



## **Fenland District Council**

### **Draft Local Plan - Sites Evidence Report (Part D)**

**(August 2022)**

This report provides the evidence base for Policies LP35 to LP69 to support the proposed allocations identified in the Fenland Draft Local Plan (August 2022).

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# 1. Introduction

This report provides the evidence base to support the proposed allocations identified in the [Fenland Draft Local Plan](#) (August 2022) at Part D (Policies LP35 to LP69<sup>1</sup>). All proposed allocations can be viewed on the Policies Map ([www.fenland.gov.uk/policiesmap](http://www.fenland.gov.uk/policiesmap)) and also the [Interactive Map](#).

This report should be read alongside the [Strategic Housing Economic Land Availability Assessment](#) (SHELAA) Stage 2 report and the Sustainability Appraisal, both of which can be viewed on the Council website [Document Library](#)

# 2. Background

The draft Local Plan sets a target for **10,525 dwellings** and **215ha of employment land** between 1 April 2021 and 31 March 2040.

To identify sites to meet this growth target the Council carried out a Call for Sites exercise in October/November 2019 as part of the Issues and Options consultation. The Call for Sites exercise provided landowners, agents, developers, and other bodies with an interest in land, the opportunity to submit available sites for the Council to consider for inclusion in its Local Plan. An additional Call for Sites was carried out in July to September 2020, providing an additional period for site promoters to submit land for the Council's consideration.

The Council published a [SHELAA Stage 1](#) report in February 2020 and an addendum in September 2020, which lists all sites suggested to the Council. In addition to site submissions, the Council has included:

- Undeveloped Local Plan 2014 allocations and broad locations for growth;
- Sites with extant planning permission (or resolution to grant planning permission) for housing developments of 5 or more dwellings; and
- Sites with planning permission for employment development (B-uses) with a site area of 0.15 ha or more.

The inclusion of sites with extant planning permission has required the Council to periodically update its dataset of sites on publication of new land-use monitoring data. The current base date is 1 April 2021.

In total, 541 sites have been included within the SHELAA. Table 1 quantifies the number of sites by source. All sites can be viewed on the interactive map at: <https://www.fenland.gov.uk/shelaa> . As illustrated in the table, most sites were received as site submissions during the Call for Sites exercise.

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<sup>1</sup> Excluding policies LP41 and LP42 which do not contain any sites.

Table 1: Site Submissions

Submission Source	Number of sites
Site submission form (Call for Sites submission)	368
Site with planning approval	161
Existing Local Plan allocated site	12
<b>Total</b>	<b>541</b>

All 541 sites have been assessed against the detailed site assessment criteria set out in the SHELAA report. The SHELAA stage 2 report includes a profile for each site setting out the scores against all criteria. An individual score is given to each site setting out the sites suitability for inclusion in the Local Plan.

Individual SHELAA Score	Likely suitability	
<b>A</b>	<b>Likely suitable</b>	A site that has been granted planning permission at 1 April 2021.
<b>B</b>	<b>Potentially suitable</b>	<p>A site has been determined to be ‘potentially suitable’ where it does not conflict with major criteria, but development of the site would require proportionate mitigation measures such as the provision of infrastructure, and/or must adhere to more stringent policy requirements to avoid potential harm, which may potentially impact upon the site’s availability or deliverability in the short term.</p> <p><i>For example, a site requiring off-site junction improvements / expansion of a local school (where this can be supported without adversely harming development viability), or its development must follow a specific design code to mitigate harm to the historic environment.</i></p>
<b>C</b>	<b>Suitability is uncertain / mixed positive and negative effects</b>	<p>A site has been scored ‘Suitability is uncertain / mixed positive and negative effects’, where it is not clear if the site can be made suitable for development, or whether it can be delivered in practice. For example, where a site does not conflict with major criteria, but it is not clear if conflict with minor criteria can be overcome with proportionate mitigation measures and/or provision of infrastructure. For such sites, further investigation / evidence collection will be required to determine suitability.</p> <p><i>For example, a site requiring extensive investment in infrastructure above what is considered reasonable / normal (and may therefore render the site not viable); or where the site assessment process has returned insufficient information to reach a conclusion, in which case the site</i></p>

Individual SHELAA Score	Likely suitability	
		<i>promoter may be invited to submit additional evidence.</i>
<b>D</b>	<b>Potentially unsuitable</b>	<p>A site has been determined to be ‘potentially unsuitable’ where it does not conflict with major criteria but conflicts with one or more minor criteria, and where the adverse impacts arising from such conflict are unlikely to be resolvable through proportionate mitigation measures or policy requirements.</p> <p><i>For example, a site which would likely result in harm to local character and sense of place / historic environment / habitats / etc.</i></p>
<b>E</b>	<b>Likely unsuitable</b>	<p>A site has been determined to be ‘likely unsuitable’ where it conflicts with major criteria, and/or statutory and legislative requirements, and/or strategic or national policies.</p> <p><i>For example, a site which conflicts with national policy on flood risk; or a site which will result in harm to a designated habitat, heritage asset; etc.</i></p>

Some sites have not been included in the SHELAA stage 2 report as they have been withdrawn from the assessment process. This includes sites:

- Superseded by other sites within the SHELAA report
- Site capacity (or remaining net commitment) is below the site threshold of 5 dwellings or 0.15ha for employment land.
- Completed sites at 1 April 2021

Appendix 1 lists all withdrawn sites and sets out the justification.

### 3. Site selection process

The overarching purpose of the SHELAA stage 2 site assessment process is to enable the Council to identify sites suitable for allocation in the Local Plan. However, the site assessment does not in itself determine which sites will be allocated in the Local Plan; it presents evidence relating to a site’s suitability, availability and achievability, based on the site’s individual suitability and does not take into consideration cumulative or in combination effects of these individual recommendations.

It is therefore important to note that where the SHELAA stage 2 report recommends a site as ‘likely/potentially suitable’ for development, it does not automatically follow that the site will be allocated in the Local Plan. For example, there may be more suitable sites in a settlement than are

required; or whilst suitable on their own merits, the combined effect of developing multiple sites may result in harm to the environment or adversely impact upon local infrastructure.

Sites were shortlisted into a range of ‘growth options’, taking into account:

- The suitability, availability and deliverability of each site, as indicated by the findings of the Site Assessment;
- The sustainability of the site based on the findings of the Sustainability Appraisal;
- The settlement hierarchy and overarching growth strategy;
- Findings of other technical evidence base documents (for example, the Strategic Flood Risk Assessment, Water Cycle Study, Transport Assessment, Habitats Regulation Assessment, etc.); and
- Local preference, based on consultation with parish councils in approximately February 2020;
- Engagement with elected members of the Council; and
- Development needs over the plan period to 2040.

Following completion of the site assessment, all sites were assessed through the Sustainability Appraisal process as ‘reasonable alternatives’. In addition, each of the various growth options identified through the evaluation process have been subject to Sustainability Appraisal, the results of which have helped to inform the Council’s selection of its preferred allocations.

The proposed allocations are set out in the Draft Fenland Local Plan (Part D) and are shown on the Policies Map. **Section 5** of this Sites Evidence Report sets out the reason and justification for the allocation of a site or not.

## 4. Local Plan Growth Strategy

### Housing

Draft Local Plan Policy LP2 sets the overall spatial distribution, based on the settlement hierarchy established at Policy LP1. This directs the majority of growth to the Market Towns, but the Council’s growth strategy also seeks to deliver proportionate growth across settlements at deliverable sites.

*Table 2: Local Plan Growth Strategy - Housing*

Settlement Hierarchy Tier		New Dwellings (units)	Dwelling supply as percent of total housing requirement (%) (rounded)
Market Towns	March	2,746	26%
	Chatteris	1,737	17%
	Wisbech	1,287	12%
	Whittlesey	886	8%
Large Villages		798	8%
Medium Villages		1,513	14%
Small Village A		156	1%
Small Village B		61	1%
Open Countryside		144	1%

<b>(Outside settlement boundary)</b>		
<b>Windfall</b>	<b>1,500</b>	14%
<b>District Total</b>	<b>10,828</b>	<b>103%</b>

At 1 April 2021 a total of 4,230 dwellings were on sites with planning permission. Leaving a minimum of 6,295 dwellings to be identified through the draft Local Plan. Table 3 shows the distribution of growth by settlements.

*Table 3: Number of dwellings by settlement*

<b>Settlement</b>	<b>Dwellings (units)</b>			
	<i>a) Site Allocations</i>	<i>b) Committed Large Sites</i>	<i>c) Additional net commitment</i>	<i>d) Total</i>
Benwick	0	0	7	<b>7</b>
Chatteris	321	1,377	39	<b>1,737</b>
Christchurch	33	25	6	<b>64</b>
Church End	0	0	2	<b>2</b>
Coates	349	80	1	<b>430</b>
Coldham	11	0	0	<b>11</b>
Collett's Bridge	10	0	0	<b>10</b>
Doddington	321	13	21	<b>355</b>
Eastrea	0	6	6	<b>12</b>
Elm	215	55	17	<b>287</b>
Friday Bridge	230	0	8	<b>238</b>
Gorefield	30	19	4	<b>53</b>
Guyhirn	35	0	24	<b>59</b>
Leverington	196	0	6	<b>202</b>
Manea	115	79	26	<b>220</b>
March	2,182	470	94	<b>2,746</b>
Murrow	7	0	5	<b>12</b>
Newton	6	0	0	<b>6</b>
Parson Drove	38	5	5	<b>48</b>
Pondersbridge	0	0	2	<b>2</b>
Ring's End	8	0	1	<b>9</b>
Tholomas Drove	10	0	3	<b>13</b>
Turves	0	0	8	<b>8</b>
Tydd St Giles	7	0	2	<b>9</b>
Whittlesey	167	708	11	<b>886</b>
Wimblington	143	67	13	<b>223</b>
Wisbech	514	686	87	<b>1,287</b>
Wisbech St Mary	150	87	11	<b>248</b>
Open countryside*	0	0	144	<b>144</b>
<b>Total</b>	<b>5,098</b>	<b>3,677</b>	<b>553</b>	<b>9,328</b>

\*Appendix 2 provides a list of committed sites in the open countryside by settlement

## **Employment Land**

Draft Local Plan policy LP3 sets out the overall distribution for employment land, as shown below in Table 4.

Table 4: Local Plan growth Strategy - Employment

Settlement Hierarchy Tier		Available employment land (Ha)	Land supply as percent of total employment land requirement (215 ha) (%) (rounded)
Market Towns	March	53.91	25%
	Chatteris	51.59	24%
	Wisbech	89.72	42%
	Whittlesey	9.71	5%
Large Villages		0.00	0%
Medium Villages		4.78	2%
Small Village A		0.00	0%
Small Village B		0.00	0%
Open Countryside		15.68	7%
<b>District Total</b>		<b>225.39</b>	<b>105%</b>

The following table shows the amount of employment land by settlement.

Table 5: Employment land by settlement

Settlement	Available employment land (Hectares)		
	Site Allocations	Committed Large Sites	Total
Chatteris	40.96	10.63	51.59
Coates	4.78	0	4.78
March	50.72	3.19	53.91
March, Open countryside	0	2.28	2.28
Newton-in-the-Isle, Open countryside	0	0.35	0.35
Whittlesey	0	9.71	9.71
Whittlesey, Open countryside	8.59	4.46	13.05
Wisbech	75	14.72	89.72
<b>Total</b>	<b>180.05</b>	<b>45.34</b>	<b>225.39</b>



## 5. Local Plan Allocation justification

The following section lists all sites considered for allocation in the draft Local Plan and sets out the final reason and justification for the allocation of a site or not. The report is structured to support Part D of the Local Plan Policies LP35 to LP69<sup>2</sup>.

### Market Towns

#### Wisbech

- Policy LP35: Regeneration of Wisbech
- Policy LP36: Residential site allocations for Wisbech
- Policy LP37: Site allocations for non-residential development in Wisbech

#### March

- Policy LP38: March Community Regeneration
- Policy LP39: Site allocations for March
- Policy LP40: Site allocations for non-residential development in March

#### Whittlesey

- Policy LP42: Whittlesey - A Market Town fit for the Future
- Policy LP43: Residential site allocations in Whittlesey
- Policy LP44: Site allocations for non-residential development in Whittlesey

#### Chatteris

- Policy LP46: Residential site allocations in Chatteris
- Policy LP47: Employment allocations in Chatteris

### Large Villages

#### Doddington

- Policy LP48: Residential site allocations in Doddington

#### Manea

- Policy LP49: Residential site allocations in Manea

#### Wimblington

- Policy LP50: Residential site allocations in Wimblington

### Medium Villages

#### Coates

- Policy LP51: Residential site allocations in Coates

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<sup>2</sup> Excluding policies LP41 and LP42 which do not contain any sites.

- Policy LP52: Employment allocations in Coates

Elm

- Policy LP53: Residential site allocations in Elm

Friday Bridge

- Policy LP54: Residential site allocations in Friday Bridge

Gorefield

- Policy LP55: Residential site allocations in Gorefield

Leverington

- Policy LP56: Residential site allocations in Leverington

Parson Drove

- Policy LP57: Residential site allocations in Parson Drove

Wisbech St. Mary

- Policy LP58: Residential site allocations in Wisbech St Mary

Benwick

- Rejected sites in Benwick

## **Small Village A**

Christchurch

- Policy LP59: Residential site allocations in Christchurch

Eastrea

- Policy LP60: Residential site allocations in Eastrea

Guyhirn

- Policy LP61: Residential site allocations in Guyhirn

Murrow

- Policy LP62: Residential site allocations in Murrow

Tydd St. Giles

- Policy LP63: Residential site allocations in Tydd St Giles

## **Small Village B**

Coldham

- Policy LP64: Residential site allocations in Coldham

Collett's Bridge

- Policy LP65: Residential site allocations in Collett's Bridge

Newton

- Policy LP66: Residential site allocations in Newton
- Policy LP67: Employment allocations in Newton

Ring's End

- Policy LP68: Residential site allocations in Ring's End

Tholomas Drove

- Policy LP69: Residential site allocations in Tholomas Drove

Church End

- Rejected sites Church End

Pondersbridge

- Rejected sites Pondersbridge

Turves,

- Rejected sites Turves

Tydd Gote

- Rejected sites Tydd Gote

All proposed sites can be viewed on the SHELAA interactive map at: <https://www.fenland.gov.uk/shelaa>

All Allocated sites can be viewed on the Policies Map at: [www.fenland.gov.uk/policiesmap](http://www.fenland.gov.uk/policiesmap)

# Market Towns

**Policy LP35: Regeneration of Wisbech**

The following site is allocated in the draft Local Plan.

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP35.01	40338	Nene Waterfront	1.64	Housing	0.00	29.25	70.75	C	<b>Allocated:</b> This site is located within the Nene Water Front Nene Waterfront and Port Broad Location for Growth as allocated in the adopted Local Plan (2014). This site is submitted for housing development. The proposal is incompatible with national planning policies for managing flood risk. However, development of the site would offer wider sustainability benefits of brownfield regeneration. Therefore, potentially suitable, subject to satisfying the exception test.	178

**Policy LP1: Residential Site Allocations for Wisbech**

The following sites are allocated for housing development in the draft Local Plan.

