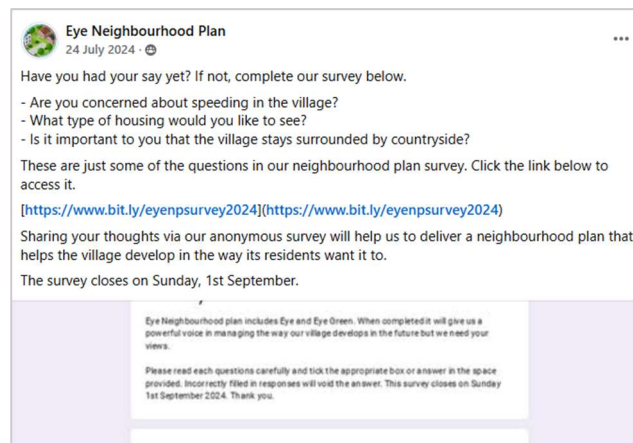
1.3 Detailed survey – July to September 2024

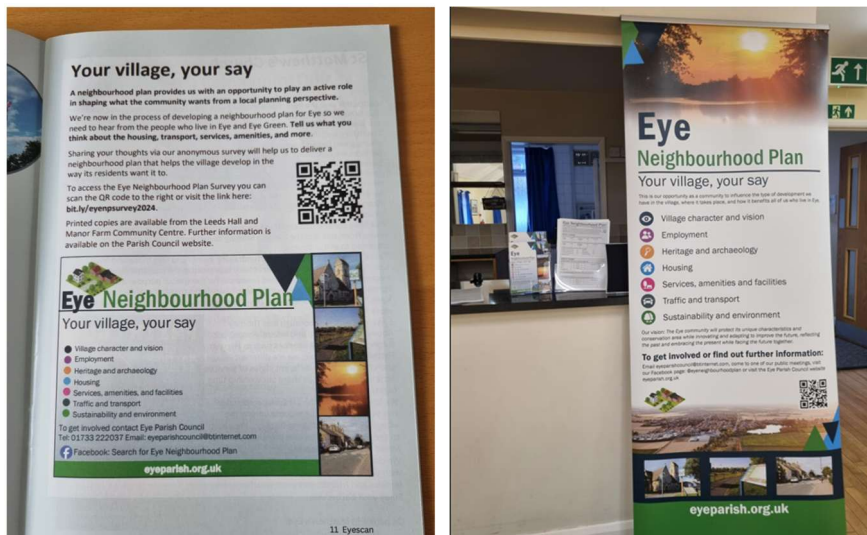
A detailed survey was made available to villagers in paper and online format. Questions were asked in the following categories:

- Housing
- Transport
- Services, amenities and facilities
- Community, sustainability and environment
- Heritage and archaeology
- Employment



It was promoted on the village website, in the village magazine, leaflets and displays in local buildings, and on the village community Facebook page. Examples of the promotion are shown below.





174 responses to the survey were received. The responses are available in Appendix 1.

1.4 Eye Summer Fair – 6th July 2024

Members of the steering group attended the village summer fair in July 2024 where they spoke to villagers about the Neighbourhood Plan and gave out copies of the survey. This was considered to be the best opportunity for an in-person event as it was well-publicised and was expected to attract a large crowd of local people. It was well attended and was a very positive experience. Awareness of the Neighbourhood Plan project was raised and villagers were encouraged to get involved in its development.



1.5 Pre-Regulation 14 draft Neighbourhood Plan consultation – May to July 2025


The draft Neighbourhood Plan was made available for review on 10th May 2025, with the consultation period closing on 20th July.

Eye Neighbourhood Plan – Supporting evidence

A prominent advertisement was placed in the village magazine, and it was promoted on the parish website and the village community Facebook page. All publicity stated that the paper copies of the draft plan could be picked up from the Leeds Hall, Manor Farm Community Centre, the library, and the café. An online version was made available via the parish website, links to which were included in promotion on the village community Facebook page and in an advert in the village magazine.

Examples of the promotion are shown below.



 **Eye Neighbourhood Plan**
10 May · 🌐

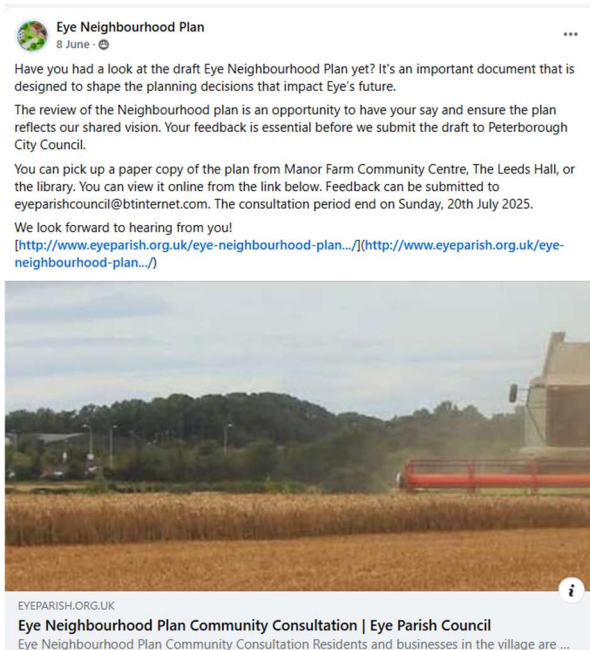
The Eye Neighbourhood Plan consultation is now open and we need your feedback.

The plan is being developed to positively shape the development of our village over the next 10 years. Once adopted, the city council will need to take the plan into account when considering planning applications in Eye and Eye Green.

So please take time to look at the draft plan and submit your comments and feedback.



EYEPARISH.ORG.UK
Eye Neighbourhood Plan Community Consultation | Eye Parish Council



The paper and online copies stated that comments could be submitted in writing, via email or via an online form. Comments were received from villagers and from the Church Commissioners. The comments are detailed in Appendix 2.

1.6 Eye Summer Fair – 12th July 2025

Part of the community consultation was the attendance by members of the steering group at the village summer fair in July 2025. This was considered to be the best opportunity for an in-person event as it was well-publicised and was expected to attract a large crowd of local people. This proved to be the case and the team spent several hours talking to villagers about the Neighbourhood Plan and giving out draft copies. There was a high level of engagement from local people who were keen to find out more about the draft plan and take a copy away.



2. Peer review of draft Neighbourhood Plan

Before the draft Neighbourhood Plan was shared with the village, and as part of the commitment to engaging with the community, it was reviewed by two villagers who were invited to provide independent feedback. They were asked to identify any omissions, assess the clarity and coherence of the document, flag potential duplication or conflicts between policies, and offer their overall opinion of the plan.

These reviewers assessed whether the plan was understandable to the general reader and would therefore be accessible to the wider community. It was important for the steering group to be seen to be collaborating with villagers at every stage of the process, and we appreciated fresh eyes assessing the policies and their relevance to the village. The reviewers provided useful feedback which then fed into the production of the draft plan that was put out to consultation.

3. Community consultation – Issues raised

Details of the comments received are available in Appendix 2 and are summarised below.

3.1 Village infrastructure

Respondents commented that no further housing should be imposed on the village without improving the existing infrastructure. They noted that the school and health services (doctor/dentist) are oversubscribed and there were concerns about the impact on these of an increased population.

This concern is addressed in policies HS1 and HW5.

3.2 Protecting the character of the village and the green wedge

There were concerns raised about the village losing its character and becoming subsumed into greater Peterborough. Respondents wanted to protect the green wedge and ensure that the area remains a village.

