



Martin Chillcott, Chair PRP, 2016 – as long as it takes

# 1. THE WRONG PROCESS.

**“ANY site that scores RED against ANY of 5 key criteria , is ruled out at 1<sup>st</sup> stage”**

Castor & Ailsworth had 10 Reds in 2016.  
2 (TWO) for key criteria

BUT “no longer judged ‘RED’” (2025)?

# Site evidence report MISSING

# Growth evidence report MISSING

# Policy and site options report. MISSING

# Planning. Cabinet. Joint Scrutiny. **X**







# INFRASTRUCTURE

£100 million?

“Where’s that from?”.

Its ‘only’ £93M\*

\* PCC Draft Local Plan April 2025

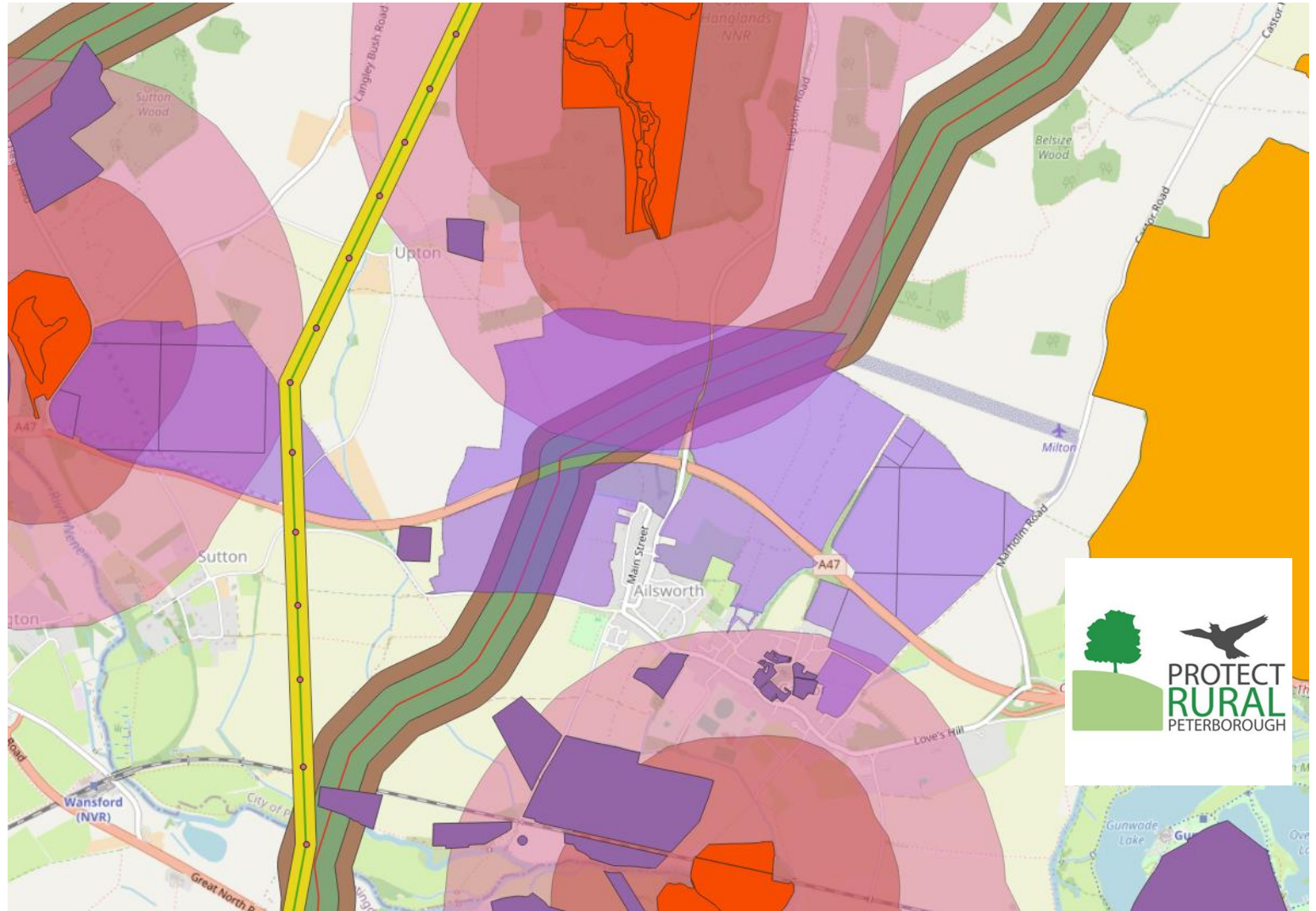


# In the absence of site evidence this might be helpful?

Taken together, these constraints add up to a potentially difficult site to develop