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP36.01	40371	Land off Halfpenny Lane	14	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site forms part of the Local Plan 2014's South Wisbech broad location for growth, which includes the provision of approximately 100 dwellings to the east of the site. This site is located adjacent to existing residential development. 100% of this site is located within Flood Zone 1	<b>316</b>
LP36.02	40158	Land at Meadowgate	1	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site is located within the existing Local Plan 2014's East Wisbech BCP area. The site was granted outline planning permission after the base date (application ref: F/YR20/0054/O, decision issued 17 November 2021); therefore the principle of development has been accepted through the planning process.	<b>10</b>
LP36.03	40337	Site at 5 North Street	0.08	Housing	0.00	0.00	100.00	C	<b>Allocated:</b> This site is incompatible with national planning policies for managing flood risk as 70% located in Flood zone 3 and 30% in Flood Zone 2. The regeneration of this brownfield town centre site meets the exception test. Policy LP36 includes additional site specific policy requirements.	<b>10</b>
<b>Total: Proposed Site Allocations</b>										<b>336</b>

## Wisbech

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP36.04	40017	Land at 35 North End	0.04	Housing	0.00	0.00	100.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	11
LP36.05	40022	Aware House Learning Development Aids Ltd	0.21	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms construction of site has commenced.	10
LP36.06	40025	Land East Of 46 Old Lynn Road	5.63	Housing	0.02	3.52	96.47	A	<b>Allocated:</b> The site has planning approval (subject to signing s106) and therefore has been determined to be suitable for development through the planning system.	149
LP36.07	40056	The College Of West Anglia	6.11	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	137
LP36.08	40067	Land East Of 88 Sutton Road	8.72	Housing	36.69	0.00	63.31	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	220
LP36.09	40163	Chrysanthemum House	1.9	Housing (C2)	43.77	0.00	56.23	A	<b>Allocated:</b> The site has received planning approval from the Council's planning committee (June 2020), for development of a	77

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									care home and small number of dwellings. Proposed number of dwellings adjusted to reflect dwelling-equivalent from care home.	
LP36.10	40366	Former Pike Textiles	0.5	Housing	0.00	0.00	100.00	A	<b>Allocated:</b> Originally site submission, however, the site has subsequently been granted planning approval (subject to signing a s106 agreement) by the Council's planning committee. (granted after 1 April 2021) Proposed number of dwellings has been update to reflect planning consent.	21
LP36.11	40503	Land north East of 53 The Chase	0.94	Housing				A	<b>Allocated:</b> The site has extant planning permission and is under construction. The site has therefore been determined to be suitable for development through the planning system.	9
LP36.12	40506	11-12 High Street	0.03	Housing				A	<b>Allocated:</b> The site has extant planning permission and is under construction. The site has therefore been determined to be suitable for development through the planning system.	15



## Wisbech

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP36.13	40509	Wisbech Vehicle Exchange	0.24	Housing				A	<b>Allocated:</b> The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.	9
LP36.14	40513	Site Of Old British Gas Depot	0.52	Housing				A	<b>Allocated:</b> The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.	19
LP36.15	40530	134A Ramnoth Road	0.485	Housing				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9

Rejected Site

The following sites have been not been allocated in the draft Local Plan

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40001	East Wisbech (strategic allocation)	47.77	Housing	99.47	0.53	0.00	C	<b>Rejected:</b> This site submission represents the East Wisbech Strategic Allocation as identified in the Adopted Local Plan (2014). Additional land is allocated within the adjoining Borough Council of King’s Lynn and West Norfolk’s Local Plan. A Broad Concept Plan was approved by both Council’s for this site in May 2018. Although the site has previously been determined to be suitable for development through the previous Local Plan process the site has been slow to progress and there are uncertainties around deliverability of the site, with different landowners involved in bringing forward the site. A strategic political decision was taken to remove any existing Broad Concept Areas without significant progress towards a planning application on the grounds of the failure to deliver, in accordance with the Council’s growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. However, following the conclusion of the site assessment process in early 2022 the following planning applications have been submitted for this site: F/YR22/0844/O submitted May 2022– Hybrid application 244 dwellings outline and 101 dwellings Full. F/YR22/0802/PIP submitted June 2022 – permission in principle for 9 dwellings. Both decisions are pending.

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40003	West Wisbech (broad location for growth)	302.1	Housing	33.22	0.97	65.81	E	<p><b>Rejected - Major Constraint:</b> Almost two thirds of the site is in Flood Zone 3. Whilst there are remaining pockets of land in Flood Zone 1, these are isolated from one another and relate poorly to the built area of Wisbech. Therefore, to create a coherent built form and site layout would require development in parts of the site which are at increased risk from flooding. The site is therefore incompatible with national planning policies for managing flood risk. This site submission represents the West Wisbech broad location for growth, as identified by the Local Plan 2014. The site appears to have made little progress toward development in this time. Significant investment in infrastructure would be required to enable delivery of the site. The Local Plan Viability Report indicates that development viability is poor in locations north of the A47, therefore there may be limited prospect that the site will be delivered in the plan period. This site submission is intersected by 40197 which was submitted by the land agent and which confirms the site remains available for development. In addition, multiple smaller site submissions were received for parts of the site, and have been assessed individually. Therefore, there continues to be interest from the development industry in retaining the site's designation in the plan. Although the site is rejected for the major constraint of flood risk, this site and (40197) were considered as part of the growth options and overall spatial strategy. However, this site is not required to meet growth targets and other more suitable broad locations for growth identified.</p>
40116	Harecroft Farm, Harecroft Road	30	Housing	0.11	0.00	99.89	E	<p><b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. Site relates poorly to the built form and would adversely impact on open character of countryside.</p>

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40119	Land at 241 North Brink	3.23	Housing	0.09	0.00	99.91	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside.
40120	Land to the north of Barton Road	1.4	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located towards the west of the Market town of Wisbech. Although 100% of the site is located within Flood Zone 1, this site is rejected because the site relates poorly to the built form and would adversely impact on open character of countryside. The site is effectively remote from the main built area of Wisbech and has relatively poor access to services. Other more suitable sites have been selected for development in Wisbech.
40121	Land to the south of Barton Road	1.7	Housing	64.89	0.00	35.11	D	<b>Rejected:</b> This site is located towards the west of the Market town of Wisbech. The site relates poorly to the built form and would adversely impact on open character of countryside. The site is effectively remote from the town and has poor access to services. Access is potentially constrained. Approximately 35% of the site is located within Flood Zone 3, sequentially preferable sites have been selected for development in Wisbech
40122	Land to the east of Barton Road/Mile Tree Lane	2.7	Housing	99.42	0.00	0.58	D	<b>Rejected:</b> Although almost 100% of this site is located within Flood Zone 1, this site is located towards the west of the Market Town of Wisbech, in the open countryside which is generally not supported by the Local Plan growth strategy (LP2). Other more suitable sites have been selected for development in Wisbech.
40128	Land east of Sutton Road	1.35	Housing	15.93	0.00	84.07	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 84% of the site is located within Flood Zone 3

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40160	Land at White Hall	16	Housing	0.32	0.00	99.68	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, site relates poorly to the built form and would adversely impact on open character of countryside.
40161	Land at Magazine Lane / Cox Lane	0.7	Housing	17.44	0.00	82.56	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 83% of the site is located within Flood Zone 3. In addition, The site has a poor relationship to the built area and poor connectivity. Development would adversely affect character of area, which is relatively sparse - effectively development in the countryside remote from the built area.
40162	Land north of Thornlands	1.4	Housing	23.02	0.00	76.98	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 76% of the site is located within Flood Zone 3. In addition, access to services is relatively poor.
40164	Land to south of Magazine Lane	1.8	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside. Potential access constraints.
40165	Land West of River Terrace	0.28	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3.
40188	Land r/o Harecroft Road	2.82	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3.

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40208	Land at North Brink	4.9	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Development would result in the loss of a high quality habitat. The site is somewhat remote from the main built area of the town.
40213	Land at Quaker Lane and Stow Lane	1.304	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in the Market Town of Wisbech. Although almost 100% of this site is located within Flood Zone 1, the site has recently been refused planning permission and an appeal dismissed. Inspector found that the proposal would 'harmfully alter the character and nature of' the Stow Lane area. Other more suitable sites have been selected for development in Wisbech.
40227	Land at 113 Sutton Road	1.361	Housing	36.92	0.00	63.08	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 68% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside. Potential adverse impacts on heritage assets.
40228	Land at Inglescombe Nurseries	0.57	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located towards the west of the Market Town of Wisbech. Although 100% of the site is located within Flood Zone 1, the site relates poorly to the built form and would adversely impact on open character of countryside. Development would result in loss of land in employment / commercial use, with poor access to services. Other more suitable sites have been selected for development in Wisbech.
40236	Waverley Nursery	1.7	Housing	12.72	0.00	87.28	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 87% of the site is located within Flood Zone 3. In addition, Development would result in loss of land in employment/commercial uses. Poor relationship to built form.

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40239	Land west of Orchard Lodge	6.7	Housing	96.06	0.00	3.94	D	<b>Rejected:</b> This site is located towards the west of Wisbech, although the majority (96%) of the site is located in Flood Zone 1, this site is rejected because it relates poorly to the built form, extending significantly into the open countryside. Development would adversely impact on open character of the landscape. Other more suitable sites have been selected for development in Wisbech.
40240	Land at 85 Harecroft Road	1.1	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, access potentially constrained.
40244	Land on the east side of Stow Lane	13.35	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> The site is located within the existing East Wisbech strategic allocation as identified in the adopted Local Plan (40001). However the strategic allocation is not being carried forward in the draft Local Plan, as it has made little progress toward the development phase. As an isolated development, the site would protrude into open countryside in a relatively inconsistent and piecemeal way. The loss of the Orchard would likely have a negative impact on biodiversity value and landscape. Other more suitable sites have been selected for development in accordance with the Council's growth Strategy. However, following the conclusion of the site assessment process in early 2022 a planning application have been submitted for this site: F/YR22/0844/O submitted May 2022– Hybrid application 244 dwellings outline and 101 dwellings Full.
40255	Land at Kinderley Road	2.1	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside. Access is constrained, requiring major infrastructure and/or third party land.

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40256	Land to the rear of Glendon Gardens	2	Housing	27.76	0.00	72.24	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 72% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form and would have an adverse visual impact on the open countryside. Immediately adjacent to scheduled monument Roman Bank.
40269	Land north of Barton Road	0.7	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form and would have an adverse visual impact on the open countryside.
40299	Land East of Gadd's Lane and North of Barton Road	37	Housing	72.99	6.70	20.30	D	<b>Rejected:</b> This site is located towards the west of Wisbech, whilst the majority of the site is in Flood Zone 1, a significant portion of the site (approximately 20%) is located in Flood Zone 3 and a further portion (approximately 7%) in Flood Zone 2. The site is remote from the main built area of Wisbech, and would have poor access to services located in the town. Development would be visually intrusive, leading to adverse harm on the countryside landscape. Other more suitable sites have been selected for development in Wisbech.
40318	Queen Mary Community Centre	0.43	Housing	0.00	2.64	97.36	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 97% of the site is located within Flood Zone 3. In addition, Development of the site would result in the loss of a community facility.
40323	Land adjacent to Oasis Centre	0.2	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the result would have a poor relationship to built form, and result in a loss of amenity space.



SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
40339	Land West of Cricketers Way	0.9	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3.
40340	Land North of The Gables	1.86	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014), when assessed individually the site is remote from the main built form, and therefore has poor access to services and relationship to the built form. Development may adversely impact on the character of the open countryside.
40341	Land at junction of Coalwharf Road & South Brink	0.1	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, there are a number of trees on site, which contribute positively to the character of area.
40346	Land North of Cox's Lane	6	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014), when assessed individually, the site has a poor relationship to the built form, and development would likely have adverse visual impact on the open countryside.
40347	Land North of Cox's Lane	1	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014), when assessed individually the site extends into the open countryside which may have some adverse visual impact on the open countryside, and settlement edge.
40357	Land East of Sutton	5.67	Housing	4.15	0.00	95.85	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification
	Road							national planning policies for managing flood risk, 96% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form, is remote from the built area, and development would adversely impact on the open countryside landscape.
40378	Land West Of 116 - 124	2.4	Housing	33.26	0.00	66.74	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 67% of the site is located within Flood Zone 3. In addition, development of the site would have a poor relationship to the built form and adversely impact on the open character of the countryside landscape.
40379	V2 of Land West Of 116 - 124 Sutton Road	2.4	Housing	37.86	0.00	62.14	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 62% of the site is located within Flood Zone 3. In addition, Development of the site would have a poor relationship to the built form and adversely impact on the open character of the countryside landscape.
40475	Land at Sutton Road/ Parson Drove Lane	1.6		0.00.	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is in a prominent position on the busy A1101 in a countryside location away from the main built form of any settlement. Development of the site would have an adverse impact on the character of the area.

**Policy LP2: Site allocations for non-residential development in Wisbech**

The following sites are allocated for non-residential uses in Wisbech

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification	LP Capacity (ha)
LP37.01	40002	South Wisbech (broad location for growth)	91.3	Employment	48.30	22.15	29.56	C	<b>Allocated:</b> This site is the South Wisbech Broad Location for Growth, identified through the Local Plan 2014. The site is adjacent to and includes existing employment development, committed sites with planning permission and undeveloped land. The A47 provides a clear boundary. The site is therefore considered suitable for employment development. The eastern-most section of the site, east of Half Penny Lane has been individually assessed for residential development LP36.01 (40371). Therefore, the site boundary has been reduced to remove housing allocation LP36.01 and other committed employment sites.	60

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification	LP Capacity (ha)
LP37.02	40004	Nene Waterfront and Port (broad location for growth)	40	Employment	4.70	11.28	84.01	C	<b>Allocated:</b> The site represents the Nene Waterfront and Port broad location for growth, as identified by the Local Plan 2014. The site is currently part developed, and includes a mix of uses, notably employment. Wisbech is set for widespread improvements, growth and regeneration as set out in the Wisbech masterplan. Including the Nene Waterfront Opportunity Area. This site is located in/adjoining Wisbech's town centre. The site contributes to Wisbech's rich industrial heritage. Allocation for a mix of land uses (including employment and residential uses) should enable regeneration of the town and therefore deliver a broad range of sustainability benefits. Site boundary has been reduced to remove committed sites towards the south. The majority of the site is located in Flood Zone 3 and is therefore at increased risk from flooding. Site is allocated for employment use which is classified as less vulnerable. The national Exception Test has been applied to justify allocation of this brownfield site for regeneration. Policy LP37 sets out site specific requirements	15
LP37.03	40398	Plot 4 Land South West of 47 Algores Way	0.23	Employment	0.00	32.17	67.83	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0.23

## Wisbech

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification	LP Capacity (ha)
LP37.04	40402	Land South Of Foster Business Park, 79, Boleness Road	1.74	Employment	30.32	0.92	68.76	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	1.74
LP37.05	40415	H L Hutchinson Ltd, Weasenham Lane	0.55	Employment	0.00	0.00	100.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0.56
LP37.06	40534	Land South East Of Burrall Plas Tec Limited Cromwell Road	7.48	Employment				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	7.48
LP37.07	40536	Land North East Of 25 Cromwell Road	2.03	Employment				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	1.99
LP37.08	40537	Storage Building At Dagless Limited Land North Of Brigstock Road	1.94	Employment				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	1.95
LP37.09	40538	11 Europa Way	0.77	Employment				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0.77

Rejected sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40197	West Wisbech BCP Area	300	Employment	25.80	0.91	73.29	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 73% of the site is located within Flood Zone 3. This site extends the boundary to the south of the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014), please see site 40003 for more information, which provides further reasoning relevant to this site.
40279	Land parcels off Cromwell Road	13	Other	6.84	39.57	53.59	E	<b>Rejected - Major Constraint:</b> The north part of this site is located within the South Wisbech Broad Location for Growth (40002) LP37.01. The southern part of the site is incompatible with national planning policies for managing flood risk, with the majority of the site located within Flood Zone 3. In addition, the southern parcel, would likely have an adverse impact on the character of the open countryside in this location.
40295	Part Manor Farm	0.348		0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would adversely impact on the open countryside, changing the rural character of the area. Proximity to the rail line may harm residential amenity.