This concern is addressed in policies VC2, VC3, EN1, EN3, and EN4.

3.3 Housing

Most respondents raised concerns about the amount of additional housing the village has already absorbed in recent years. There were concerns about the types of housing that may be built, with some respondents commenting that new starter homes were particularly required.

This concern is addressed in policy HS2.

There were also concerns raised about the impact of additional homes as they may exacerbate existing issues with drainage and sewerage in particular parts of the village. The fact that much of the Neighbourhood Plan area is low-lying and considered to be floodplain was also raised as an issue regarding where additional homes may be sited.

The topography of the Neighbourhood Plan area is covered in section 2 of the plan. Existing planning regulations prevent building on flood risk areas.

3.4 Traffic

The volume, speed and safety of traffic on Eyebury Road, particularly by the school, was raised as a concern. As noted in the plan, this is one of the arterial roads into and out of the village but is also a single-track road with passing places. Developments that are already planned for the village and neighbouring areas are expected to increase the traffic on this road which already suffers congestion. It was also noted that the congestion on this road negatively impacts the air quality at the school.

Speeding and volume of traffic in general throughout the village were raised as concerns.

These concerns are addressed in policies TR1, TR2, TR4, and HW1.

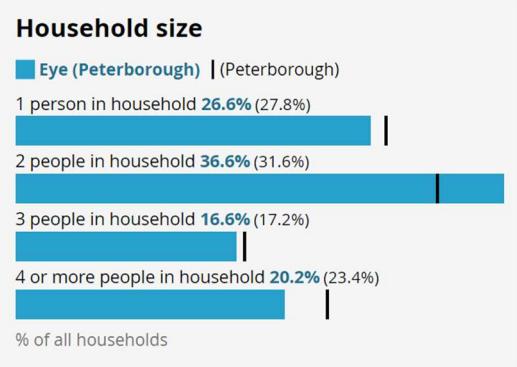
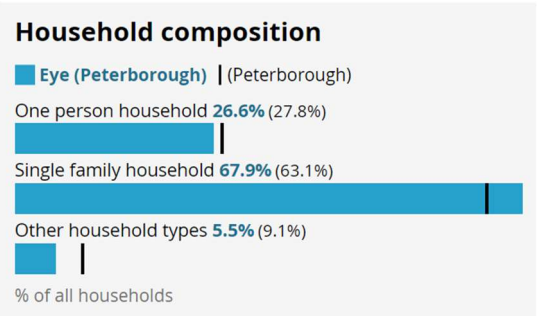
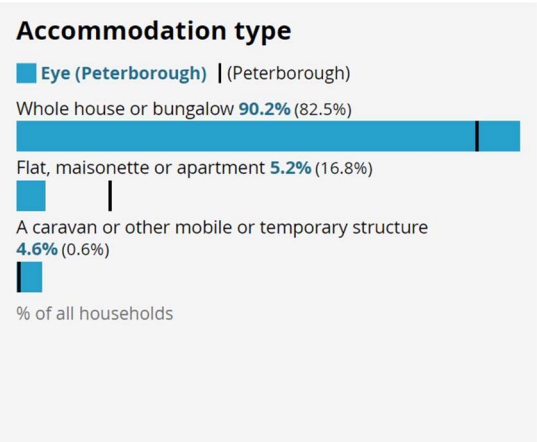
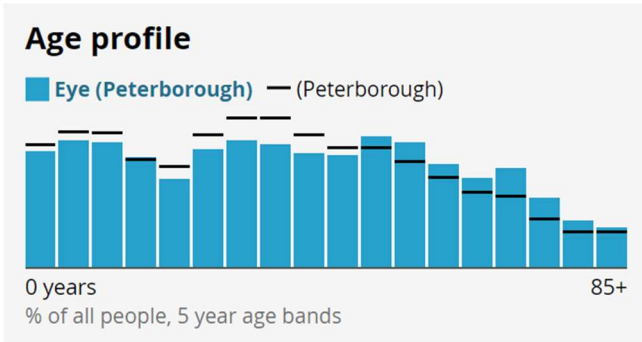
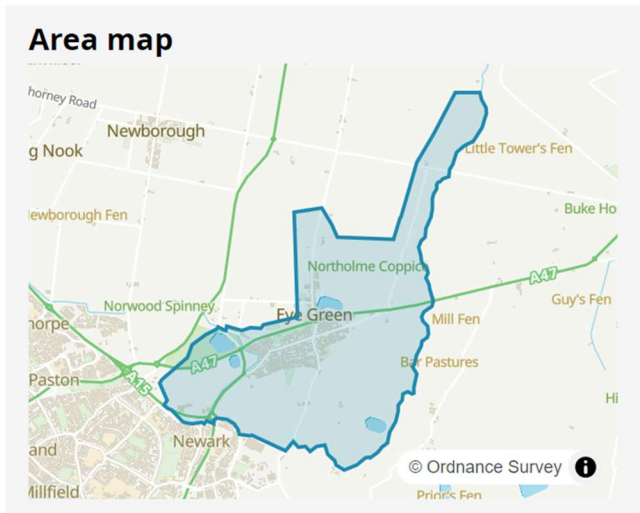
4. Community consultation – Changes to draft plan

The following sections were updated as a result of comments received during the community consultation.

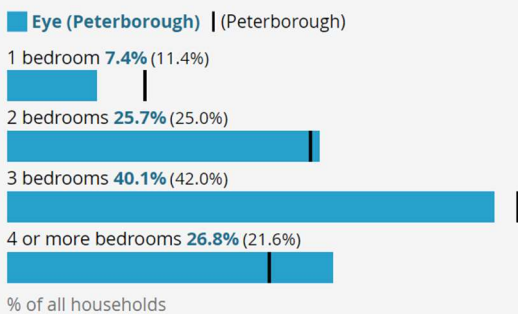
Section	Changes made
2.1	Additional information added about A1139. Reference to LP26 added. Flood zone information and maps added.
2.6	Article 4 protection noted where appropriate.
2.7	Additional developments added.
3.5	Additional information added about available facilities.
3.7	Additional information added about usage and facilities.
3.10	Additional information about SSSI status added.
3.13	Additional information about SSSI status added.
4.2.3	Additional information added about the petition.
6.4	Policy HW4 updated to clarify that it applies to residential developments.
6.5	Policy VC3 updated to clarify that it applies to residential developments.
Appendix A	Additional information was added to the <i>The Meadows at the rear of the Bath Road estate</i> section.
Appendix B	Additional locally important views were added.

5. Census data

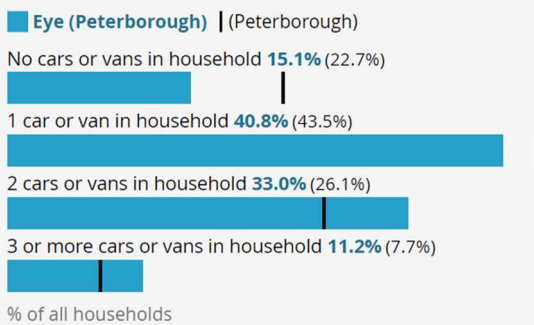
Data from the 2021 census was used along with responses to the 2024 survey to develop the Neighbourhood Plan policies. The most relevant data is shown below.