They do not include other known constraints associated with drainage and access

The private airstrip north of the HE landholding is also an unknown quantity



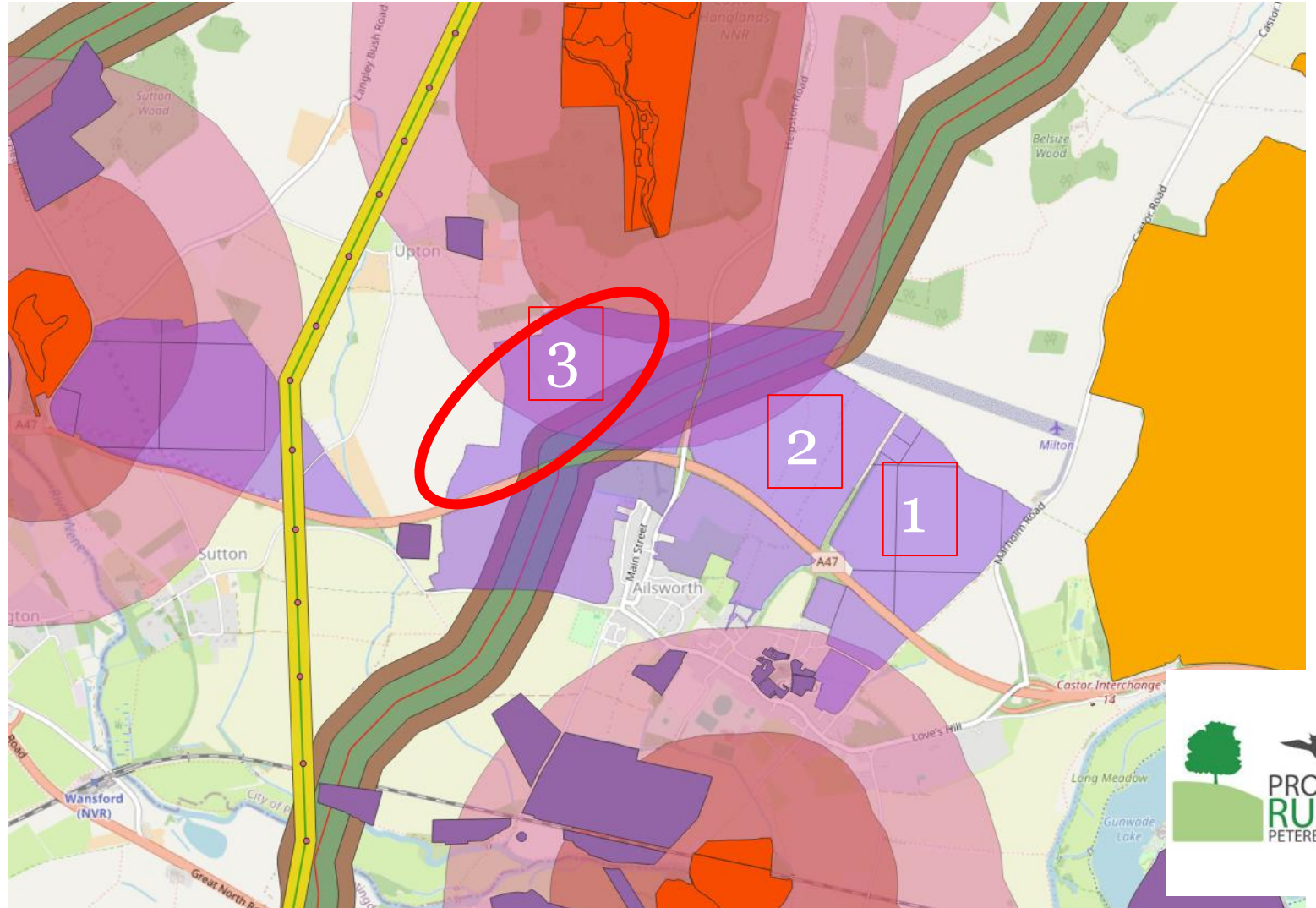


# Significant harm to nationally important Nature

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## 2. WRONG GROWTH

Initial Issues & Opportunities public consultation

- Pro rata growth - *Ignored*
- Support for Policies for rural areas
- 2041 NOT 2044 - *Ignored*
- “ANY site that scores RED on ANY 5 key criteria REJECTED”
  - PCC Planners