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40298	Land at Cranwell Farm	44.5		15.13	6.84	78.03	E	<p><b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3. In addition, Part of the site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014). The site has a poor relationship to the built form, and development of the site would significantly change the built form which is mainly linear along Leverington Common. Development of this scale would lead to adverse visual harm on the open countryside, and incompatible with the growth strategy (LP2). Residents of the site would have poor access to services. Major works would be required to provide a safe suitable access and may require third party land.</p>

## March

### Policy LP38: March Community Regeneration

The following site is allocated in March town Centre as an opportunity area

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification	LP Capacity (ha)
LP38.01	40262	Area behind high street shops directly south of the river in March	4.47	Town Centre	99.35	0.07	0.58	<b>B</b>	<b>Allocated:</b> The site is an under-utilised area located close to March's town centre. The site provides an opportunity for regeneration of the town centre area. Assessment will be required to protect valued assets, including heritage assets such as the Conservation Area and listed buildings, trees, views of landmarks, access points and routes.	55

Policy LP38 also includes provision for a Broad Location of Growth for Future Open Space, Sports and Recreation

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification	LP Capacity (ha)
LP38	40281	Land to the West of the Isle of Ely Way	70	Open Space and Sports	0.35	0.20	99.46	<b>C</b>	<b>Allocated as a Broad Location for Growth for future open space, sports and recreation:</b> This site was suggested for housing, employment, and leisure. The proposal is incompatible with national planning policies for managing flood risk, (99% of site in Flood Zone 3) therefore rejected for housing development. Connectivity to March is severed by the A141. Development would encroach into the open countryside and would have adverse visual impacts on the landscape.	0



## March

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									Development would change the morphology of March, with the built area currently generally limited by the A141. However, the site has been identified in the draft Local Plan as a broad location for future open space, sports and recreation (See Policy LP38). Due to deficit of open space and sports provision in March, there is also clear community aspiration to deliver new and enhanced open space facilities for the community.	
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**Policy LP3: Site Allocations for March**

The following sites are allocated for housing in March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP39.01	40285	Land north of Knight's End Road and East of the A141	49.77	Housing	91.57	1.19	7.24	B	<b>Allocated:</b> This site forms the southern part of the Local Plan 2014 West March strategic allocation (40007). A Broad Concept Plan was approved in July 2021. The site is bound by the A141 and existing built development and therefore can be appropriately accommodated into the landscape and built form of the town. The site has no major constraints. See Policy LP41 for site specific policy requirements Application F/YR21/1497/O submitted in November 2021 for up to 1,200 dwellings demonstrating that the site is available and deliverable, decision on application is pending at August 2022.	<b>1,200</b>
LP39.02	40252	Land north east of March	13.4	Housing	98.65	1.35	0.00	B	<b>Allocated:</b> site would relate to existing built development to the south, west and north and provide a suitable extension to the town. However, potential archaeological assets that would need investigation. The site provides links to other allocation to the north LP39.18 (40041) and LP39.08 (40126).	<b>294</b>

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP39.03/LP39.04	40382	Land south of Knight's End Road and West of Wimblington Road	15.66	Housing	98.68	0.88	0.45	C	<b>Allocated:</b> The site consists of two separate parcels of land, located within existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006), which is not being carried forward in the draft Plan as a whole. Therefore, individual parcels of land submitted have been assessed. The northern section (LP39.03) of this site is relatively free from constraints and is connected to the built area of March. When assessed individually the southern parcel (LP39.04) is remote and isolated from the built area. However, when proposed sites LP39.07 (40115) and LP40.02 (40351 and 40276) are taken into consideration, this site forms a suitable location for development. 99% of the site is located within Flood Zone 1. See Policy LP39 for site specific requirements.	341
LP39.05	40190	Land to the rear of number 81	3.9	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is relatively free from constraints, 100% of site located in Flood Zone 1. The site provides a logical extension to the existing built area with no or limited impact on the character of the Town. However, some minor constraints identified relating to heritage issues, which can be mitigated	98

## March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									by the requirements set out in policy LP39. In addition, this site should consider the potential to provide habitat restoration, as part of a wider habitats network.	
LP39.06	40430	Westry Hall	2.5	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located towards the north of the Market Town of March and is 100% located within Flood Zone 1. However, some minor constraints have been identified relating to heritage issues, which can be mitigated by the requirements set out in policy LP39.	62
LP39.07	40115	Land at Mill Hill	1.49	Housing	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located towards the south of existing Local Plan 2014 allocation, the Southwest March Broad Location for Growth (40006). When assessed individually, this site scored D 'potentially unsuitable' in the SHELAA report. However, the site forms part of a wider cluster of sites located towards the south of March. When assessed as a group these sites provide a suitable location for development. (The site area has been amended to remove site 40272 and avoid overlapping and double counting). Policy LP39 and LP40 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site towards the south of March is in	48

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	
LP39.08	40126	Land east of Berryfield	1.8	Housing	38.72	47.86	13.42	C	<b>Allocated:</b> This site adjoins permitted site LP39.18 (40041) to the west and proposed site LP39.02 (40252) to the south. Less than 40% of this site is located in Flood Zone 1. Therefore, the site boundary and capacity have been reduced to remove areas at risk of flooding, as shown on the draft Policies Map. When considered alongside other adjoining sites, this site forms a suitable located for development. Policy LP39 sets out the site specific requirements for this site.	24
LP39.09	40315	Hereward Hall	1.28	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> The site is an existing developed site within the built area and is relatively free from constraints. There are valuable boundary hedgerows and trees which should be retained.	19
LP39.10	40446	Land west of 85 Wimblington Road	0.82	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located within the existing Local Plan 2014 allocation, the Southwest March Broad Location for Growth (40006). 100% of the site is located within Flood Zone 1. The site forms part of a wider cluster of sites located towards the south of March. When assessed as a group these sites	18

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									provide a suitable location for development. Policy LP39 and LP40 set out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site towards the south of March is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	
LP39.11	40434	Land fronting Elm Road and south and west of Highfield House	0.28	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This site is located within the built area of the Market Town of March. The site is relatively unconstrained, and 100% of the site is located within Flood Zone 1.	9
LP39.12	40194	Land Southeast of 433 Wisbech Road	0.46	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located towards the north of the Market Town of March, meaning the site is distant from the main built area of March and services and facilities. Site assessment process identifies minor constraints relating to adverse impact on heritage assets. These constraints can be addressed by the site-specific requirements set out in Policy LP39. 100% of the site is located within Flood Zone 1.	8
LP39.13	40316	Queen's Street Close Car Park	0.16	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> The site is an existing car park within March's built area. The site is relatively free from constraints and likely suitable for development.	6

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									Consideration will need to be given to the transport impacts of any scheme.	
LP39.14	40020	Land West of Old Council Depot	4.03	Housing	0.00	0.00	100.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirmed site is under construction.	14
LP39.15	40031	Site Of Former Kingswood Park Residential Home	0.98	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	24
LP39.16	40036	Land East of Davern Workwear Ltd	0.48	Housing	62.05	20.75	17.19	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit and Cambs County Council monitoring data confirms site is currently being built out. See also 40037.	12
LP39.17	40037	Davern Workwear Ltd	0.66	Housing	69.20	17.30	13.51	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site currently being built out. See also 40036.	18

## March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP39.18	40041	Land East Of Berryfield	1.9	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application (F/YR18/0984/RM) approved 31/01/2020.	28
LP39.19	40043	Land Rear Of 36 High Street	0.12	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	7
LP39.20	40050	Former Highways Depot	1.15	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	34
LP39.21	40052	321 Wisbech Road	0.68	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	9
LP39.22	40073	Site Of Former Gas Distribution Centre	0.45	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	19
LP39.23	40077	Land North Of The Green And North Of 145-159 Wisbech Road	4.87	Housing	74.01	3.74	22.25	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning	118



## March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									system.	
<b>LP39.24</b>	40082	Land North And West Of Elliott Lodge	0.39	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	<b>13</b>
<b>LP39.25</b>	40093	Land North West Of 12 Knights End Road	0.69	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	<b>9</b>
<b>LP39.26</b>	40105	Rear of 131-137 Upwell Road	0.5	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> Originally a site submission, site was granted outline planning permission for 9 dwellings in Feb 2020 (F/YR19/0931/O) and therefore has been determined to be suitable for development through the planning system.	<b>9</b>
<b>LP39.27</b>	40263	Land to the west of Hereward Hall	0.49	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> Originally submitted as a new site, site now has extant planning permission for 19 dwellings.	<b>19</b>
<b>LP39.28</b>	40264	Land to the east of Norwood Road	1.78	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> Originally submitted as a new site, however, permission granted December 2020. Therefore, has been determined to be suitable for development through the planning system.	<b>48</b>

## March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP39.29	40511	Nelson House, 22 Norwood Road	0.13	Housing				A	Allocated: The site has planning permission and has therefore been determined suitable for residential development.	5
LP39.30	40517	15 Station Road	0.08	Housing				A	Allocated: The site has planning permission and has therefore been determined suitable for residential and retail development.	26
LP39.31	40523	72 - 74 High Street	0.1168	Housing				A	Allocated: The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9
LP39.32	40524	W H Feltham And Son Cawood Close	0.56	Housing				A	Allocated: The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9
LP39.33	40525	Land South West Of 1 To 23 Springfield Avenue	1.59	Housing				A	Allocated: The site has planning permission and has therefore been determined suitable for residential development through the planning system.	40

## Rejected sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
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## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40005	South-east March (strategic allocation)	34.26	Housing	89.55	3.05	7.40	C	<b>Rejected:</b> This site represents the South-East March Broad Location for Growth, as identified by the adopted Local Plan 2014, therefore the site has previously been determined to be suitable for development through the previous Local Plan process. However, there has been no progress towards the submission of a planning application and therefore the site is not deliverable.
40006	South-west March (broad location for growth)	76.63	Housing	96.96	0.66	2.37	D	<b>Rejected:</b> This site is an existing Local Plan 2014 allocation, the South West March Broad Location for Growth. Although the site has previously been determined to be suitable for development through the previous Local Plan process, there has been no progress towards the submission of a planning application. No single coherent site submission was received for the full extent of this site, but several smaller parcels of land were proposed and have been assessed individually. Therefore, there is uncertainty around the delivery of this site. A strategic political decision was taken to remove any existing Broad Concept Areas without significant progress towards a planning application on the grounds of the failure to deliver, in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. However, the following individual sites have been allocated: 40382 (LP39.03), 40446 (LP39.10), 40382 (LP39.04), 40115 (LP39.07), 40276 (LP40.04), 40351 (LP40.02).
40007	West March (strategic allocation)	102.76	Housing	91.26	1.15	7.60	B	<b>Rejected:</b> This site forms the West March Strategic Allocation as identified in the Adopted Fenland Local Plan (2014). Although this site scored B 'Potentially Suitable' in the SHELAA report and suitability of the site established through the previous Local plan process, this site has been rejected due to deliverability issues, as no single coherent site submission was received for the full extent of this site. A separate submission for site 40285 was received which covers the majority of the site towards the south. Site 40285 (LP39.01) is identified for allocation in the draft local Plan, and the wider site rejected due to lack of evidence to demonstrate if the site is viable and deliverable.

## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40097	Grassfield	4.34	Housing	98.48	1.52	0.00	D	<b>Rejected:</b> This site is located in the Market Town of March. Although 98% of the site is located in Flood Zone 1, this site has been rejected because it is remote from the Market Town of March, and is located in the open countryside, which is not supported by the Local Plan growth strategy (LP2). In addition, development would adversely impact on the open countryside, and would have poor access to services and facilities. Other more suitable sites have been selected for development in March.
40123	Hardimann Autos	0.2	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3.
40183	Land at Brownlows Yard (Site 1)	2.6	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in the Market Town of March. Although 100% of the site is located in Flood Zone 1, this site has been rejected because it has a poor relationship to the built form, and is distant from local services and facilities. Proximity to commercial uses may have adverse impact on amenity of future occupiers. Potential archaeological assets on site due to proximity to Roman settlement and other assets. Other more suitable sites have been selected for development in March
40184	Land at Brownlows Yard (Site 2)	0.42	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in the Market Town of March. Although 100% of the site is located in Flood Zone 1, this site has been rejected because it is some dissonance from local services and facilities and the site has a poor relationship to the built form. The Proximity to commercial uses may have adverse impact on amenity of future occupiers. Potential archaeological assets on site due to proximity to Roman settlement and other assets. Other more suitable sites have been selected for development in March
40212	Land West of Wisbech Road	13	Housing	7.60	1.42	90.98	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 91% of the site is located within Flood Zone 3. In addition, the site is remote from the main built area of March, extending into the open countryside.

## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								Development would therefore has a poor relationship to the built form and would likely have adverse visual impacts on the landscape.
40234	Land north of Upwell Road	0.83	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Access appears constrained. Amenity of future occupiers may be poor due to proximity to rail crossing. Poor relationship to built form has potential impacts on open landscape. Limited access to services.
40253	Land east of Elm Road	4.3	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> The site is located within the Market Town of March. Although 100% of the site is located in Flood Zone 1, this site has been rejected because it is distant from town centre and services. Development would adversely impact on open countryside especially to the east, and would be out of character with adjoining linear development. Other more suitable sites have been selected for development in March
40257	Land to the South of 139 Wimblington Road	2.3	Housing	36.02	8.22	55.76	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 56% of the site is located within Flood Zone 3. In addition, development of site would adversely impact on the morphology of the town and the open character of the countryside in this location
40271	Land west of 180-186 Elm Road	1.658	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> Although 100% of the site is located in Flood Zone 1, this site has been rejected because it is located at the northern most extent of the Market Town of March. Development is remote from services and facilities located in the town. Other more suitable sites have been selected for development in March.
40277	March Almshouse	0.5	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> The site is located within the Market Town of March. Although 100% of the site is located in Flood Zone 1, this site has been rejected because the development of the site would result in the loss of allotments, thereby reducing provision of recreation space. Development is likely to adversely impact on the character of the area

## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								and the setting of a listed building. Other more suitable sites have been selected for development in March.
40280	North of Knights End Road	2	Housing	100.00	0.00	0.00	B	<b>Rejected:</b> This site forms part of the West March Strategic Allocation as identified in the Adopted Local Plan (2014) (See site 40007), the full extent of the site has not been included in the draft Plan. Individual site submissions have been assessed. Although this site scores B 'Potentially likely' in the SHELAA report, this site has been rejected as an individual site due to deliverability issues. (Please note: following the site assessment process planning application F/YR22/0510/O was submitted in March 2022 for 36 dwellings).
40282	South East March	50	Housing	59.21	6.23	34.56	C	<b>Rejected:</b> This site submission covers much of the area allocated by the Local Plan 2014 as the South-east March broad location for growth (40005). This site has been assessed individually, however, there has been no progress towards the submission of a planning application and therefore the site is not deliverable.
40283	Land off Gaul Road	14	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development would adversely impact on the built form and open countryside landscape. Residential amenity likely to be poor due to proximity to A141 and power lines crossing site.
40309	Flagrass Hill Farm	8.9	Housing	95.19	4.76	0.05	D	<b>Rejected:</b> Although 95% of the site is located in Flood Zone 1, this site has been rejected because it is remote from the Market Town of March, and is located in the open countryside, which is not supported by the Local Plan growth strategy (LP2). In addition, development would have adverse visual impacts on the landscape. The site is isolated from services and facilities. Other more suitable sites have been selected for development in March.

## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40314	Land at Kingswood Park	8.68	Housing	99.74	0.23	0.02	<b>B</b>	<b>Rejected:</b> This site forms part of the West March Strategic Allocation as identified in the Adopted Local Plan (2014) (site 40007), the full extent of the site has not been included in the draft Plan. Individual site submitted have been assessed. Although this site score B 'Potentially likely' in the SHELAA report, the site is rejected because it has limited access from Kingswood Road for number of dwellings proposed (260), therefore this site cannot be delivered individually.
40331	Land between 2-3 East Close	0.16	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> Although 95% of the site is located in Flood Zone 1 and the site is within the existing built area of the Market Town of March in proximity of existing services and facilities, this site has been rejected because the site is currently in use as allotments. Development would therefore result in the loss of an existing recreation facility. Suitable access to connect site with East Close is required. Other more suitable sites have been selected for development in March.
40332	Land rear of 46-94 Russell Avenue	1.86	Housing	62.34	12.59	25.07	<b>D</b>	<b>Rejected:</b> The site is located within the Market Town of March. A significant portion of the site is located in Flood Zones 2 (13%) and 3 (25%). In addition, Vehicular access appears constrained. The site has poor relationship to the built form, located at the rear of existing dwellings. Proximity to rail line may adversely affect residential amenity. Potential adverse impacts on biodiversity / ecology as site appears to be formed of grassland and scrub mosaic. Other more suitable sites have been selected for development in March.
40333	Land rear of 101-139 Wimblington Road	1	Housing	77.49	12.86	9.65	<b>D</b>	<b>Rejected:</b> The site is located within the Market Town of March. Approximately 77% of the site is located within Flood Zone 1. However, the site is located at the rear of existing dwellings on the site of an existing allotments. Development would result in the loss of the allotments, and important community facility. Development would harm the character of the built form, which is principally linear development in this location. The site would constitute 'backland' development. Access appears constrained. Other more suitable sites have been selected for development in March.

## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40429	Land south of Whittlesey Road	0.3	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site may detract from the countryside character of the area as well as the setting of the Vicarage. The proposal suggests development of just two dwellings, which falls below the minimum threshold for allocation.
40441	Land on north side of Whitemoor Road	1.26	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is removed from the main built-up area of March and would not be safely accessible by foot or cycle. It is close to a busy road and railway when noise would be an issue. Countryside character would be affected.
40442	Part of South East March (Strategic Allocation)	8.4	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> The site consists of two parcels located within the South-East March Broad Location for Growth (40005), as identified by the current adopted Local Plan 2014. As an isolated development, the site would likely have an adverse impact on the character of the area and access may be constrained, and would therefore be unsuitable for development.
40449	Creek Road	3.676	Housing	0.00	0.03	99.97	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, the elongated form of the site would result in an incongruous feature in the open countryside to the detriment of the character of the area.
40452	Land off Linwood Lane	5.02	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> The site is located within the South-West March Broad Location for Growth (See site 40006), as identified by the current adopted Local Plan 2014. The Broad Location for Growth has not been carried forward into the draft Local Plan. As an isolated development, the site would result in an incongruous addition to the built form and have a negative effect on the rural character of the area in this location, and would therefore be unsuitable for development. Other more suitable sites have been selected for development in March.



## March

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40461	Upwell Road	5.6	Housing	18.82	4.09	77.09	D	<b>Rejected:</b> This site is located in the Market Town of March. The majority of this site (77%) is located within Flood Zone 3. The site would relate poorly to the built form and, due to the open character of the area, have a significant impact on the countryside in this location. Vehicular access to the site is likely to be constrained, requiring major infrastructure and/or acquisition of third-party land. Other more suitable sites have been selected for development in March.
40478	Creek Farm	23	Housing	17.97	4.70	77.33	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 77% of the site is located within Flood Zone 3. In addition, the site has an irregular form and extent, and development would adversely impact on the town morphology and open countryside to the detriment of the character of the area
40483	Land west of 180 to 186 Elm Road	1.658	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> Although 100% of the site is located in Flood Zone 1, this site has been rejected because it is located at the northern most extent of the Market Town of March. Development is remote from services and facilities located in the town. Other more suitable sites have been selected for development in March.
40485	Smith Land west of March	2.465	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> The site as part of a wider West March strategic allocation (40007) identified by the current adopted Fenland Local Plan 2014. This smaller area of land would not be suitable for development as an isolated, piecemeal development, namely due to its lack of access, poor relationship to the built form, and impact on the open countryside. Other more suitable sites have been selected for development in March.

**Policy LP4: Site allocations for non-residential development in March**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP40.01	40008	March Trading Estate (broad location for growth)	78.41	Employment	75.28	2.17	22.55	B	<b>Allocated:</b> The site is an existing employment area, and is considered suitable for continued employment development. The site was identified as a broad location for growth by the Fenland Local Plan 2014.	40
LP40.02	40351	Land to the north-west of the Mill Hill Roundabout	3.92	Employment	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located towards the south of existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006). When assessed individually, this site scored D 'potentially unsuitable' in the SHELAA report. However, the site forms part of a wider cluster of sites located towards the south of March. When assessed as a group these sites provide a suitable location for development. Policy LP39 and LP40 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site towards the south of March is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	5.3
LP40.03	40286	Land North of Isle of Ely Way	3.88	Employment	39.62	19.64	40.74	D	<b>Allocated:</b> When assessed individually this site scored D 'potentially unsuitable' in the SHELAA report, as the site is isolated from the main built area of March and close to the A141 Isle of Ely Way and approximately 40% of the site is located within Flood Zone	4.02

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
									3. However, this site is allocated for road side uses (retail, leisure and employment) which is classified as less vulnerable use. The site is located within close proximity to proposed allocations LP39.04 (40382), LP39.07 (40115), LP40.02 (40351), LP40.04 (40276). Policy LP40 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site towards the south of March is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	
LP40.04	40276	Land north of Mill Hill Garage	0.2264	Employment	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located towards the south of existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006). When assessed individually, this site scored D 'potentially unsuitable' in the SHELAA report. However, the site forms part of a wider cluster of sites located towards the south of March (it is also located within part of site 40115). When assessed as a group these sites provide a suitable location for development. Policy LP39 and LP40 set out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site towards the south of March is in accordance with the Council's growth strategy which seeks to deliver	0.4

## March

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
									proportionate growth across settlements at deliverable sites.	
LP40.05	40290	Westry Retail Park	5.66	Restaurants & cafes	0.83	0.96	98.21	A	<b>Allocated:</b> Planning approval of retail development, with works having started on site.	0
LP40.06	40386	Freedom Motorcycles, Mill View	0.19	Employment	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0.19
LP40.07	40420	March Cold Stores Limited 20 - 24 Marwick Road	2.99	Employment	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	3
LP40.08	40535	Gaul Farm Industrial Units	1.03	Employment	0.00	0.00	100.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	1.03
LP40.09	40540	38 Whittlesey Road	0.67	Employment	0.00	0.00	100.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0.67
LP40.10	40541	Coleseed Business Complex	0.56	Employment	0.00	0.00	100.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0.58



## March

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### Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40266	Opportunity Site - Area directly south of the station in March	5.24	Mixed use	100.00	0.00	0.00	D	<b>Rejected:</b> The site is located within the Market Town of March, with good access to services and facilities (especially March rail station) 100% of the site is located within Flood Zone 1. However, opportunities for development are likely to be limited, as the site is currently in use as a park / recreation ground. In addition, the site is known to support a range of protected species and forms a valuable natural green space and important part of the strategic ecological network. Other more suitable sites have been selected for development in March.

## Policy LP5: Residential Site Allocations in Whittlesey

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP43.01	40300	Land at Eastrea Road	7.25	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> The principle of development on site has been previously accepted through the granting of planning permissions, and the site is located in close proximity of other development sites and new development. Vehicular access is potential constrained	156
LP43.02	40335	Land rear of 98-112 Drybread Road	0.32	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This former garage area is located within the town and adjoins site 40012 (LP43.03) part of which is currently under construction. The site is relatively free from constraints. Site has suitable access for the 11 dwellings proposed.	11
LP43.03	40012	North and south of Eastrea Road (strategic allocation)	29.82	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site is an existing Local Plan allocation currently with extant planning permissions covering much of the site, and being built out. The allocation should be retained to support the continuation and completion of this development. The northern parcel (excluding the playing field at the north east of site) has outline planning permission for 460 dwellings. Several reserved matters / full applications have been granted permission with initial phases under construction. The southern parcel has planning permission for 169 dwellings. The permitted care home is expected to deliver a dwelling-equivalent of 43 dwellings. This provides a gross dwelling	452

## Whittlesey

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									figure of 672 for the whole site, or 452 based on outstanding net commitment at 01 April 2021.	
LP43.04	40042	Land North Of Whittlesey East Of East Delph	14.98	Housing	59.08	0.27	40.65	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	220
LP43.05	40526	158 Stonald Road	1.36	Housing	78.74	0.16	21.1	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	18
LP43.06	40527	Land North And South Of Grosvenor House Grosvenor Road	0.07	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9
LP43.07	40528	Land West Of 36 Peterborough Road	0.3	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9

## Rejected sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40157	Land adjacent to Snoots Road	1.5	Housing	97.37	0.00	2.63	D	<b>Rejected:</b> This site is located on the western edge of the Market Town of Whittlesey. The majority of the site is located within Flood zone 1 (97%), however, the site is in close proximity to the brick pit which



SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								could adversely impact on amenity of residents of site, due to noise and potential land contamination. Development has potential to result in harm to biodiversity due to loss of woodland habitat. Other more suitable sites have been selected for development in Whittlesey.
40209	Land parcel east of Ramsey Road	10.11	Housing	14.01	8.43	77.56	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3, just 14% of the site area is located in Flood Zone 1. In addition, Some potential for adverse impacts on countryside and town morphology. Access to site likely inadequate to support for a development of this scale, requiring significant upgrade.
40226	Land east of Drybread Road	10.56	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is remote from the Market Town of Whittlesey, and is located in the open countryside which is not supported by the Local Plan growth strategy (LP2). The site is distant from local services. The site intersects a County Wildlife Site, and is in close proximity of a SSSI, and is within the Goose & Swan Functional Land IRZ. 100% of the site is located within Flood Zone 1. Other more suitable sites have been selected for development in Whittlesey.
40237	Land off Eastrea Road	27	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> Development of the site would extend into the open countryside and erode the important 'gap' between Whittlesey and Eastrea. Located at the eastern edge of the town, the site would be relatively distant from some services.
40336	Land adjacent Household waste recycling centre	2.66	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in the Market Town of Whittlesey 100% of the site is located in Flood Zone 1, but due to the loss of the allotments, with no similarly located allotment site proposed, this site is rejected. Other more suitable sites have been selected for development in Whittlesey.
40348	Land to the East and South of Drybread Road	8.37	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> Drybread Road widening and improvement required. Potential adverse visual impacts on open character of countryside. More appropriate sites have been identified and allocated within the Town.

## Whittlesey

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40157	Land adjacent to Snoots Road	1.5	Housing	97.37	0.00	2.63	D	<b>Rejected:</b> This site is located on the western edge of the Market Town of Whittlesey. The majority of the site is located within Flood zone 1 (97%), however, the site is in close proximity to the brick pit which could adversely impact on amenity of residents of site, due to noise and potential land contamination. Development has potential to result in harm to biodiversity due to loss of woodland habitat. Other more suitable sites have been selected for development in Whittlesey.
40209	Land parcel east of Ramsey Road	10.11	Housing	14.01	8.43	77.56	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3, just 14% of the site area is located in Flood Zone 1. In addition, Some potential for adverse impacts on countryside and town morphology. Access to site likely inadequate to support for a development of this scale, requiring significant upgrade.
40226	Land east of Drybread Road	10.56	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is remote from the Market Town of Whittlesey, and is located in the open countryside which is not supported by the Local Plan growth strategy (LP2). The site is distant from local services. The site intersects a County Wildlife Site, and is in close proximity of a SSSI, and is within the Goose & Swan Functional Land IRZ. 100% of the site is located within Flood Zone 1. Other more suitable sites have been selected for development in Whittlesey.
40237	Land off Eastrea Road	27	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> Development of the site would extend into the open countryside and erode the important 'gap' between Whittlesey and Eastrea. Located at the eastern edge of the town, the site would be relatively distant from some services.
40336	Land adjacent Household waste recycling centre	2.66	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in the Market Town of Whittlesey 100% of the site is located in Flood Zone 1, but due to the loss of the allotments, with no similarly located allotment site proposed, this site is rejected. Other more suitable sites have been selected for development in Whittlesey.

## Whittlesey

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40348	Land to the East and South of Drybread Road	8.37	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> Drybread Road widening and improvement required. Potential adverse visual impacts on open character of countryside. More appropriate sites have been identified and allocated within the Town.
40443	Land at Showfields	1.89	Housing	79.41	0.00	20.59	C	<b>Rejected:</b> This site is located within the Market Town of Whittlesey. Although the majority of the site is located in Flood Zone 1 (79%) this site is rejected because other more suitable sites have been selected for development in Whittlesey.
40501	Landscaped unused site, Church Street	0.3	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located within the Market Town of Whittlesey. Although 100% of the site is located in Flood Zone 1 is rejected because the proposal would significantly impact on the quality and character of the conservation area, setting of the listed building, and the street scene. Other more suitable sites have been selected for development in Whittlesey.

## Policy LP6: Site allocations for non-residential development in Whittlesey

## Allocated Sites:

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP44.01	40270 (South Parcel)	Land to the southwest of the proposed realignment of the A605 at Kings Dyke	8.59	Employment	29.97	5.05	64.97	B	<b>Allocated:</b> This site adjoins existing commercial uses to the north and is therefore suitable for employment use. A significant portion of the site is located within Flood Zone 3. Proposed uses are classified as 'less vulnerable'. Proposals must be designed in a manner compatible with national planning policies for managing flood risk.	8.59
LP44.02	40270 (North Parcel)	Churchfield Farm, Kings Dyke	3.23							3.23
LP44.03	40417	Lattersey Field, Benwick Road	9.3	Other	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	9.3
LP44.04	40502	Vacant site, Kings Dyke	1.23	Other	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	1.23
LP44.05	40532	Land North East Of 1 Ashley Industrial Estate 241 Station Road	0.41	Employment	100.00	0.00	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0.41

**Rejected Site:**

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40295	Part Manor Farm	0.348	Employment	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would adversely impact on the open countryside, changing the rural character of the area. Proximity to the rail line may harm residential amenity.

## Policy LP7: An aspirational community

Policy LP45 sets out the Council's aspirations to significantly boost employment growth and job creation through the identification of Broad Locations for Employment Growth (BLFEG)

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP45	40457	Fenton Way	12	BLFEG	0	0	100	D	<b>Allocated - Broad Locations for Employment Growth:</b> To support the Council's growth Strategy and significantly boost employment growth and job creation. In accordance with requirements of Policy LP45.	
	40454	First Furlong Drove	68	BLFEG	0.03	0	99.97	D	<b>Allocated - Broad Locations for Employment Growth:</b> To support the Council's growth Strategy and significantly boost employment growth and job creation. In accordance with requirements of Policy LP45.	
	40491	Land off New Road	0.82	BLFEG	28.38	5.24	66.38	D	<b>Allocated - Broad Locations for Employment Growth:</b> To support the Council's growth Strategy and significantly boost employment growth and job creation. In accordance with requirements of Policy LP45.	
	40456	Ireton's Way	12	BLFEG	17.64	14.17	68.19	D	<b>Allocated - Broad Locations for Employment Growth:</b> To support the Council's growth Strategy and significantly boost employment growth and job creation. In accordance with requirements of Policy LP45.	