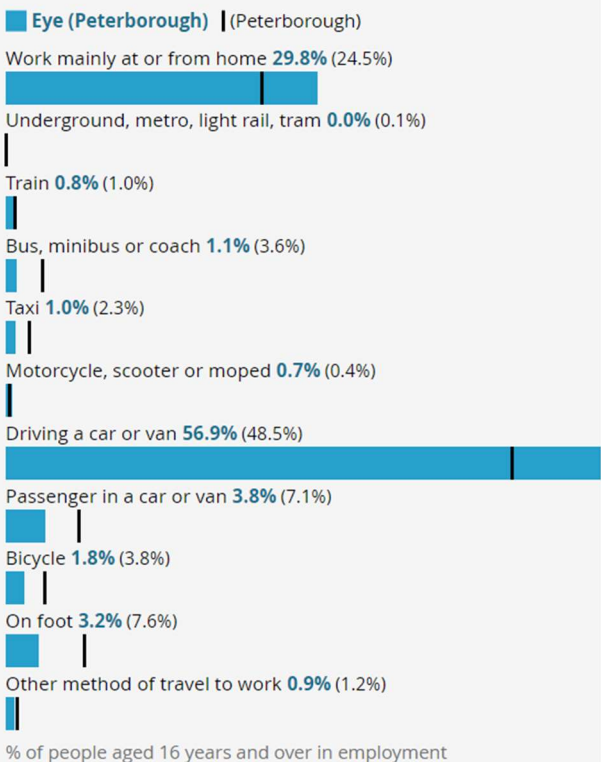
Number of bedrooms



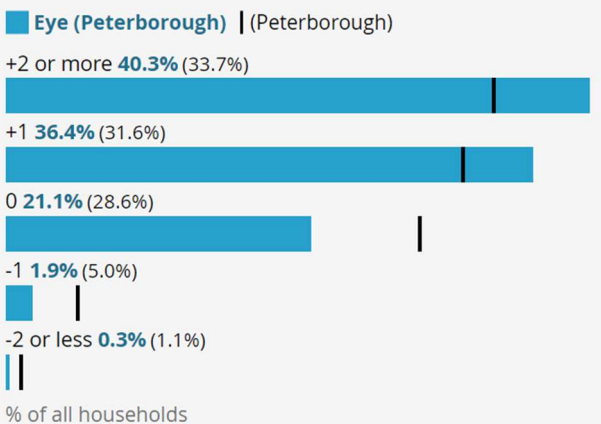
Number of cars or vans



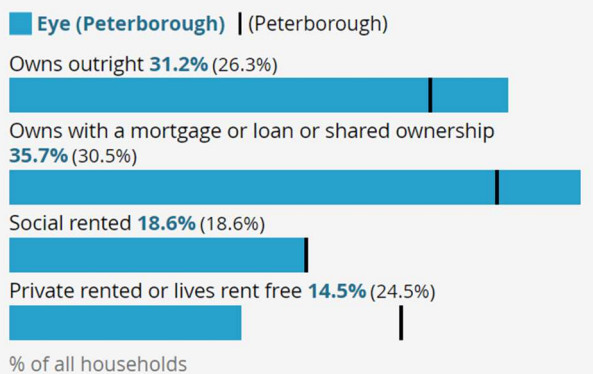
Method of travel to workplace



Occupancy rating for bedrooms



Tenure of household



6. Developing the plan - External consultations

6.1 Peterborough City Council

Throughout the development of the Neighbourhood Plan, the steering group has actively engaged with planning officers at Peterborough City Council to ensure the plan is both robust and compliant with statutory requirements. These consultations have provided the group with a clearer understanding of the legal framework governing neighbourhood planning, including policies set out in the National Planning Policy Framework (NPPF) and the Local Plan.

Drawing on the professional expertise of the planning officers, has helped the steering group to refine the scope and content of the plan. This collaborative approach has also enabled the group to anticipate potential challenges and proactively address them, ensuring that the plan aligns with broader strategic objectives and planning principles.

This collaboration has strengthened the quality and credibility of the Neighbourhood Plan. It reflects a shared commitment to producing a document that not only captures the aspirations of the local community but also meets the legal threshold required for formal adoption and implementation.

Planning officers attended the steering group meeting held on 11th June 2024. This was an opportunity for us to understand what we should be covering in the plan, and to clarify the process of getting it adopted. The draft plan was then submitted to them in February 2025 for their review and input. Their feedback was extremely useful, and changes were made to the plan, where appropriate.

6.2 Cambridgeshire ACRE

Cambridgeshire ACRE is a charity that supports rural communities across Cambridgeshire in addressing local housing needs, often through the delivery of small-scale affordable housing schemes. As part of the Neighbourhood Plan development process, a representative from the charity attended a steering group meeting and provided a presentation on the use of 'rural exception site' planning regulations.

The presentation clarified how rural exception sites can be used to deliver affordable homes specifically for people with a local connection. The representative outlined the legal framework, eligibility criteria, and partnership models that make such developments viable, including collaboration with housing associations and landowners.

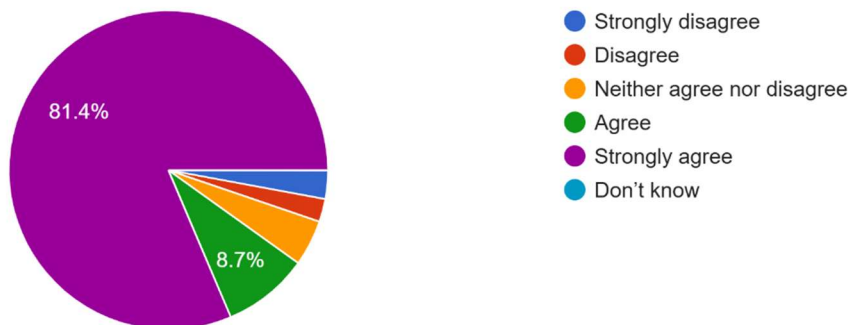
By engaging directly with Cambridgeshire ACRE, the steering group gained practical insights into policy implementation, strengthened its evidence base, and opened up a pathway for future collaboration.

Appendix 1 – Responses to 2024 survey

Section 1: Housing

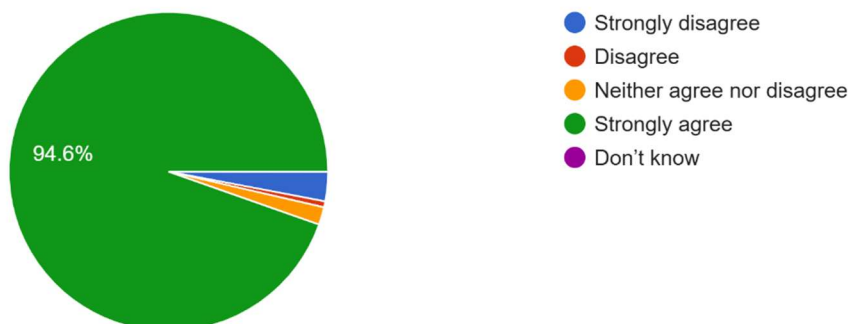
Q1. New housing in the village should be limited in number in order to respect the village character.