# CPCA Mayoral candidates' view on 3,000 houses

**Anna Smith (Lab)** “ I share residents concerns about this development and will be representing residents' issues personally”

“...I have been very clear. Castor & Ailsworth and John Clare countryside are an asset for visitor economy , not housing“

**Paul Bristow (Con)** “Its unthinkable that PCC and Homes England want to put 3,000 houses in this beautiful rural location”

“ Development should be infrastructure led , not a warmed-up version of past mistakes. As Mayor I will set my own plan and put an end to this nonsense”

**Ryan Coogan (Reform)** “..ill-conceived...environmentally reckless, economically fragile, and socially unsustainable”

“Growth must be planned intelligently, proportionately, and with the needs of both people and the planet in mind. This development fails on all counts.”



**“Peterborough gets off lightly”?**  
**BUT...Village growth = 50% ? 40%? 600%?**

Beyond the expansion period the **situation** will of course be **radically changed**, for there will be **little room left** within the designated area even for continuing **natural increase** of Greater Peterborough's own population.....

Any hope of **preserving a truly rural setting** for all this urban growth **will soon be lost** if the extended sub region is **not structurally planned.**

Peterborough Development Corporation 1980s





# Peterborough is more than a city

Countryside surrounding the city is home to over 20,000 residents and is Peterborough's space to breathe

Our countryside, towns and villages are a key strength and competitive differentiator – 2024 PCC Visitor economy Strategy



Our rural area is made up of...

- 5 Wards
- 23 Parishes
- 21,776 residents = 12% of total Population
- 26,307 Hectares = 77% of total Land Mass
- Growth in population over last 10 years of 2,678 people (10% of overall city's growth)

Initiatives like the **John Clare Countryside Project** can enhance the Local Plan

- Doubling nature in 21 parishes
- Championing best practice & sustainability in land management
- Promoting public health and wellbeing, via accessible green space for the people of Peterborough
- Creating new jobs and economic opportunities: visitor attractions, farming and nature conservation







# JOHN CLARE COUNTRYSIDE

A1

STAMFORD

RUTLAND  
WATER  
SPA, SSSI,  
RSPB

river welland

BURGHLEY  
PARK  
GRADE II EXISTING  
PARKLAND

PILSGATE

BARNACK HILLS  
AND HOLES  
NNR, SSSI, SAC,  
CRoW

BAINTON

ASHTON

opportunities  
for woodland  
expansion

BIRMINGHAM -- PETERBOROUGH  
EAST COAST MAIN LINE

HELPSTON

opportunities to  
increase flood  
storage and  
protect homes

DEEPING  
GRAVEL PITS  
SSSI

river welland

RAILWAY TRACK CLOSED 1989

SOUTHEY WOOD  
CRoW

SOUTHORPE

opportunities  
to create large  
limestone grassland  
connections

SWADDYWELL  
PIT NR

CASTOR  
HAGLANDS  
NNR, SSSI, CRoW

MARHOLM

GRIMESHAU  
WOOD  
LNR

COLLYWESTON GREAT  
WOOD & EASTON  
HORNSTOCKS  
NNR, SSSI

A47

BEDFORD  
PURLIEUS  
NNR, SSSI,  
CRoW

WITTERING

WANSFORD

SUTTON  
HEATH & BOG  
SSSI

UPTON

opportunities  
for woodland  
expansion

AILSWORTH

A47

MILTON  
PARK  
GRADE II  
EXISTING  
PARKLAND

PETERBOROUGH

NENE  
WASHES  
SPA, SSSI,  
RSPB

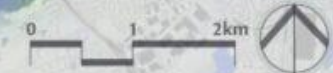
WOODSTON  
PONDS  
LNR

river nene

A1



- PRINCIPAL HABITAT CONNECTION
- FURTHER CORRIDOR EXPANSIONS
- EXISTING DESIGNATION SITES
- CORE NATURE CONNECTIONS
- POSSIBLE LOWLAND CALCAREOUS GRASSLAND