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	40459	Short First Nightlayers	8	BLFEG	0	0	100	<b>D</b>	<b>Allocated - Broad Locations for Employment Growth:</b> To support the Council's growth Strategy and significantly boost employment growth and job creation. In accordance with requirements of Policy LP45.	
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## Policy LP8: Residential site allocations in Chatteris

## Allocated Sites

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP46.01	40211	Land south of Salisbury House, Blackmill Road	15	Housing	53.52	3.75	42.73	D	<b>Allocated:</b> The submitted site extends into the open countryside and has a poor relationship to the built form, and just under half of the site is located in Flood Zone 3, therefore the individual SHELAA score was D 'potentially unsuitable'. However, the site boundary has been reduced to only include area of land within Flood Zone 1 and the boundary does not extend beyond proposed site LP46.04 (40499) reducing the impact on the landscape. (See Appendix 1). This site is located within the Market Town of Chatteris and is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	100
LP46.02	40326	Land East of 80 The Elms	3.6	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This site is well connected to the existing town with good access to local services and facilities. This site can be accessed from the Elm, and therefore is not reliant on other sites to be delivered.	90
LP46.03	40447	Womb Farm (North-West)	1.88	Housing	81.95	4.47	13.58	C	<b>Allocated:</b> This site is located on the edge of the Market Town of Chatteris and adjoins permitted site LP46.10 (40367). The majority of the site (82%) is located in Flood Zone 1 and part of the site (14%) is located in Flood Zone 2. However, this area of flood	53



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LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									risk affects land along the south-western boundary, with the main area of the site in Flood Zone 1. It is likely that the site can be developed without risk from flooding	
LP46.04	40499	Land on the west side of 92 London Road	1.18	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This site is adjacent Chatteris town centre, with good access to local services and facilities. 100% of the site is located in flood zone 1 and is relatively free from constraints. The site adjoins extant planning permissions on land to the north of the site.	52
LP46.05	40288	Land Westside of Fenland Way	1.4	Housing	38.96	6.21	54.83	B	<b>Allocated:</b> As a mixed-use site including approximately 20 dwellings and 8.5ha of employment. The site neighbours existing commercial uses and existing housing development sites, and therefore offers some potential for both further commercial development and further housing development.	20
LP46.06	40325	Land rear of 2-8 Gibside	0.18	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This site is located within an existing residential area and is close to a range of local services and facilities.	6
LP46.07	40054	26 Bridge Street	1.72	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	5
LP46.08	40057	Land West Of 15 Fairbairn Way	0.77	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. New	50

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LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									application (F/YR19/0152/O) for 50 dwellings approved 26 August 2020.	
LP46.09	40072	Land West And South Of 74 West Street	2.8	Housing	79.48	7.08	13.44	B	<b>Allocated:</b> The site had extant planning permission and therefore has been determined to be suitable for development through the planning system. However, Cambs County Council monitoring data and site visit confirms the planning permission has not been implemented and has lapsed. But site is considered deliverable.	58
LP46.10	40367	Womb Farm	8.23	Housing	98.61	0.88	0.51	A	<b>Allocated:</b> Originally site submission. Site has been granted planning permission since site was submitted through Local Plan process (application ref: F/YR19/0834/O).	248
LP46.11	40384	Land South of Chatteris	67.9	Housing	99.28	0.58	0.14	A	<b>Allocated:</b> Much of the site is a strategic allocation in Fenland Local Plan 2014. Outline permission granted in December 2020 for up to 1,000 dwellings. Therefore, has been determined to be suitable for development through the planning system.	1,000
LP46.12	40505	22 London Road	0.28	Housing				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development.	7
LP46.13	40519	Land east of 133 High Street	0.29	Housing				A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	9



## Rejected sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40011	North Chatteris (broad location for growth)	20.78	Housing	34.98	1.47	63.55	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, as the majority of the site (64%) is located in Flood Zone 3. Site is partly developed at eastern edge, as a 'stand alone' development which could limit access to the wider site. The site was not promoted as a whole through the Call for Sites exercise, therefore assume the site is not available for development.
40167	Land off Slade Way	0.9	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located within the Market Town of Chatteris. The site is located 100% in Flood Zone 1. However, the site is quite narrow, and once amenity of neighbours and vehicular access taken into account; the developable area of the site may be quite limited. Potential to come forward as 'windfall' development, as site is located within the built area. Other more suitable sites have been selected for development in Chatteris.
40248	Land off the A142	2.32	Housing	86.73	1.59	11.69	<b>D</b>	<b>Rejected:</b> This site is located towards the north of the Market Town of Chatteris, between the built area and the A142. There is no obvious access point, therefore not clear site can be delivered. Approximately 12% of the site is located within Flood Zone 3. Other more suitable sites have been selected for development in Chatteris.
40284	Land off Wenny Road	26	Housing	100.00	0.00	0.00	<b>C</b>	<b>Rejected:</b> This site forms part of the East Chatteris Strategic Allocation (40009) identified by Local Plan 2014, and a Broad Concept Plan for the site was adopted by the Council in 2017. Despite this, site has been slow to progress. However, during the site assessment process, a planning application was submitted in July 2021 on part of the site for 93 dwellings a decision is pending. The site is affected by considerable constraints. Access is constrained and would require major infrastructure improvements, including a new site access junction and new roundabout at A142. Development of the site has potential to adversely impact on heritage assets, including listed buildings /

## Chatteris

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								structures and ridge and furrow earthworks. The site is of historical and archaeological significance. The site has potential adverse impacts on biodiversity. The site is an attractive, natural, open space and offers a space for informal recreation for the local community. Part of this site was suggested as a Local Green Space and has been included in the draft Local Plan.
40317	Land adjoining Huntingdon Road	0.2	Housing	99.59	0.41	0.00	D	<b>Rejected:</b> This site is located on the edge of the Market Town of Chatteris. Although the majority of the site (99%) is located within Flood Zone 1, the site has been rejected due to the proximity to busy road would likely impact on the amenity of future occupiers. Also, potential noise issues from neighbouring businesses. The site provides an attractive entrance to the town. Development of the site would therefore adversely impact on the street scene and local character. Other more suitable sites have been selected for development in Chatteris.
40464	Land rear of 86 West Street	0.7	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, a vehicular access and significant infrastructure upgrades (including provision of footway/cycleway) would be required to service the site. Development would likely adversely impact on the countryside character of the area.
40465	Little Acre Fen	23.42	Housing	40.00	3.11	56.05	D	<b>Rejected:</b> This site is located on the edge of the Market Town of Chatteris and adjoins proposed site LP46.01 (40211). However, the majority of the site (56%) is located in Flood Zone 3. The parcels are some distance from the town and result in an incongruous development in the open countryside, to the detriment of the wider landscape. Access is constrained. Major infrastructure investment and/or acquisition of third-party land would be required to provide a safe, suitable access. Other more suitable sites have been selected for development in Chatteris
40466	84a West St	0.46	Housing	0.00	0.88	99.12	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is

## Chatteris

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								located within Flood Zone 3. In addition, a vehicular access and significant infrastructure upgrades (including provision of footway/cycleway) would be required to service the site. Development of housing would likely adversely impact on the countryside character of the area.
40467	West of Fairway Avenue	17.81	Housing	4.75	0.45	94.80	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 95% of the site is located within Flood Zone 3. In addition, the site submission consists of four isolated land parcels, promoted as a single site submission.

## Policy LP9: Employment allocations in Chatteris

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP47.01	40497	Metalcraft Business Park	14.31	Employment	18.10	1.2	80.08	B	<b>Allocated:</b> This site is located towards the west of the Market Town of Chatteris. The site adjoins the existing Honeysome Industrial Estate.	0
LP47.02	40455	Honeysome Road	8	Employment	0.00	0.00	100.00	D	<b>Allocated:</b> This site is located towards the west of the Market Town of Chatteris. This site initially scored D 'potentially unsuitable' in the SHELAA report, when assessed individually. This is because the site is located in 100% Flood Zone 3, and therefore is at greater risk from flooding, (but proposed for employment, which is a less vulnerable use). If developed individually, the site is a significant distance from the built form of the town and development would have an adverse impact on the character of the countryside in this location. However, this site is located adjacent to proposed allocation LP47.01 (40497) which forms an extension to an existing business park to the north. The site is also within close proximity to the proposed BLFG (Policy LP45) to the south which limits impact of development on edge of the settlement. The allocation of this site supports the Council's growth strategy and will significantly boost employment growth and job creation. Policy L47 sets out site	0

## Chatteris

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
									specific requirements.	
LP47.03	40458	Fenton Way Mandleys	20	Employment	0.00	0.00	100.00	C	<b>Allocated:</b> This site is located towards the north of the Market Town of Chatteris, and adjoins an existing industrial estate to the west and enterprise park to the south. Policy LP47 sets out site specific requirements.	0
LP47.04	40327	South Fens Enterprise Park	0.89	Employment	0.00	0.00	100.00	B	<b>Allocated:</b> The site is located within an existing business park and is therefore considered potentially suitable for employment development (subject to mitigating flood risk, as required).	0.92
LP47.05	40403	Eclipse Scientific Group	0.73	Employment	100.00	0.00	0.00	A	Allocated: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0.74
LP47.06	40408	Land west of Fenton Way and East of Iretons Way	8.64	Employment	0.00	0.00	100.00	A	Allocated: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	8.68
LP47.07	40409	South West of Doddington Road	0.15	Employment	100.00	0.00	0.00	A	Allocated: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0.15



## Chatteris

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP47.07	40409	South West of Doddington Road	0.15					A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	0
LP47.08	40539	Unit West Of Jacks	1.73					A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0

## Rejected

No rejected employment sites in Chatteris

## Large Villages

Policy LP10: Residential site allocations in Doddington

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP48.01/ LP48.05	40140	Land west of Turf Fen lane and south of Newgate St	13.6	Housing	55.07	2.21	42.72	D	<b>Allocated:</b> The original submitted site is of a scale inappropriate for a large village and a significant proportion is located in Flood Zone 3, therefore the individual SHELAA score was D ‘potentially unsuitable’. However, for the draft Local Plan, this large site has been significantly reduced to only include land located in Flood Zone 1 (See Policies Map). The site capacity has been reduced from 290 to 155 dwellings. This amended site fits better with the character of the village. The allocation of this site in Doddington is in accordance with the Council’s growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	155
LP48.02	40426	Land south of Benwick Road	1.9	Housing	100	0	0	B	<b>Allocated:</b> This site is located in the village of Doddington. 100% of the site is located within Flood Zone 1 s relatively free from constraints.	55

LP48.03	40427	Land south of Wimblington Road	3	Housing	100	0	0	C	<b>Allocated:</b> This site is located on the edge of Doddington, which is classified as a Large Village in the Settlement Hierarchy. 100% of the site is located within Flood Zone 1. Whilst there are some minor constraints relating to landscape these can be overcome with requirements set out in policy LP48. The allocation of this site in Doddington is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	40
LP48.04	40235	Land north of Benwick Road	1.09	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located close to the village centre and has good access to services and facilities. Although, there are some minor constraints associated with impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area, however, these can be overcome with requirements set out in policy LP48. No major constraints 100% of the site is in Flood Zone 1.	31
LP48.06	40143	Land off Wood Street Ph3	0.5	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site adjoins existing residential development and provides a continuation of current development to the north along Wood Street, with proposed site LP48.08 (40173), site could provide pedestrian/cycle access to village centre and local services and facilities. Whilst some minor constraints, these can be overcome with requirements set out in policy LP48. No major constraints 100% of the site is in Flood Zone 1.	17

## Doddington

<b>LP48.07</b>	40444	28 Wimblington Road	0.4	Housing	100	0	0	<b>C</b>	<b>Allocated:</b> This site is located on the edge of Doddington, which is classified as a Large Village in the Settlement Hierarchy. 100% of the site is located within Flood Zone 1. This site adjoins proposed allocation LP48.03 (40427). Whilst some minor constraints, these can be overcome with requirements set out in policy LP48. The allocation of this site in Doddington is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	13
<b>LP48.08</b>	40173	Land off Wood St Ph2	0.5	Housing	100.00	0.00	0.00	<b>C</b>	<b>Allocated:</b> This site adjoins existing residential development and provides a continuation of current development to the north along Wood Street, with proposed site LP48.6 (40143) located to the south. Although the site is relatively free from constraints, there are some minor constraints associated with impact on setting of the Doddington Conservation Area, these can be overcome with requirements set out in policy LP48. No major constraints, 100% of the site is in Flood Zone 1.	10
<b>LP48.09</b>	40079	Land North And East Of 1-3 Wimblington Road	1.12	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	13

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40139	Land at to south of 4-40 Benwick Road	1.9	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> This site is located with Doddington, which is classified as a large village in the settlement hierarchy. Development would adversely impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal. In addition, development would result in the loss of key views, and harm to the character of the open countryside. Unable to deliver a safe, suitable vehicular and pedestrian access on its own.
40141	Land at Eastmoor Lane	21.2		99.99	0.01	0.00	D	<b>Rejected:</b> This site is located within Doddington, which is classified as a large village in the settlement hierarchy. The scale of development not suitable for a large village, and it would be visually intrusive, adversely impacting on the open character of the landscape. Access is constrained and would require significant works to form a safe and suitable access. The site has a poor relationship to the village and development would adversely affect its character. Other more suitable sites have been selected for development in Doddington
40142	Land south of Benwick Road	3.01		100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. The site has a poor relationship to the built form of the village. Development would adversely impact on the character and form of the village. The site extends considerably into open countryside. Development would lead to adverse visual impacts. Other more suitable sites have been selected for development in Doddington.
40144	Land East of Bevills Close and north of Eastmoor Lane	2.95	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. Access is constrained. Major works to the vehicular access would be required, potentially requiring

## Doddington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								a new access to the A141. Pedestrian and cycle links would also be required to access village services. The constrained access may affect the deliverability of the site. Other more suitable sites have been selected for development in Doddington.
40202	Land North West Of 37 Wood Street	3.26	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. Although 100% of the site is located within Flood Zone 1, this site is rejected because it relates poorly to the built form of the village. Development will likely have adverse visual impacts on the open countryside. Development of the site will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Lacks safe, suitable access. Other more suitable sites have been selected for development in Doddington.
40205	Land North East of No. 2 Ingles Lane	0.45	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. 100% of this site is located within Flood Zone 1, however, development would result in the loss of an open field/paddock within the centre of the village to the detriment of its character. The site forms the curtilage to a grade II listed building and it is also located within the Doddington Conservation Area. The open (paddock) nature of the site makes a fundamental contribution to the setting of the listed building and character and appearance of the conservation area. Site supports attractive meadow with mature trees, and is likely to also have range of protected species present. Parish Council notes the importance of this open space to the local community. Other more suitable sites have been selected for development in Doddington.
40218	Land to South and East of Norbrown Hospital Road	1.34	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located on the edge of Doddington, which is classified as a large village in the settlement hierarchy. 100% of this site is located within Flood Zone 1, however, the site is in a somewhat remote location with poor accessibility, lacking footway/cycleways. Development would relate poorly to the main

## Doddington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								part of the village and would have an adverse impact on the open countryside. Other more suitable sites have been selected for development in Doddington.
40349	Land east of the Manor Estate	2.94	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. 100% of this site is located within Flood Zone 1, however, the site borders the 'Moated Bishops' Palace at Manor Farm' scheduled monument on the southwest side. Cropmarked evidence from air photos indicate further remains of the medieval manorial site are located here. Development would intrude into open countryside and would impact on the morphology of the village. Access is constrained. Other more suitable sites have been selected for development in Doddington.
40350	Land east of Witchford Close	2.91	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. 100% of this site is located within Flood Zone 1. However, this site is rejected because the site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm'. Also concerns on impact of development on the wider setting of the grade I listed church and the settlement of Doddington as an identifiable and attractive rural village. Other more suitable sites have been selected for development in Doddington.
40352	Land to the west of the A141 (Isle of Ely Way)	5.58	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. 100% of this site is located within Flood Zone 1. However, this site is rejected because it borders a scheduled monument 'Moated Bishops' Palace at Manor Farm'. Also concerns on impact of development on the wider setting of the Grade I listed church and the settlement of Doddington as an identifiable and attractive rural village. Access is constrained - may be costly / challenging to provide a safe, suitable access. Other more suitable sites have been selected for development in Doddington.
40445	May Meadows Estate	0.495333	Housing	88.03	5.35	6.62	D	<b>Rejected:</b> This site is located in Doddington, which is classified as a large village in the settlement hierarchy. The majority of the site is