172 responses



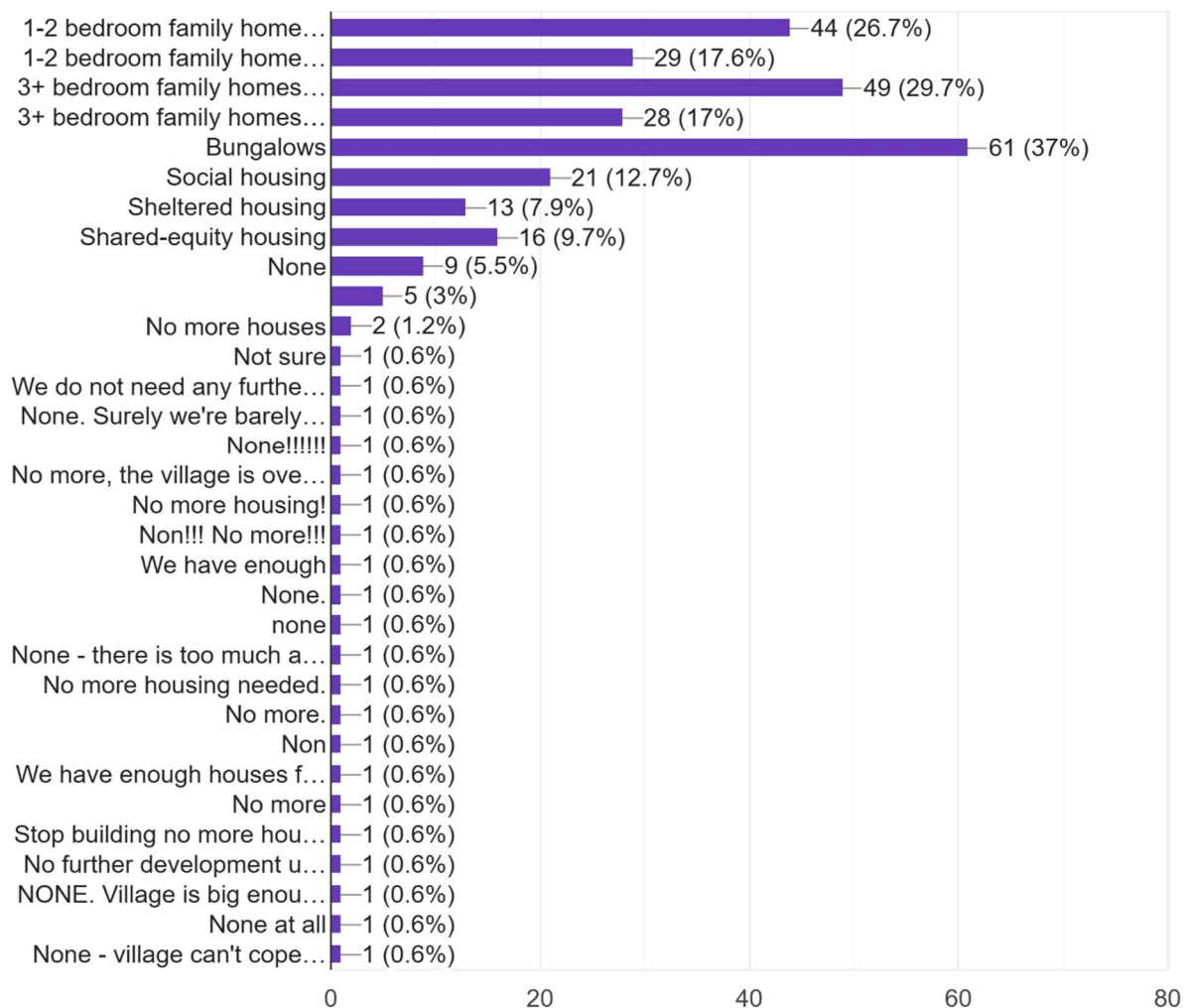
Q2. All developments in the village, commercial and residential, should provide adequate off-street parking.

167 responses



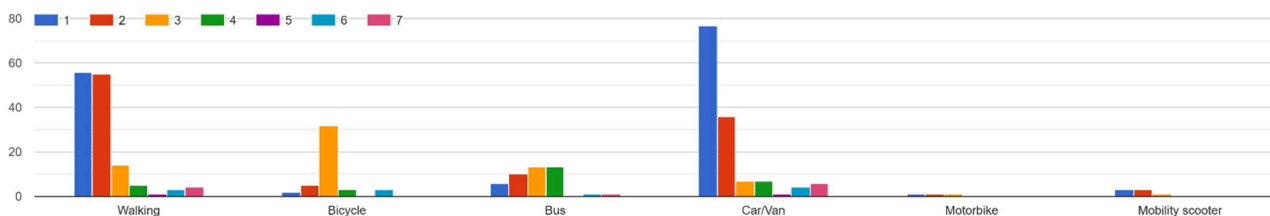
Q3. What type of housing do you think is most needed in the village?

165 responses



Section 2: Transport

Q4. Which methods of transport do you use within the village area? Rank the ones that you use in order of how often you use them, where 1 is most frequently used. Leave the row empty if you don't use that method at all.



Q4A. Do you use any other form of transport within the village area?

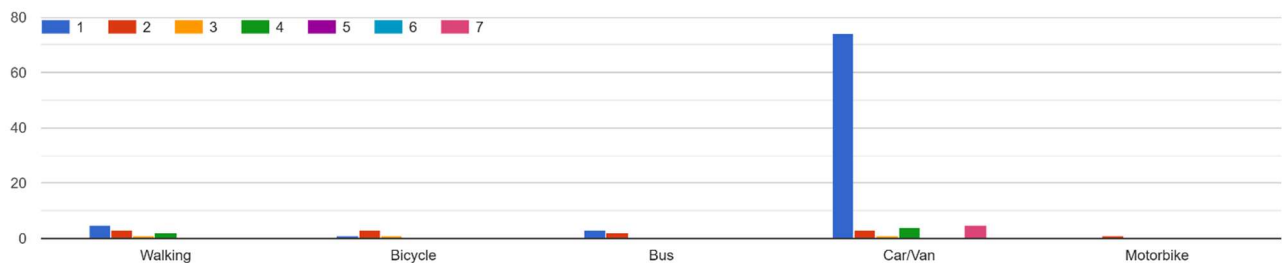
- Car - 6
- Bus - 3

- Taxi - 1
- Bike - 1
- Running - 2

Q5. If you attend school, college, or work, how far (in miles) do you travel to reach it?

- 1 mile or less - 5
- 2 to 5 miles - 26
- 6 to 10 miles - 22
- 11 to 20 miles - 10
- Over 20 miles - 10

Q6. Which methods of transport do you use to reach your school, college, or work? Rank the ones that you use in order of how often you use them, where 1 is most frequently used. Leave the row empty if you don't use that method at all.

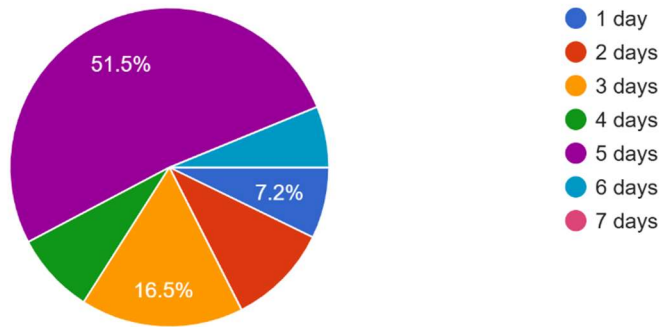


Q6A. Do you use any other methods of transport to reach your school, college, or work?

- Bus - 1
- Car - 2
- Train - 3
- Taxi - 1
- Bike - 1
- Walk - 1

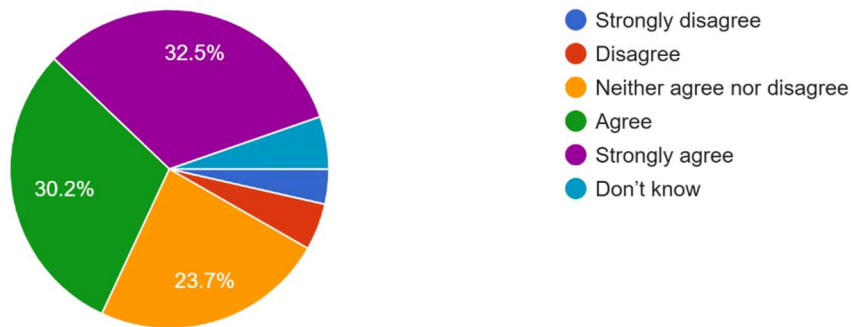
Q7. How many days per week on average do you commute to school, college, or work?