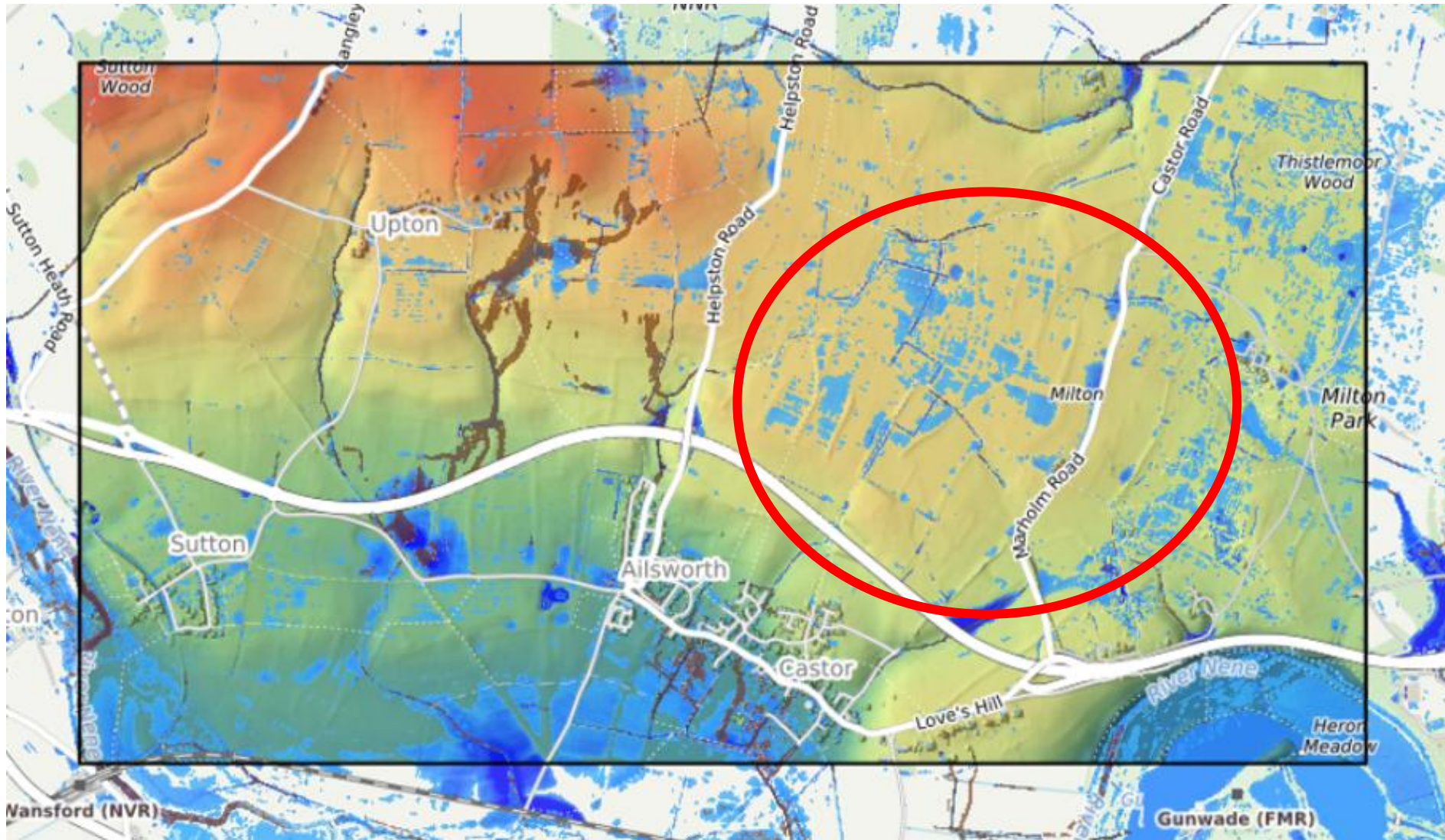
PROTECT  
RURAL  
PETERBOROUGH







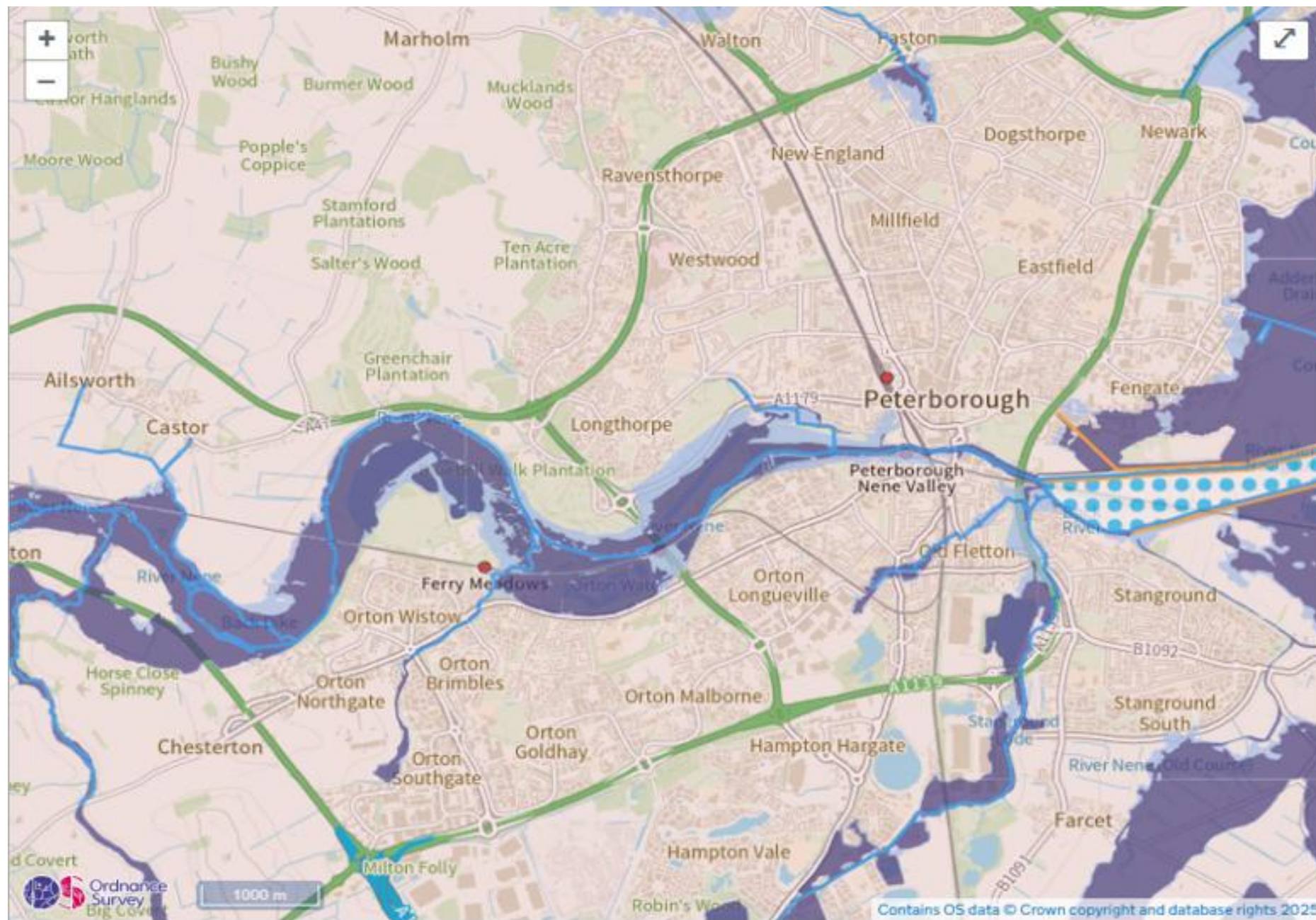
### 3. WRONG SITE











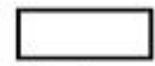
Your site boundary



Flood zone 3



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area



# **600% growth for Castor & Ailsworth\***

**“The country park will bring  
together the new  
development with the  
existing villages to create a  
single homogenous  
settlement”**

Homes & Communities  
Agency 2017

\* 20%+ growth over last 20 years





# WHO ARE PRP?

Environmental science. Sustainability. Climate change.  
Biodiversity. Economic planning. Ecology. Planning.  
Commercial & Housing development. Regeneration &  
Growth. Digital marketing. Social media. PR. The Law.

*Fighting to Protect Nature, Peterborough's best  
countryside and our Community since the 1970s*