## Doddington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								located within Flood Zone 1 (88%), this site has been rejected as other more sequentially preferable sites have been identified in the village. In addition, there is no access to site. Major infrastructure and/or third-party land would be required to provide safe, suitable access. Also, the site has a poor relationship to the village and development would adversely affect its character. Other more suitable sites have been selected for development in Doddington.
40450	Slaves Hill	4.68	Housing	100.00	0.00	0.00	C	Rejected: This site is located in Doddington, which is classified as a large village in the settlement hierarchy. Whilst location and landscape terms the site may be acceptable, and 100% of the site is located in Flood Zone 1, this site has been rejected due to potential adverse impacts on heritage assets (ridge and furrow, fen edge deposits) and setting of Conservation Area and loss of heritage assets and biodiversity. Other more suitable sites have been selected for development in Doddington
40453	Land west of 35 New Street	0.49	Housing	100.00	0.00	0.00	C	Rejected: This site is located in Doddington, which is classified as a large village in the settlement hierarchy. Whilst location and landscape terms the site may be acceptable, and 100% of the site is located in Flood Zone 1, this site has been rejected due to the site would result in development protruding into open countryside, which would relate poorly to the built form of the village and adversely impact upon the conservation area in this location. Evidence of earthwork remains of medieval ridge and furrow within the site. Access width likely to be insufficient. Other more suitable sites have been selected for development in Doddington

## Policy LP11: Residential site allocations in Manea

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP49.01	40223	West Field	4.25	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located with Manea which is classified as a large village, with access to a range of services and facilities. 100% of the site is located in flood zone 1. Some minor constraints identified through the site assessment process relating to impact on character of the area, however, these issues can be mitigated through the site-specific requirements set out in Policy LP49.	105
LP49.02	40185	Land to rear of No.15 Westfield Road	0.8	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located within the centre of Manea which is classified as a large village in the settlement hierarchy with good access to services and facilities. This site is located adjacent to site 40034 which is currently under construction and latest monitoring data shows is almost complete. The site assessment process identified some minor constraints. These issues can be mitigated by the site-specific requirements set out in policy LP49. 100% of the site is located within Flood Zone 1.	10
LP49.03	40038	Land North Of 28 - 30 High Street	0.87	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	32

## Manea

LP49.04	40048	Lavender Mill Bungalow	1.14	Housing	97.01	1.14	1.85	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	29
LP49.05	40076	Land East Of 11 - 21 Park Road	1.23	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application ( F/YR19/0172/RM) approved 11/06/2019. Site visit and Cambs County Council data confirms site is under construction.	13
LP49.06	40522	18 Westfield Road	0.16	Housing	100	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	5

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40176	Land at Station Road	1.4	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition site would adversely impact on the countryside landscape, and result in harm to the linear built form of neighbouring development.
40177	Land at Station Road / Wisbech Road	4.6	Housing	0.00	0.18	99.82	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, access appears constrained due to its width and proximity to drain. Development will adversely impact on open countryside landscape.

## Manea

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40178	Land at Station Road - opposite Station	0.95		0.00	0.00	100.00	E	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, potential adverse impacts on ecology. Distant from village services - remote and isolated.
40179	Land to rear of 20a Station Road	0.5	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Manea, which is classified as a Large Village in the settlement hierarchy. Although 100% of the site is located in Flood Zone 1, this site has been rejected because development would not be in keeping with the morphology of the village, extending into the open countryside and therefore would adversely impact the open countryside. Access is very narrow. Other more suitable sites have been selected for development in Manea
40180	Land at Straight Road	4.6	Housing	6.89	1.76	91.35	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 91% of the site is located within Flood Zone 3. In addition, safe, suitable access may be difficult to achieve. Site is remote from main part of village, distant from village services - development may adversely impact on the village's character, and lead to visual harm to the open landscape.
40181	Land to rear of 104-110 Westfield Road	0.57	Housing	23.44	7.75	68.80	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 68% of the site is located within Flood Zone 3. In addition, the site is 'backland development' and has a poor relationship to the built form. Site is remote from village services and facilities. Development would adversely impact open countryside.
40182	Pig Farm, Station Road	5.5	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is on the edge of the village and due to its extent and dwellings proposed it would relate poorly to the village and adversely impact open countryside.
40287	Land North of Glebe Close	0.47	Housing	78.84	10.79	10.37	D	<b>Rejected:</b> This site is located in Manea, which is classified as a Large Village in the settlement hierarchy. Approximately 11% of the site is located within Flood Zone 2 and 10% in Flood Zone 3. Although the majority (79%) of the site is located in Flood Zone 1, this site has been

## Manea

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								rejected because development of site would have an adverse impact on the morphology of the village and the open countryside location on the village edge. Unclear how access could be achieved for 13 dwellings. Site has poor access to services. Other more suitable sites have been selected for development in Manea
40289	Land at 48 Station Road	0.5	Housing	49.67	12.97	37.36	D	<b>Rejected:</b> This site is located in Manea, which is classified as a Large Village in the settlement hierarchy. Approximately 50% of the site is in Flood Zone 1, but a significant portion of the site (approx. 37%) is in Flood Zone 3 and the remainder in Flood Zone 2. Therefore, much of the site is not suitable for development. The proportion of the site located within Flood Zone 1, is unable to support the delivery of 5 dwellings therefore this site does not meet the minimum threshold for allocation.
40304	Land at Bearts Farm	9.8	Housing	98.94	1.04	0.02	D	<b>Rejected:</b> This site is located in Manea, which is classified as a Large Village in the settlement hierarchy. Although 99% of the site is located in Flood Zone 1, this site has been rejected because safe, suitable access for a development of this scale cannot be achieved. In addition, development would have an adverse impact on the open countryside and morphology of the settlement. Other more suitable sites have been selected for development in Manea.
40479	Land at Manea Road	0.4	Housing	0.00.	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located in the Open Countryside and therefore is generally not supported by the Local Plan growth strategy (LP2). In addition, the site is located on a very busy rural road with no sustainable travel modes and would have on adverse impact on rural character of countryside.

Policy LP12: Residential site allocations in Wimblington

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP50.01	40278	Land east of March Road	3.5	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located in the village of Wimblington which is classified as a large village. The site assessment process identifies a number of minor constraints particularly relating to the character of the area, however, when this site is considered alongside permitted sites LP50.03 (40060) and LP50.06 (40529) it forms a suitable site for development. Policy LP50 includes site specific requirements such as the need for landscaping and screen planting to mitigate visual impacts on the open countryside.	97
LP50.02	40152	Land north of King St	1.65	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located in the village of Wimblington which is classified as a medium village. The site is relatively unconstrained. This site forms a logical extension to permitted site LP50.04 (40074) which is currently under construction. The site is located 100% in Flood Zone 1. Policy LP50 sets out site specific policy requirements for this site.	46
LP50.03	40060	Land East Of 38 March Road	3.3	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit and Cambs County Council monitoring data confirm that site is under construction.	5

## Wimblington

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP50.04	40074	Land North Of 37 - 45 King Street	1.7	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Cambs County Council monitoring data and site visit confirms site is under construction.	25
LP50.05	40087	Land North Of 3A - 9 Bridge Lane	1.51	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	7
LP50.06	40529	Land North Of Stoneleigh 22A Eaton Estate	1.39	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	30

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40214	Nixhill Farm	0.36	Employment	0.27	6.91	92.82	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 93% of the site is located within Flood Zone 3, unlikely to be able to provide a safe, suitable access. In addition, the site is isolated, remote from the settlement, and has poor access to local services. Would be dependent on private car use.
40151	Land at Blue Lane	9.5	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> This site is large scale site, relative to size of village. Access is via a rural lane and not suitable to serve a development of this scale, requiring significant upgrading. More appropriate site has

## Wimblington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								been identified and allocated within the village. Site reasonably enclosed but development would have some visual impact on open countryside and village character.
40229	Land at Sparrow Lane	0.423	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, the site is remote from built area of Wimblington village. Sparrow Lane requires improvement. Development of this scale unlikely to deliver safe, suitable access. Access to services may therefore be limited. Close to A141 which may affect residential amenity. Other more suitable sites have been selected for development in Wimblington.
40232	Land south of Addison Road, east of Doddington Road	0.95	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, the site is not suitable as development would adversely impact on local character and the setting and status of a Grade II listed building located on the north side of Addison Road. This has been confirmed through previous planning decisions. Other more suitable sites have been selected for development in Wimblington.
40215	Land south of Bridge Lane	2.339	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, the area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge Lane would require significant improvement. Other more suitable sites have been selected for development in Wimblington.
40217	Land south of Bridge Lane	3.05	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, the area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge



## Wimblington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								Lane would require significant improvement. Other more suitable sites have been selected for development in Wimblington.
40189	Land to the rear of 2b and 2c	3.09	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1, but the area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge Lane would require significant improvement. Other more suitable sites have been selected for development in Wimblington.
40200	Land East of 12 Eastwood End	0.64	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located near Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. Whilst the site adjoins built development at Eastwood End, the site is remote from Wimblington. The site is east of the A141, with Wimblington to the west, thereby limiting access to village services and facilities. Safe, suitable access may be difficult to achieve. Adverse impact on character of area and amenity of neighbouring dwellings. There is a listed building within the vicinity of the site. Other more suitable sites have been selected for development in Wimblington.
40374	Land north of 47 King Street	1.54	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1, but the site is rejected because site access is constrained due to its width and proximity to junction with A141, and may prohibit development to the site. The site relates poorly to the built form, extending into the open countryside and would be highly visible on the landscape. The site's close proximity to the A141 may provide a poor standard of amenity for residents. Other more suitable sites have been selected for development in Wimblington.
40370	Land at 17 Eastwood Road	0.41	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> Site is located at Eastwood End which is separate from the main built area of Wimblington village located west of A141. This

## Wimblington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								limits accessibility to services and facilities located in Wimblington village. Development of the site would be out of character with surrounding linear development, and would impact on open countryside landscape. 100% of the site is located in Flood Zone 1, however, other more suitable sites have been selected for development in Wimblington.
40380	Land opposite Coney Walk in Blue Lane	1.27	Housing	100.00	0.00	0.00	C	<b>Rejected:</b> Although this site is relatively free from constraints, it is located on the opposite side of Blue Lane to other residential development and is in close proximity of a haulage firm, which could result in a poor standard of amenity for residents (e.g. noise, vehicle movements, etc.). Other more appropriate sites have been identified in the village.
40324	Land at Roundabout Farm	7.92	Housing	94.51	5.49	0.00	C	<b>Rejected:</b> This site is isolated from the main built area of Wimblington, the site therefore has a poor relationship to the built form and may not be suitable for residential development, as other more appropriate sites have been identified and allocated within the village. No justification for allocation as leisure use.
40471	Land north of Blue Lane	7.3	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, this extensive site could accommodate a significant number of dwellings which could not accord with the size of the settlement and would have a significantly adverse impact on the wider countryside and character of the area in this location. Other more suitable sites have been selected for development in Whittlesey.
40481	Land south of Hook House	1.5	Housing	90.99	7.92	1.09	D	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. The majority of the site is located in Flood Zone 1 (91%), this site is rejected because it is remote and isolated from services. Access is constrained requiring major infrastructure, or acquisition of third-party land. The site relates poorly to existing settlements and would result in an

## Wimblington

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								incongruous development in an attractive rural location, which would detract from the character of the area. Other more suitable sites have been selected for development in Wimblington.
40482	Hook House	0.46	Housing	99.78	0.22	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. The majority of the site is located in Flood Zone 1 (99%), this site is rejected because it is remote and isolated from services. Access is constrained requiring major infrastructure, and Potential adverse impact on countryside and character of area. Other more suitable sites have been selected for development in Wimblington.
40488	Land north of Bridge Lane	4.7	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, development of the site would be very prominent and relate poorly to the existing settlement form, and have an adverse impact on the rural character of Bridge Lane and the wider countryside. Development would be relatively distant and isolated from services located in the core of the village, and lacks accessibility by sustainable travel modes. Access is likely to be constrained. Other more suitable sites have been selected for development in Wimblington.
40496	Land at 16 Bridge Lane	0.55	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Wimblington which is classified as a Large Village in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, development of the site would relate poorly to the existing settlement form and is remote from services. The site is poorly served by sustainable travel modes. Development would adversely impact on the rural character of the area and countryside in this location. Other more suitable sites have been selected for development in Wimblington.

## Medium Villages

## Policy LP13: Residential site allocations in Coates

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP51.01	40265	Land north of March Road	10.83	Housing	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located in Coates, which is classified as a Medium Village in the settlement hierarchy. 100% of this site is located within Flood Zone 1. The allocation of this site in Coates is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP51 sets out the site-specific requirements for this site to mitigate the identified constraints.	232
LP51.02	40328	Land South of 104-178 March Road	6.07	Housing	89.01	3.63	7.37	D	<b>Allocated:</b> This site is located Coates, which is classified as a Medium Village in the settlement hierarchy. The majority of this site is located within Flood Zone 1 (89%). The allocation of this site in Coates is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP51 sets out the site-specific requirements for this site to mitigate the identified constraints.	117

## Coates

LP51.03	40198	Minuet Phase 2	1.16	Housing	100.00	0.00	0.00	<b>A</b>	<b>Allocated:</b> Originally submitted as a new site, however, Planning Committee has resolved to grant planning permission, therefore the principle of the development has been accepted.	20
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## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40254	Land to north of 161-213	11.5	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located within the Medium Village of Coates as classified in the settlement hierarchy. 100% of the site is located in Flood Zone 1. However, the site would have significant adverse visual impacts on the open countryside. Development would reduce the 'gap' between Coates and Eastrea, potentially leading to coalescence of the villages. Development may affect the Conservation Area and its setting. The extent and scale of the development is large relative to the size of the village, and may adversely affect character and local infrastructure. Other more suitable sites have been selected for development in Coates.
40487	Land at Kingsland Farm	118		0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located in the Open Countryside and therefore is generally not supported by the Local Plan growth strategy (LP2). The proposal to create a small new garden village needs to be backed up by extensive evidence and supporting information for proper consideration to be given to the proposal, notably - flood risk, infrastructure provision, landscape and ecological impacts.