97 responses



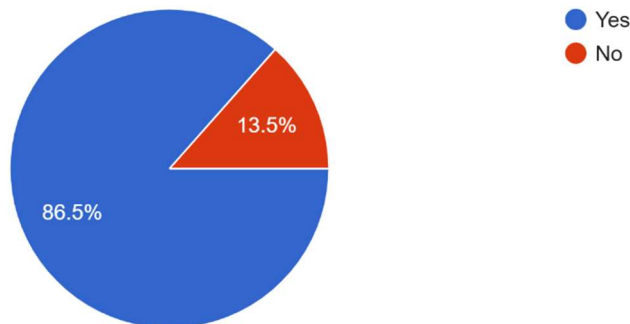
Q8. How far do you agree with the statement 'Preference should be given to residential and commercial developments that make it easier for people by walking, cycling, or using public transport'?

169 responses



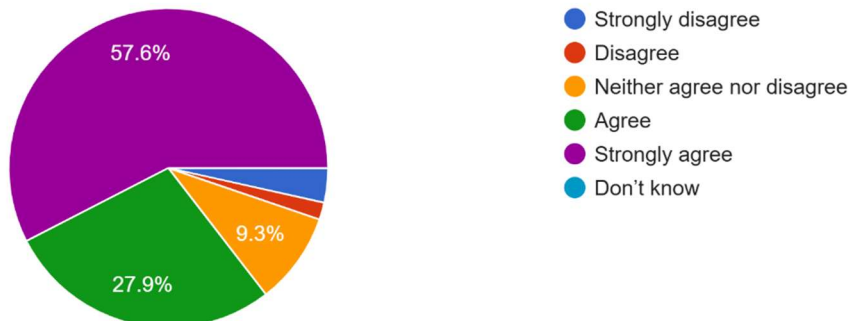
Q9. Are you concerned about speeding in the village?

171 responses



Q10. How far do you agree with the statement that all new developments should be designed to reduce opportunities for speeding.

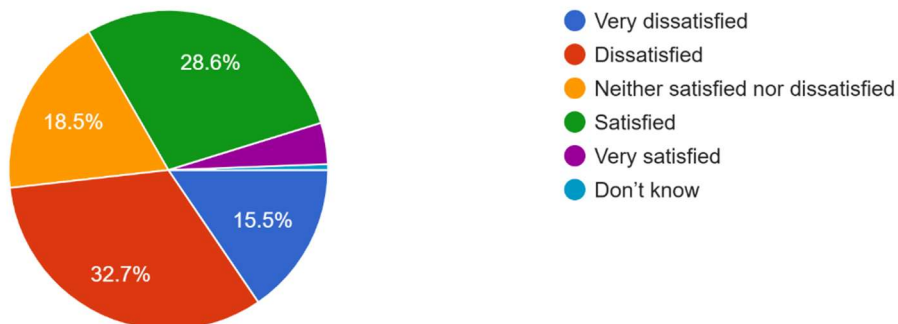
172 responses



Section 3: Service, amenities and facilities

Q11. Generally, how satisfied are you with the local services and amenities in the village?

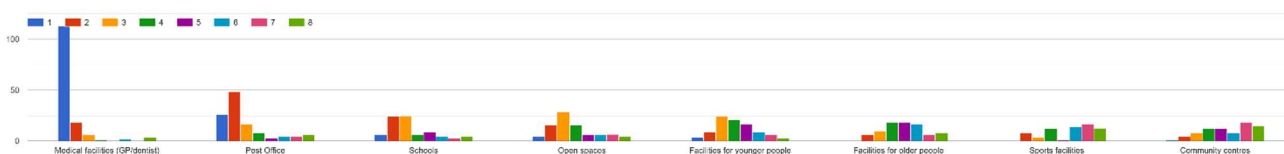
168 responses



Q12. Which of the existing amenities/facilities in the village do you or your family use, and how often?



Q13. In your opinion, for which of the following types of community facility do you think there is the greatest need for in the village?



Q13A Are there any other community facilities you think the village needs?

Health facilities - 8

Pub/Coffee shop - 11

Baker/grocer/butcher - 6

Facilities for young children - 3

Facilities for older children - 4

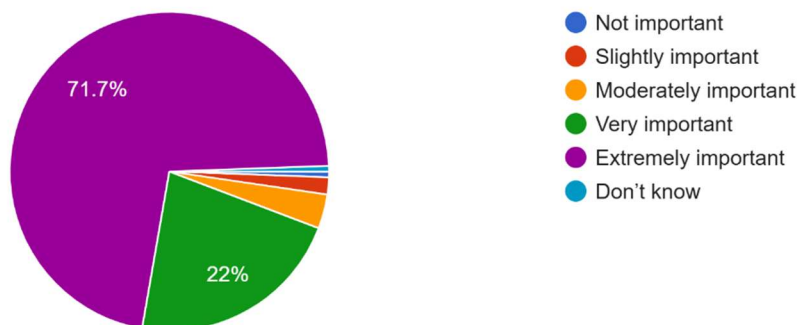
Sports facilities - 3

Community facilities - 3

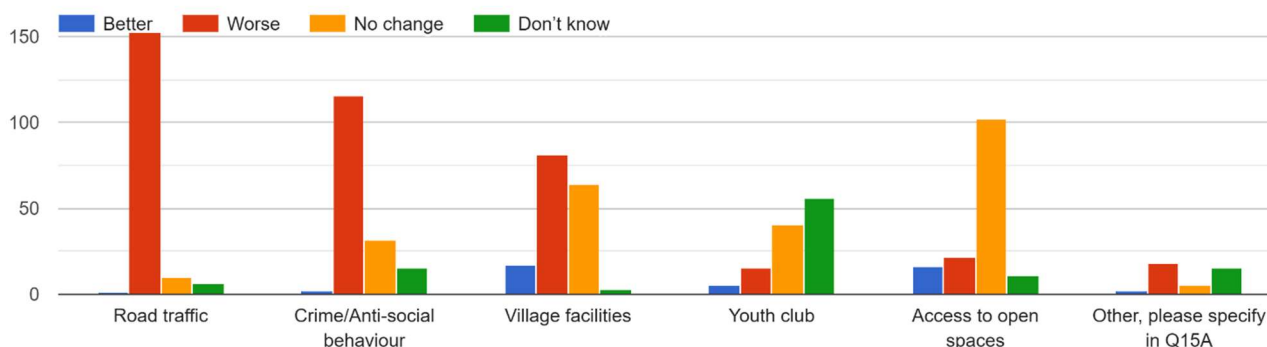
Section 4: Community, sustainability and environment

Q14. How important is it to you that the character of the village is protected and it remains as a place surrounded by countryside?