## Policy LP14: Employment allocations in Coates

## Coates

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP52.01	40321	Land East of Ben Burgess	4.75	Employment	96.46	1.42	2.11	B	<b>Allocated:</b> The site is located adjacent to existing commercial units with mineral workings to rear, and other commercial and agricultural units to the south. Due to other employment uses being located in proximity of the site, there is potential for development of this site, subject to mitigating landscape impacts.	4.75

## Rejected

No rejected employment sites in Coates

Policy LP15: Residential site allocations in Elm

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP53.01	40306	Land at Greeves Farm	30	Housing	85.74	13.86	0.40	D	<b>Allocated:</b> the site was originally submitted for 600 dwellings in the Medium Village of Elm, the site scored D 'potentially unsuitable' in the SHELAA report due to the large scale of the proposed development and impact on the character of the village. Approximately 85% of the site is located within Flood Zone 1. However, for the draft Local Plan the site boundary and capacity has been significantly reduced (to 108 dwellings) and removes area at risk of flooding. (See Policies Map). This is a more appropriate scale of development for a Medium Village. This site links to site 40322. Policy LP53 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site in Elm is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	108
	40322	Land North of Begdale Road	4.53	Housing	100.00	0.00	0.00	D	<b>Allocated:</b> as part of wider site 40306. Policy LP53 sets out the site-specific requirements for this site to mitigate the identified constraints.	107



## Elm

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP53.02	40053	33 And Land North Of 17-31	1.72	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	50
LP53.03	40083	Land West Of Cedar Way Accessed From Grove Gardens	0.92	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Cambs County Council monitoring data (at 01 April 2021) indicates that site is substantially complete.	5

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40470	Hauler's Yard	1.4		48.84	51.16	0.00	D	<b>Rejected:</b> This site is located within the Medium Village of Elm as classified in the settlement hierarchy. Just over half of this site (51%) is located within Flood Zone 2. The site is separated from the main village and the elongated nature of the site means that it would have an adverse impact on the built form and character of the area in this location. Other more suitable and sequentially preferable sites have been selected for development in Elm.
40476	Land at Atkinsons Lane	3.3		84.50	15.50	0.00	D	<b>Rejected:</b> This site is located within the Medium Village of Elm as classified in the settlement hierarchy. Although 84% of the site is located with Flood Zone1, the site is without a suitable vehicular access and would effectively provide a significant amount of development in an open countryside location to the detriment of the character of the

## Elm

								village and area. Other more suitable and sequentially preferable sites have been selected for development in Elm.
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Policy LP16: Residential site allocations in Friday Bridge

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP54.01	40319	Land East of Flint Way	6.04	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> The site is located adjacent to the built area of the village, and has relatively few constraints with good access services located in the village. Although the site includes some minor constraints relating to character of the area the potential to affect the setting of the listed building. These issues can be mitigated by the site-specific requirements set out in policy LP54. 100% of the site is located within Flood Zone 1.	137
LP54.02	40305	Land at Rookery Farm	3.4	Housing	77.84	20.73	1.43	C	<b>Allocated:</b> This site is located close to the centre of Friday Bridge and is within 5 minutes' walk of the Post Office, primary school and bus stop. Whilst the majority of the site is located in Flood Zone 1 (78%), roughly one fifth of the site is in Flood Zone 2 and a very small area in Flood Zone 3. (1%). This reduces the overall site capacity. Although the site includes constraints associated with Flood risk and impact of local character and listed building on site, Policy LP54 includes requirements to address these constraints.	87

## Friday Bridge

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP54.03	40127	Well End	0.4	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> The site is relatively unconstrained and is within 5 minutes' walk of the Post Office, primary school and bus stop. However, the site provides a visual gap which contributes to its rural setting and character of the village. Therefore, Policy LP54 requires that this site is suitable for frontage development only to mitigate any impact on the character of the village. 100% of the site is located within Flood Zone 1.	6

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40106	Land to the south of Needham Road Cottages	0.16	Housing	88.37	11.63	0.00	D	<b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. Approximately 88% of the site is located within flood Zone 1. Access is likely to be a constraint to development due to the lack of a pedestrian footway, and poor highway safety and visibility due to proximity to the tight and fast bend. Development of the site would extend the linear development in this location which could be detrimental to local character and the built form of the village. The site is distant from local services and the village centre. Other more suitable sites have been selected for development in Friday Bridge.

## Friday Bridge

40293	Land fronting onto Maltmas Drove	0.67	Housing	42.19	24.86	32.95	<b>D</b>	<b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. Roughly 33% of the site is in Flood Zone 3 and 25% in Flood Zone 2. The site boundary could not be amended to remove areas of land at risk of flooding as this would affect the overall deliverability of the site. Development of the site would extend the built area of the village into the open countryside, resulting in adverse visual impact upon the landscape. Other more suitable sites have been selected for development in Friday Bridge
40296	Well End Farm	0.765	Housing	46.72	22.01	31.27	<b>D</b>	<b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. Less than half the site area is in Flood Zone 1. A significant portion of the site is in Flood Zone 2 (22%) and Flood Zone 3 (31%). The site boundary could not be amended to remove areas of land at risk of flooding as this would affect the overall deliverability of the site. Development of the site is likely to be 'backland' development, incongruent with the character of the area, and would likely have adverse visual impacts on the landscape. Other more suitable sites have been selected for development in Friday Bridge
40310	Land east of Maltmas Drove	4.7	Housing	99.75	0.25	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. Although 99% of the site is located in Flood Zone 1, this site has been rejected because the site is distant from the main built area of the village. It extends into the open countryside and development would result in adverse visual impacts on the landscape and built form of the village. Other more suitable sites have been selected for development in Friday Bridge.
40472	Land north of Bar Drove/ Needham Bank	0.98		89.74	10.26	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. The majority of this site (90%) is located in Flood Zone 1, this site is rejected because the site is far removed from village services in an open countryside location which would relate poorly to the existing built form and have an adverse impact on the character of the area. Vehicular access likely to be a constraint to development. Other more suitable sites have been selected for development in Friday Bridge.

## Friday Bridge

40473	Land north of Bar Drove/ Needham Bank	0.75	Housing	100.00	0.00	0.00	<b>D</b>	<p><b>Rejected:</b> This site is located in Friday Bridge which is classified as a Medium Village in the settlement hierarchy. 100% of this site is located in Flood Zone 1, this site is rejected because the site is located away from the main core village services without a full footpath link. It would extend the linear form of development, result in a loss of open countryside and views of the listed water tower to the detriment of the character of the area. Vehicular access likely to be a constraint to development. Other more suitable sites have been selected for development in Friday Bridge.</p>
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## Policy LP17: Residential site allocations in Gorefield

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP55.01	40104	Land at Gote Lane	1.65	Housing	70.03	29.97	0.00	D	<b>Allocated:</b> The submitted site includes part of a play area and approximately 30% of the site within Flood Zone 2. Therefore, the site scored 'potentially unsuitable' in the SHELAA. However, the site boundary has been reduced to remove the play area and land at risk from flooding. The allocation of this site in Gorefield is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	30
LP55.02	40514	Land North Of 3A-15	0.51	Housing	0.00	100.00	0.00	A	<b>Allocated:</b> The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.	5
LP55.03	40521	Dennicks Yard Back Road	2.38	Housing	31.55	66.04	2.41	A	<b>Allocated:</b> The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.	14

## Rejected

## Gorefield

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40138	Land adjacent to East View	3.4	Housing	11.45	46.68	41.87	D	<b>Rejected:</b> This site is located in Gorefield which is classified as a Medium Village in the settlement hierarchy. The majority of the site is located in Flood Zones 2 (47%) and 3 (42%). Only a relatively small portion is in Flood Zone 1. Some potential adverse impacts on landscape and character of village. Scale of proposed development may not accord with the settlement hierarchy and development in a medium village. Other more suitable and sequentially preferable sites have been selected for development in Gorefield.
40329	Land to rear of 21-31 Churchill Road	0.35	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Gorefield which is classified as a Medium Village in the settlement hierarchy. Although 100% of the site is located in Flood Zone 1, this site has been rejected because vehicular access appears constrained and unlikely to be suitable. Development would result in the loss of an allotment site which is in current use. There is potential for impacts on landscape, as allotments provide transition to countryside. Other more suitable sites have been selected for development in Gorefield.



Policy LP18: Residential site allocations in Leverington

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP56.01	40133	Land east of Woodgate Road	3.75	Housing	99.48	0.00	0.52	B	Allocated: Site would provide an extension to an existing estate. Site is relatively free from constraints and is potentially suitable for development, subject to providing safe, suitable access, and mitigating impacts on landscape and heritage assets.	96
LP56.02	40373	Littlechild & Sons Ltd	6.03	Housing	98.72	0.50	0.78	D	Allocated: The original site submission scored 'potentially unsuitable' in the SHELAA report because of the poor relationship with the village and impact on the open countryside and landscape. However, this site (together with amended site 40498) has been included in the draft Local Plan. This is because the site boundary has been amended to reduce impact on the landscape and character of the village. Policy LP56 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site in Leverington is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	50

Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40124	Land South of Dowgate Road	11	Housing	45.64	0.00	54.36	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 54% of the site is located within Flood Zone 3. In addition, Access is likely to be constrained. Site relates poorly to the built form and would adversely impact on open character of the countryside.
40129	Land east of Pope's Lane	2.1	Housing	0.00	35.94	64.06	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 64% of the site is located within Flood Zone 3. In addition, development of the site would have adverse visual impacts on the open countryside and a poor relationship to the built form. Access is likely to be constrained.
40130	Leverington Common	0.13	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located in Leverington, which is classified as a Medium Village in the settlement hierarchy. Although 100% of the site is located in Flood Zone 1, this site has been rejected because development of the site would adversely affect the amenity of neighbouring dwellings through the loss of car parking spaces. Development would adversely impact on the character of the village through the loss of an important gap providing views to the open countryside. Other more suitable sites have been selected for development in Leverington.
40131	Land Rear of 8-32 Church Road	3.76	Housing	81.58	0.00	18.42	D	<b>Rejected:</b> This site is located in Leverington, which is classified as a Medium Village in the settlement hierarchy. The site is unsuitable for development, as confirmed through a recent planning decision, due to its likely adverse impacts on heritage assets in the vicinity of the site. Development would adversely impact on the character of the open countryside. A portion of the site area (approx. 18%) is located in Flood Zone 3, at the access point to the site, therefore site boundary could not be amended. Other more suitable sites have been selected for development in Leverington.

## Leverington

40132	Land east of The Ridge, Church End	0.2	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Leverington, which is classified as a Medium Village in the settlement hierarchy. Although 100% of the site is located in Flood Zone 1, this site has been rejected because the site has a poor relationship to the built form, and development would result in adverse visual impacts on the open countryside. Development would result in loss of views to open countryside from the village and alter the local character. There are heritage assets in vicinity of the site. Other more suitable sites have been selected for development in Leverington
40301	Land at Cranwell Farm	6.5	Housing	96.31	1.25	2.43	<b>D</b>	<b>Rejected:</b> This site is located within Leverington, which is classified as a Medium Village in the settlement hierarchy. The majority of the site (96%) is located in Flood Zone 1, however, the site has a poor relationship to the built form, and development of the site would significantly change the built form which is mainly linear along Leverington Common. Development of this scale would lead to adverse visual harm on the open countryside. Residents of the site would have poor access to services. Major works would be required to provide a safe suitable access and may require third party land. Other more suitable sites have been selected for development in Leverington.
40353	Land West of Ringers Lane	6.9	Housing	40.87	58.00	1.13	<b>D</b>	<b>Rejected:</b> This site is located in Leverington, which is classified as a Medium Village in the settlement hierarchy. The site extends into the open countryside and has a poor relationship to the built form. Development would adversely impact upon the character of the landscape and the village, and result in the loss of views. The majority of the site area is in Flood Zone 2 (58%), and therefore not sequentially preferable and other more suitable sites have been selected for development in Leverington

Policy LP19: Residential site allocations in Parson Drove

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP57.01	40451	Land south of Brewery Close and Ingham Hall Gardens	1.85	Housing	45.35	11.13	43.52	D	<p><b>Allocated:</b> This site is located in the village of Parson Drove which is classified as a medium village. Initially this site scored D 'Potentially Unsuitable' as the extensive site would relate very poorly to existing built form and have a significant adverse impact on the open countryside, and less than half (approx. 45%) of the site area is in Flood Zone 1. Approximately 44% of the site area is in Flood Zone 3, and a further 11% (approx.) is located in Flood Zone 2. However, the site boundary has been significantly reduced from 15.3ha to 1.85ha, to only include land located within Flood Zone 1. This reduced the impact on the open countryside. Policy LP57 sets out the site-specific requirements for this site to mitigate the identified constraints. The allocation of this site in Parson Drove is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.</p>	30

## Parson Drove

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP57.02	40302	Land at Swanbridge Farm	0.33	Housing	86.44	0.46	13.10	B	<b>Allocated:</b> Although part of site is in Flood Zone 3 (13%) this is located around the perimeter of the site boundary so therefore not a constraint to development. The site is an existing yard with agricultural buildings which may have some potential for redevelopment, subject to mitigating landscape / townscape impacts. Development of site would be 'backland development', which risks harm to the built form and would need to be mitigated.	8
LP57.03	40504	Land east of The Silverings 114	0.41		0.00	28.57	71.43	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development.	5

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40100	222 Glebe Villa	0.35	Housing	0.00	56.98	43.02	E	<b>Rejected - Major Constraint:</b> The site is mainly in Flood Zone 2 (56%), with a significant portion in Flood Zone 3 (43%). The proposal is incompatible with national planning policies for managing flood risk. In addition, the site has poor relationship to built form and would likely adversely impact on countryside. With limited access to services - notably lack of spare capacity at primary school.

## Parson Drove

40166	Farm Yard/Grain store South of Main Road	1.12	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development likely to be detrimental to character of village and adversely impact on landscape character, and result in loss of trees.
40203	Land rear of The Bank	0.55		99.98	0.00	0.02	<b>D</b>	<b>Rejected:</b> This site is located within Parson Drove, which is classified as Medium Village in the Settlement Hierarchy. Although almost 100% of the site is located in Flood Zone 1, this site has been rejected because it has a poor relationship to the built form of the village and would adversely impact upon landscape character of open countryside. Development of this site may result in loss of heritage assets. The scale of development may be incompatible with settlement hierarchy and adversely affect settlement character. Other more suitable sites have been selected for development in Parson Drove.
40224	Land south of Brewery Close and Ingham Hall Gardens	12.613	Housing	36.70	10.81	52.49	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 52% of the site is located within Flood Zone 3. In addition, the site is an extensive tract of land which would significantly change morphology of the settlement, and significantly and adversely impact on landscape character of open countryside. Scale of development for a medium village is incompatible with settlement hierarchy.
40260	Land north of Fen Road	1.46	Housing	19.37	0.85	79.78	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 80% of the site is located within Flood Zone 3. In addition, the site lacks pedestrian footway access. Poor relationship to built form, located at the rear of dwellings fronting Fen Road.
40261	Land east of Long Drove	1.1	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would adversely impact on the built form of the village and open character of the countryside.

## Parson Drove

40320	Frontage Land East of Silver Lane	0.9	Housing	0.00	65.16	34.84	D	<b>Rejected:</b> This site is located within Parson Drove, which is classified as Medium Village in the Settlement Hierarchy. Approximately 65% of the site is in Flood Zone 2 and 35% is in Flood Zone 3. Development of the site may not, therefore, be compatible with national policies for flooding. Development of the site would adversely impact on the character of the landscape. Development would lead to reduce the area of separation between Parson Drove. This would be incompatible with the made Parson Drove Neighbourhood Plan. Other more suitable sites have been selected for development in Parson Drove.
40436	Land south of Main Road	1.233		3.28	7.71	89.01	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 89% of the site is located within Flood Zone 3.
40437	Land north of Main Road	0.2495		30.00	47.41	22.59	D	<b>Rejected:</b> This site is located within Parson Drove, which is classified as Medium Village in the Settlement Hierarchy. Approximately 30% of the site is located in Flood Zone 1, with approx. 47% of the site in Flood Zone 2, and approx. 23% in Flood Zone 3. Therefore, flood risk is likely a constraint to development, and sequentially preferable sites may be available elsewhere. The remaining Flood Zone 1 land is too small to justify an allocation.
40438	Land west of Sealey's Lane	2.3095		0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is some distance from the core of the village and would adversely impact the rural character of the area, as well as being poorly served with sustainable transport modes.
40439	Land at Henlow Farm	2.319		29.11	2.08	68.81	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 69% of the site is located within Flood Zone 3. In addition, the shape of the site would result in an incongruous addition to the village's built form and protrude excessively into open countryside.