173 responses

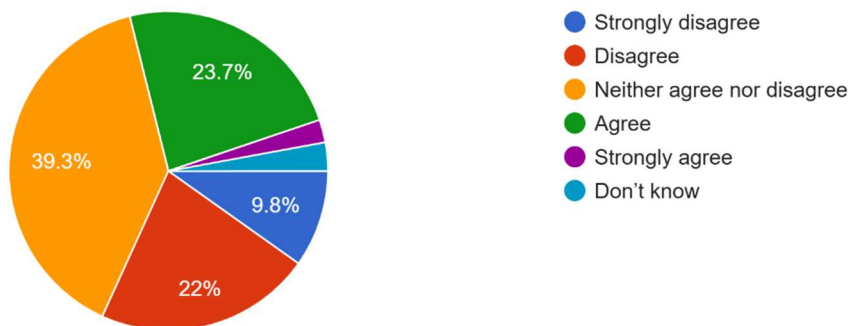


Q15. In the last two years do you think that the following aspects of living in the village have got better or worse:



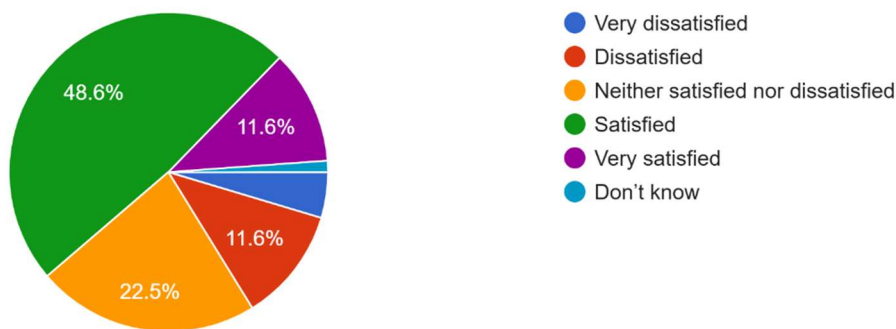
Q16. To what extent do you agree with the statement: ‘the streets and public spaces in the village offer a safe environment?’

173 responses



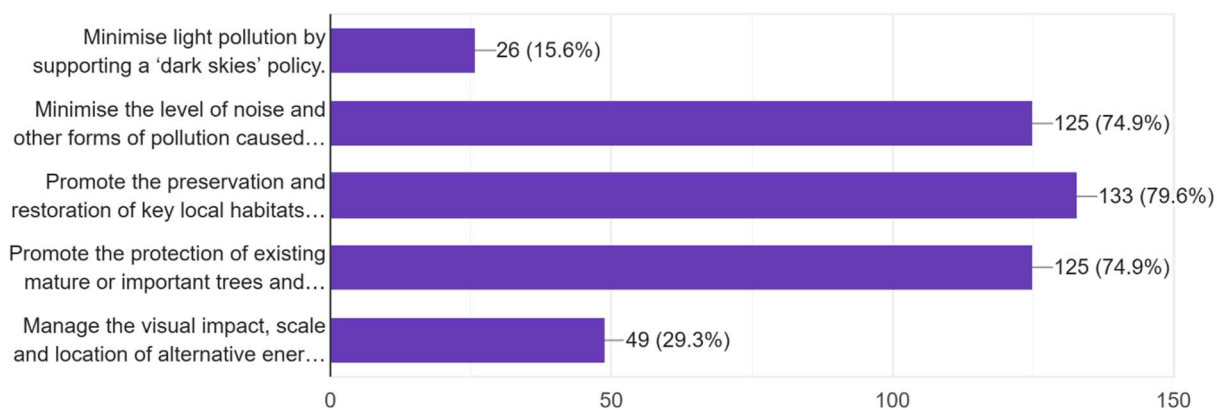
Q17. How satisfied are you with the parks, play areas, nature reserves, and other green spaces in the village?

173 responses



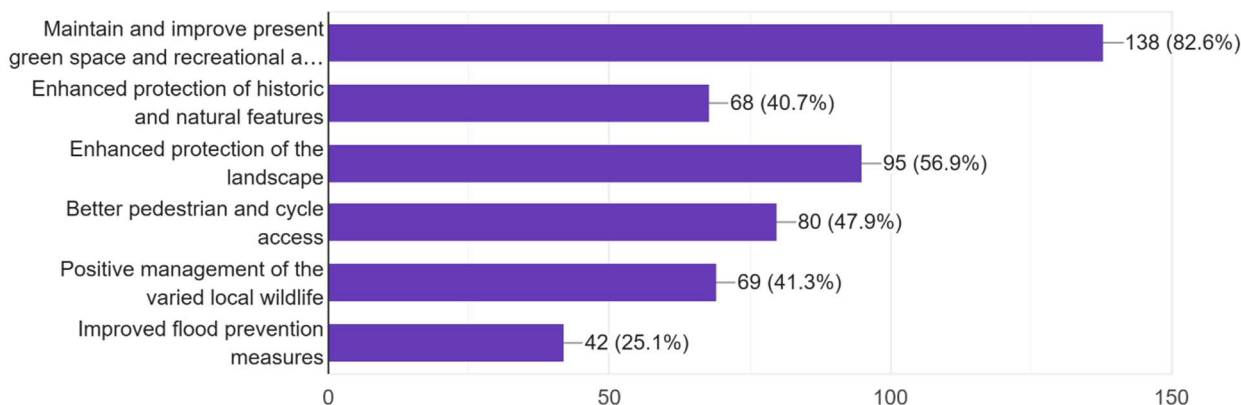
Q18. What priorities should the Neighbourhood Plan have in protecting the natural environment?

167 responses



Q19. Should the Neighbourhood Plan aim to promote the following?

167 responses



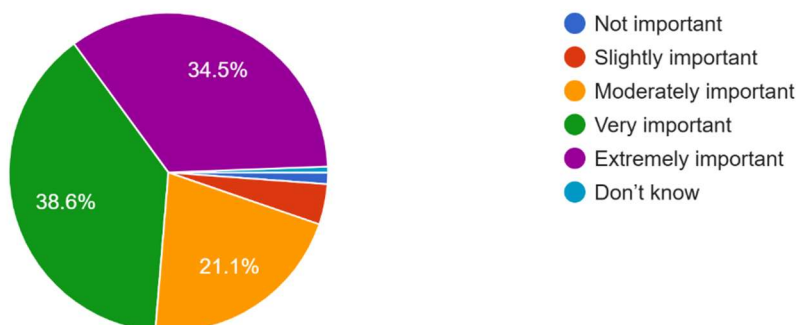
Q20. Given that the village will have some development in the next 15 years, are there any green spaces that should be protected? Please describe in the box below. If you are not sure of the name of the green space, give the nearest street name.

- All - 18
- Manor Farm - 15
- Eye Green Nature Reserve - 28
- Star Pit - 12
- Recreation field - 6
- Green wedge - 23
- Little wood/Hodney Road - 7
- Green Road - 3
- Parks - 7

Section 5: Heritage and archaeology

Q21. How important is it to you that the historical features of the village are protected?

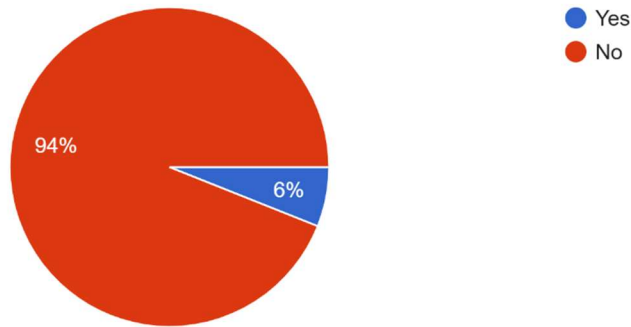
171 responses



Section 6: Employment

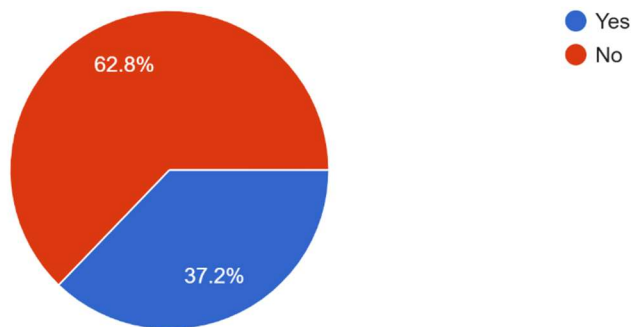
Q22. Do you work in the village (a workplace other than your home)?

166 responses



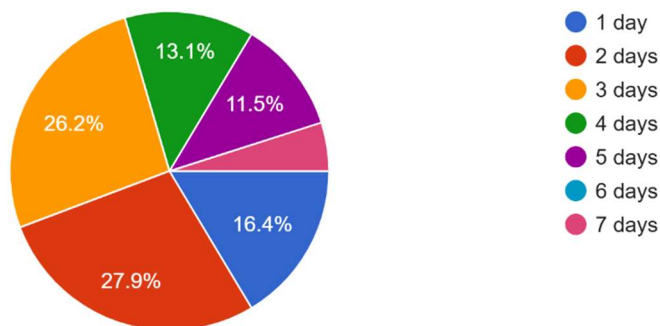
Q23. Do you ever work from home?

164 responses



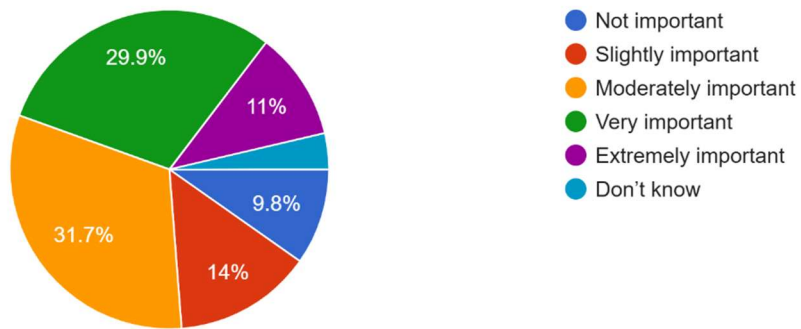
Q24. If you answered Yes to Q23, how many days per week on average do you work from home?

61 responses



Q25. How important is it to you that jobs are available locally within the village?

164 responses



Appendix 2: Responses to pre-Regulation 14 draft Neighbourhood Plan consultation

I understand the need for more housing but are they going to be within the price range for lower income starters. Our young adults are going to be pushed out of their home village. I do not agree with building more houses until the village infrastructure has seen some investment. Our school doesn't have room for everyone who needs a place, there is a waiting list for the NHS dentist in the village. The doctors' surgery are overworked and it is a battle to get an appointment. Eyebury Road traffic is already a dangerous nightmare without adding more vehicles. I'm concerned about the air quality in the school playground due to the heavy slow moving traffic. The scandal of losing the school crossing lollipop officer is beyond belief and our children's health and safety will be put at even greater risk with more housing meaning more traffic. I'm worried that any industrial development in the green wedge between Eye and Parnwell will mean that there will be creeping development until Eye loses its identity as a village.

Page 21

I would change to:

2.6 Current developments close to the village

There are two large-scale developments underway close to the village:

Oxney Road

22/01345/OUT: A light industrial development of 22,000 sqm to the south of the village. Eyebury Road, the single-track road leading out of Eye, is a main access road to this development site. The construction work and subsequent businesses are likely to increase traffic using this road.

Manor Drive/Roman Fields

16/01197/REM: A development of 457 dwellings together with associated access, highways, parking and landscaping to the west of the village.

Other larger scale future developments in the planning process within one mile of the parish.

Flagship Park (18/00080/OUT) - 127 acre site with a range of industrial accommodation (B1/B2/B8), from 20,000 sq ft to over 650,000 sq ft to the south of the village (five phases).

P24/01538/REM: Phase 1: Erection of a new building for B2/B8 uses with ancillary office space, internal access road, parking and yard space, ancillary buildings including gatehouse, hard and soft landscaping, attenuation ponds and swales associated

Staplee Way, Parnwell 25/00216/FUL: Proposed industrial/distribution development (Use Classes B2/B8) including ancillary offices together with parking, servicing, hard and soft landscaping, and associated works and infrastructure Norwood development (2000 homes and associated infrastructure) adjacent to the parish to the to the west of the village.

23/00483/OUT: Development of a phased residential development (up to 1,130 dwellings) including green space, access and other associated infrastructure.

19/00272/OUT: Outline application for the erection of up to 870 residential dwellings with access from Newborough Road; provision of a primary school and playing field; a local centre up to 0.25ha with A1/A2/A3/A4/A5/D1 use classes; open space and landscaping; and other infrastructure. Thanks

As a resident of Eye for over 20 years, I have seen the huge amount of housing that has already been built, and the effect this building has had on the village infrastructure. Eye has done its bit for the area and it's now time for other villages to take on some of the burden. Eye needs to retain the little bit of village feel it has left, time and money needs to be spent improving what we have now, before it's too late. Eyebury road traffic calming needs re looking at. During rush hours, Eyebury road becomes grid locked, due to the poorly designed traffic calming and becomes a race track when not so busy. General speeding throughout the village is a growing problem, as the population increases. As mentioned in every survey, consultation etc that is completed in Eye, the surgery and dentist are totally unsuitable for the size on the current population.

Excellent Plan! But...whist I agree that housing is required, particularly for our young people, Eye village is not the place for it. In-fill sites are acceptable but how would our medical centre cope with an influx - it can't cope now! My request for an appointment resulted in a booking for a phone call in 6 weeks time. Traffic in the village has already seen a huge increase, particularly in Eyebury Road and at times around the school. How will that road cope with maybe 400 cars leaving the approved housing estate behind the school??....the most narrow road in Eye. I believe the local school is now full, it is difficult to register with Eye dental care, despite an additional dentist. We really are in danger of losing our status as a Village and in future I imagine Eye becoming a suburb of Peterborough. As mentioned in the Plan, the road out of Eye towards Blue Diamond needs to have a weight limit imposed NOW as great numbers of HGV's are using it without any restrictions. And what about our Green Belt. Good luck

Further to my previous email regarding the Plan, I do have more concerns... When I moved to the Thorney Road area, insurance on my property was initially refused until I contacted further insurance companies. The reason given was 'the property has been built on a floodplain' However further construction has been granted in this area! What does this say for further development in our village, plus drainage and sewers could be overwhelmed ?

Good afternoon, hope all is well with you. I would be grateful if you could kindly clarify the following, please:

- 1- According to the plan reported from the (EYESCAN) Newspaper. The main focus is on building more houses.
- 2- How building more houses would preserve the heritage of the village
- 3- What eco-village design has been put in place
- 4- By increasing the population, how would you manage waste and recycling, As the current system is not working that well
- 5- The current health system and care are very poor. So, how is this plan would address this, especially since the plan is to increase the population by building more houses

Thank you for your great help and support

We have lived in Eye for 20 years and seen the various problems increase over these years the over subscribed School GP surgery and dentist. The traffic problems have got a lot worse and the drainage problem in Lindisfarne Road is a nightmare when we have heavy rain the drains fill up and overflow and toilet bowl fills up and cannot be used Unless better infrastructure is planned this problem will only get worse with adding all the proposed new development

As it is referred to it may be useful to add Para 73A

- Para 74 Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.

Any future shop window shutters should be refused, If they are to be allowed they should be inside the window

Pg. 10 - The westbound arterial road leads to the A1139 which is a major route into the city for vehicles, pedestrians and cyclists. This road currently experiences congestion throughout the day, which affects the air quality and impacts the journeys of residents into and out of the village.

- Add to this description ' significant traffic volumes heading South of Peterborough including Heavy Goods vehicle destined for the A1 and A14 to Harwich location

Pg. 10 - A 'Green Wedge' separates Eye from Peterborough. It is the policy of Peterborough City Council to contain urban sprawl and thus maintain the separate identity of Eye and other communities on the periphery of the city.

- May be useful to add the Green wedge Policy numbers Jul 2019 LP26 Draft Local Plan Apr 2025 LP44

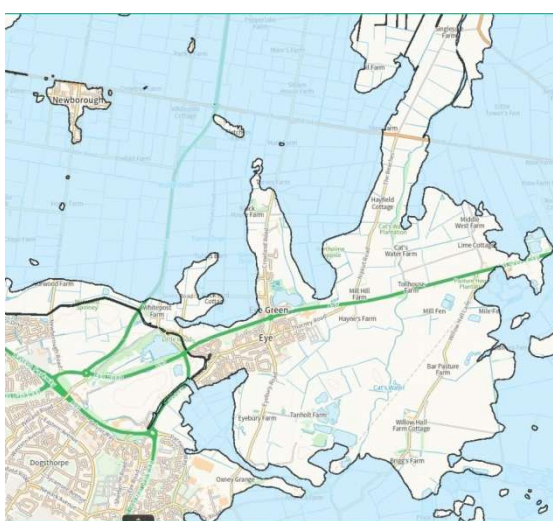
Pg. 10 - Flood Zones

It would be good to add Flood Zones 2 and 3 and surface water Flood 1 in 30 yrs and 1 in 100 Yrs Maps from the PCC Interactive Map (Images below and files attached to email)

Source - Peterborough City Council Interactive Mapping Service



Eye Flood Zones 2



Eye Flood Zone 3

Eye Neighbourhood Plan – Supporting evidence



Eye Flood Map Surface Water 1 in 30 yrs Eye Flood Map Surface Water 1 in 100 yrs
Section 2.5 Places of historic significance

Pg. 16 No 27 High Street (Top Picture)

- This building has Article 4 protection.

Pg. 19 Eye former Girls’ School, Crowland Road 19th century school. Now used as youth centre and library.

- This building has Article 4 protection.

Pg. 20 - Eye former Boys’ School, Crowland Road 19th century school. Now privately owned

- This building has Article 4 protection.

I believe there are a number of other buildings with Article 4 protection I recall Cottages 11-17 High St are.

5.00	Crowland Road	522,916.94	302,915.64	16	Former Girls School and Former Boys School	Part 2: A C
8.00	High Street	522,815.84	302,850.79	26	12	Part 1: A C D E F G Part 2: A C
9.00	High Street	522,752.55	302,832.96	27	24	Part 1: A C D E F G Part 2: A C
10.00	High Street	522,716.21	302,816.44	28	28	Part 1: A C D E F Part 2: A C
11.00	High Street	522,491.12	302,744.33	29	64	Part 1: A C D Part 2: A C
13.00	High Street	522,823.92	302,822.47	31	11-17 (odd) and 27	Part 1: A C Part 2: C

Be good to cross check other building to the PCC Historic Building list (attached) Note street names errors refers to Main St rather than High St.

Eye		
Back Lane	Old Fire Station building	EY1
Eye Cemetery	Former mortuary building	EY2
Main Street	12	EY3
Main Street	24	EY4
Main Street	28	EY5
Main Street	64	EY6
Main Street	11-17 (odd)	EY7
Main Street	27	EY8
Crowland Road	Former Girls School	EY9
Crowland Road	Former Boys School	EY10

Section 2.6 Current developments adjacent to the village

Other developments

- 19/00836/OUT - 265 Houses - Land East of Eyebury Road (Tanholt Farm), Eye
- 21/00708/FUL - 25 Houses Cranmore House, Thorney Road, Eye

On the edge of Eye Green wedge, Opposite Oxney Grange Grade 2+ Listed Building and Barn

- 25/00216/FUL | Proposed industrial/distribution development (Use Classes B2/B8) including ancillary offices together with parking, servicing, hard and soft landscaping, and associated works and infrastructure | Land At Staplee Way Parnwell Peterborough

3. SERVICES, BUSINESSES & AMENITIES

Add Youth Centre, Nursery and pre after School wrap around facility

3.5 Manor Farm Park

- As at July 2024 The Park has had the prestigious Green Flag award for 12 consecutive years
- Can you add Youth Shelter

3.7 Youth Centre

Can you add Junior Youth Club for the ages 9-12 years with a usual attendance of 60

3.10 Eye Green Local Nature Reserve

- Eye green Nature reserve has SSSI Due to March Gravels deposits in the Northern Boundary

3.11 Play Areas

- Add for Bath Rd area, 'this is available to all residents of Eye to use. It also has 2 ancient ponds with Great Crested newts

3.13 Dogsthorpe Star Pit Nature Reserve

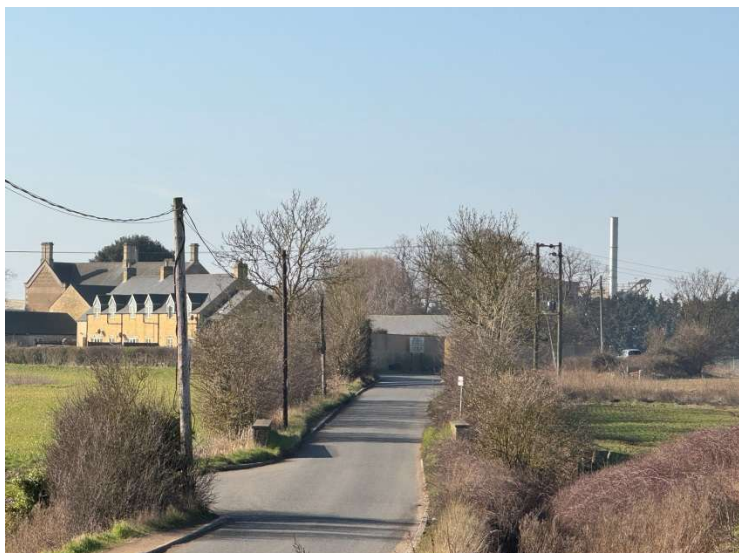
- Add ' It is pumped to a low water level to ensure the extremely rare invertebrates survive which give it its SSSI status'

4.2.3 Youth Centre and Library

- The Petition was had 1,517 verified signatures to retain the Youth Centre and Library and for PCC to restart Senior Youth Club.
- Following a new school being built in the 1960's due to the growth in the village. It has been used as a Youth Centre and Library for 62 years. The building was gifted to the Council to use as a Youth Centre. In addition to Junior Youth Club, it is used by Rainbows 27 years, Brownies / Guides 51 years, and Rangers 6 years

Appendix B: Locally important views

- It would be good to add this view across the Green Wedge to Oxney Grange and Barn which are Grade 2+ listed



- And this view showing the current boundary of the Green Wedge west of Eye in the foreground



Feedback from the Church Commissioners for England

The Church Commissioners for England instructed Deloitte LLP to submit representation regarding the draft Neighbourhood Plan. Their full representation is available in the separate *Eye Neighbourhood Plan - Representations - July 2025.pdf* document.

Policies HW4 and VC3 were updated in response to this feedback. The steering group provided formal feedback to Deloitte via the Clerk to the Parish Council. The response is available in the separate *Response to Church Commissioners Representation.pdf* document.