## Parson Drove

40460	Land at The Bank	0.29		0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site would be significantly removed from the main core and services in the village only served by a very narrow footpath along a busy road. It relates poorly to the village built form and would adversely impact on the open character of the countryside in this location.
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**Policy LP20: Residential site allocations in Wisbech St Mary**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP58.01	40103	Trafford Farm	2.93	Housing	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located on the edge of Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. 100% of this site is located within Flood Zone 1. The allocation of this site in Wisbech St Mary is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP58 sets out the site-specific requirements for this site to mitigate the identified constraints.	90
LP58.02	40171	Land at Sunset, Station Road	1.8	Housing	100.00	0.00	0.00	D	<b>Allocated:</b> This site is located on the edge of Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. 100% of this site is located within Flood Zone 1. The allocation of this site in Wisbech St Mary is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP58 sets out the site-specific requirements for this site to mitigate the identified constraints.	51

## Parson Drove

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP58.03	40424	Station Road next to Grantchester House	0.31	Housing	85.48	14.52	0.00	D	<b>Allocated:</b> This site is located on the edge of Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. The majority of this site is located within Flood Zone 1. The allocation of this site in Wisbech St Mary is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP58 sets out the site-specific requirements for this site to mitigate the identified constraints.	9
LP58.04	40045	Land North Of Orchard House	3.83	Housing	56.22	7.03	36.74	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	76
LP58.05	40518	Land north of The Barn, High Road	0.31	Housing	15.41	47.38	37.21	A	<b>Allocated:</b> Originally Site submission, however, Planning Committee has resolved to grant planning permission (Dec 2020), therefore the proposal has been determined to be acceptable through the planning system.	5
LP58.06	40531	Land West of Sunset Rooms Station Road	0.27	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for residential development through the planning system.	6

## Rejected

## Parson Drove

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40109	Land north of Thornbury House (frontage)	0.39	Housing	0.00	0.00	100.00	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside. Site has poor access to services.
40168	Wingfield	0.17	Housing	100.00	0.00	0.00	<b>D</b>	Rejected: This site is located within Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. Although 100% of this site is located in Flood Zone 1, this site has been rejected because the site has poor accessibility to services and is remote from the main built area of village. The site also lacks a pedestrian footway. Development would not reflect linear form of surrounding development. Other more suitable sites have been selected for development in Wisbech St Mary .
40169	Land north of Chapel Ave.	1.35	Housing	10.90	22.03	67.07	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 67% of the site is located within Flood Zone 3. In addition, Development would likely adversely impact on countryside landscape.
40170	Land south of High Road	3.6	Housing	33.78	66.14	0.07	<b>D</b>	Rejected: This site is located within Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. The site is located mainly in Flood Zone 2 (66%), therefore there are other sequentially preferable sites. Approximately 34% of the site is located in Flood Zone 1. Access appears constrained, and may be difficult to achieve a safe, suitable access for all users. Likely to adversely impact upon bus stop layby which forms proposed site access point. Site extends into the open countryside and would likely have adverse visual impact on the landscape, and the site has a poor relationship to the built form. Other more suitable and sequentially preferable sites have been selected for development in Wisbech St Mary.

## Parson Drove

40172	Land south east of the Poplars, Bevis Lane	0.2	Housing	28.65	0.00	71.35	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 71% of the site is located within Flood Zone 3. In addition, development would likely adversely impact on the character of the village extending development into the open countryside landscape.
40174	Bevis Lane	0.2	Housing	100.00	0.00	0.00	<b>D</b>	Rejected: This site is located within Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. This site is located 100% in Flood Zone 1, however, this site has a poor relationship to built form, and development would likely adversely impact on the character of the village and harm to the open countryside landscape. Access may be constrained. See also 40172 (adjacent to south east) and 40423 (part of much larger site to south west). Other more suitable sites have been selected for development in Wisbech St Mary.
40201	Field to the rear of Hollycroft	1.885	Housing	0.44	0.63	98.93	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, the very narrow access means it is difficult to see how this can be acceptably achieved. Result in a development not in keeping with the built form of the settlement and adversely impact on the open countryside.
40242	Land to north of High Road	1	Housing	0.00	0.00	100.00	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the extent and shape of the site means that development will adversely impact on the open countryside and relate poorly to the built form.
40422	Paddocks at Sand Bank Farm	3	Housing	0.00	0.00	100.00	<b>E</b>	Rejected - Major Constraint: The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of site would adversely impact on the character of the village and open landscape. Access appears constrained.

## Parson Drove

40423	Bevis Lane	2		63.05	0.00	36.95	D	Rejected: This site is located within Wisbech St Mary, which is classified as a Medium Village in the settlement hierarchy. A significant portion of the site (37%) is located in Flood Zone 3. Therefore, the developable area of the site is likely to be limited. Access may be constrained. The site has a poor relationship to the built form, and development would likely adversely impact on the character of the village and harm to the open countryside landscape. Other more suitable sites have been selected for development in Wisbech St Mary.
40425	Bottom Chapel Ave, next to school	1.29	Housing	11.44	22.57	65.99	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development would likely adversely impact on countryside landscape. This is the same site area as 40169 except for the red line around the access.
40493	Agricultural land and redundant barn adjacent to Rummors Lane	1.6		0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located in the Open Countryside and therefore is generally not supported by the Local Plan growth strategy (LP2).
40494	Redundant Farmyard at Mouth Lane	0.6		0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is poorly served by highway infrastructure and its location away from any services or settlement would have an adverse impact on the rural, open character of the countryside in this location.

## Settlements with No Allocations

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40199	Sismey's Garage and Fields	1.27	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, potential adverse impacts on open countryside.
40206	Land Between and rear of 38a and 40 Ramsey Road	0.27	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, in addition, development of the site would be incompatible with the linear form of the village
40249	Land opposite Primary School	8	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Site would adversely impact on open landscape, and would relate poorly to the built form of the village.
40250	Land south of 16A Doddington Road	1.1	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk. As 100% of site located within Flood Zone 3. Although rejected as a major constraint this site was considered as part of growth options GO3 and GO4 in the interests of distributing a greater proportion of growth across the rural area. However, to justify this approach would require the Exception Test set out in national policy to be applied. Sufficient sites have been identified within Flood Zone 1 in the Council's preferred growth strategy as shown in the draft Local Plan.
40272	White Fen Farm	0.83	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form and would have an adverse visual impact on the open countryside.

## Benwick

40274	Land north east of 39B-43 Ramsey Road	9.1	Other	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. Although rejected as a major constraint, this site was included within Growth Options GO3 and GO4 in the interests of distributing a greater proportion of growth across the rural area. However, to justify this approach would require the Exception Test set out in national policy to be applied. Sufficient sites have been identified within Flood Zone 1 in the Council's preferred growth strategy as shown in the draft Local Plan.
40275	Land to the west of 34 to 47 Doddington Road	1.4	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development would likely adversely impact on character of village and be visually intrusive to open countryside. The site has poor access to services.
40375	Land north of 17 Doddington Road	0.68	Housing	0.00	3.30	96.70	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk. As 100% of site located within Flood Zone 3. Although rejected as a major constraint this site was considered as part of growth options GO3 and GO4 in the interests of distributing a greater proportion of growth across the rural area. However, to justify this approach would require the Exception Test set out in national policy to be applied. Sufficient sites have been identified within Flood Zone 1 in the Council's preferred growth strategy as shown in the draft Local Plan.
40431	Green Lane	2		2.45	23.56	73.99	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 74% of the site is located within Flood Zone 3. In addition, the site would be in open countryside and adversely impact on the character and tranquillity of the area. Access may also be a constraint.

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Small Village A



## Christchurch

### Policy LP21: Residential site allocations in Christchurch

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP59.01	40463	Land north west Syringa House	0.82	Housing	100	0.00	0.00	B	<b>Allocated:</b> This site is located in the village of Christchurch. 100% of the site is located within flood zone 1. The site is relatively free from constraints and due to existing development to the North East and South is unlikely to have an adverse impact on the existing built form and character of the area.	23
LP59.02	40369	Land adjacent to the fern	1.8	Housing	38.84	18.09	43.07	D	<b>Allocated:</b> The submitted site scored 'potentially unsuitable' in the SHELAA report as the majority of the site was located within Flood Zones 2 (18%) and 3 (47%) and the site related poorly to the built form of the village. However, the site boundary has been reduced to remove areas at risk of flooding, site now forms frontage development which is more in keeping with the village character. The allocation of this site in Christchurch is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	10

## Christchurch

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP59.03	40028	Christchurch Memorial Hall	0.42	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	9
LP59.04	40059	CFC Disposals Ltd	0.65	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has been approved by planning committee, awaiting S106, and therefore has been determined to be suitable for development through the planning system.	16

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40136	Land to rear of Church Road	0.7	Housing	25.71	8.77	65.52	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, as the majority of the site is located in Flood Zone 3. A portion of the site (approx. 26%) is located in Flood Zone 1. Development of the site would relate poorly to built form and not accord with character of local area. Development would be highly visible on the landscape encroaching on the open character of the countryside in this area.
40432	Church Road	4	Housing	12.20	8.97	78.83	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 79% of the site is located within Flood Zone 3. In addition, the extensive nature of the site would not be in keeping with a small village with few services. It would relate poorly to the existing built form and protrude excessively into open countryside.

## Christchurch

40432	Church Road	4	Housing	12.21	8.97	78.82	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 79% of the site is located within Flood Zone 3. In addition, the extensive nature of the site would not be in keeping with a small village with few services. It would relate poorly to the existing built form and protrude excessively into open countryside.
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**Policy LP22: Residential site allocations in Eastrea**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP60.01	40033	Land South Of Jones Lane	0.29	Housing	100.00	0.00	0.00	A	<b>Allocated:</b> The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application (F/YR19/0467/RM) approved 30/01/2020.	6

**Rejected**

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40117	Lake Drove	6.87	Housing	92.48	1.69	5.83	D	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located within Flood Zone 1 (92%), however, the site has a poor relationship to the built form, extending into the open countryside. The scale of the proposal and extent of the site would likely significantly and adversely alter the character of the village. The development would be significant adverse visual impacts on the open landscape. Access appears constrained, and may require third-party land to create a safe, suitable access. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.

## Eastrea

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40145	Land at Wype Road	5.2	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although 100% of the site is located within Flood Zone 1, this site is rejected because development of the site would adversely impact on landscape character of the open countryside. The site access likely to be constrained. The scale of development would alter the character of the village. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40225	Land north of Eastrea Road	5.77	Housing	63.03	4.42	32.55	<b>D</b>	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located within Flood Zone 1 (63%), however 33% of the site is located within Flood Zone 3, meaning more sequentially preferable sites are available. In addition, development of the site would reduce the 'gap' between Eastrea and Whittlesey, potentially leading to coalescence. The site extends into the open countryside, and would adversely impact on the character of the landscape. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40233	Land south of 80 Coates Road	7.85	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although 100% of the site is located within Flood Zone 1, this site is rejected because development of the site would adversely impact on the open character of the landscape, and would erode the 'gap' between Coates and Eastrea, potentially contributing to coalescence. It may be challenging to achieve safe, suitable access. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.

## Eastrea

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40258	Land South of Coates Road	10.8	Housing	95.04	1.31	3.65	D	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although the majority (95%) of the site is located in Flood Zone 1, this site is rejected because it has a poor relationship to the built form of the village, and would adversely affect the village's character. The site extends into the open countryside and lacks defensible boundaries, resulting in significant adverse impacts on the landscape. Development would erode the open 'gap' between Coates and Eastrea, potentially contributing to the coalescence of these settlements. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40259	Land rear of 127 Wype Road	4.99	Housing	93.45	1.46	5.08	D	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although the majority (93%) of the site is located in Flood Zone 1, this is rejected because the site access is constrained, with concerns around visibility and inadequate footway and Mayfield Road/Wype Road junction. Mitigation required which may require third-party land. The site is distant from local services. The site extends into the open countryside, and will have likely have adverse visual impacts on the character of the landscape. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40372	Land south west of Wype Road	6.64		95.76	1.27	2.98	D	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although the majority (93%) of the site is located in Flood Zone 1, this site is rejected because it adjoins a County Wildlife Site and would require a significant buffer to avoid adverse harm. The site extends into the open countryside, therefore development would be highly visible and would adversely impact on the open character of the landscape.

## Eastrea

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								The site relates poorly to the built form of the village, and would be detrimental to its character. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40376	Land South of Jones Lane	2.97	Housing	94.05	3.06	2.89	<b>D</b>	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Although the majority (94%) of the site is located in Flood Zone 1, this is rejected because it relates poorly to the built form and lacks a safe and suitable access for vehicles and pedestrians. The site is in the open countryside, and would likely have adverse visual impact on landscape character. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40477	Land at Eastrea Road	3.46	Housing	99.66	0.31	0.03	<b>D</b>	<b>Rejected:</b> This site is located in Eastrea, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located within Flood Zone 1 (99%), but this site has been rejected because development has the potential to adversely impact the landscape due to its countryside location and erode the 'gap' between Eastrea and Whittlesey which is important to retain the character and identity of those settlements. In addition, the route of the Fen Causeway Roman Road may be within the site. Therefore, archaeological investigation may be required. Permitted site LP60.01 (40033) is identified in the draft Local Plan as an allocation for Eastrea, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.

Policy LP23: Residential site allocations in Guyhirn

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP61.01	40147	Land at Gull Drove	0.7	Housing	95.86	0.00	4.14	D	<b>Allocated:</b> This site is located in Guyhirn which is classified a Small Village A in the Settlement Hierarchy. The majority of this site is located in Flood Zone 1 (96%). The allocation of this site in Guyhirn is in accordance with the Council’s growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP61 sets out the site-specific requirements for this site to mitigate the identified constraints.	15
LP61.02	40303	Land at Selwyn Lodge Farm	0.9	Housing	79.15	0.00	20.85	C	<b>Allocated:</b> This site is located in Guyhirn which is classified a Small Village A in the Settlement Hierarchy. Approximately 20% of the site is in Flood Zone 3. This part of the site would therefore be incompatible with national policies for flood risk; however, this area is located towards the northern corner of the site and would not affect the overall delivery of the rest of the site. The net developable area and consequently the site capacity has been reduced to reflect this constraint. This site is in accordance with the Council’s growth strategy for the purposes of providing a	15



## Guyhirn

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									more proportionate pattern of development, resulting in greater dispersal of growth to the rural area. Policy LP61 includes site specific policy requirements to mitigate minor constraints identified through the site assessment process.	
LP61.03	40207	Land to the rear of Neneside	0.35	Housing	63.49	0.00	36.51	C	<b>Allocated:</b> Approximately 37% of the original site submission was located within Flood Zone 3, meaning a significant portion of the site is incompatible with national policies for flood risk. Therefore, the site boundary and capacity has been reduced to only include land within Flood Zone 1. Policy LP60 includes site specific policy requirements.	5

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40108	Land north of Thornbury House	3.9	Housing	0.93	0.00	99.07	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, as 99% of the site is located within Flood Zone 3. In addition, the site has limited access to services, and development would likely adversely impact on the countryside.

## Guyhirn

40134	Pitt Farm	2.65	Housing	0.24	0.00	99.76	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. In addition, development of countryside would adversely impact on open countryside landscape. Access to services is somewhat limited.
40175	Land north of Nene Court	4.6	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Vehicular and pedestrian access is likely to be constrained. Development likely to adversely impact on landscape character. Limited access to services. Potential impacts on listed buildings and their settings.
40216	Lane South East of Dove Cottage, Gull Road	0.32	Housing	48.99	0.00	51.01	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 51% of the site is located within Flood Zone 3. In addition, no pedestrian footway and vehicular access likely to be constrained. Some potential for harm to landscape character.
40230	Lane west of Gull Road	1.09	Housing	74.67	0.21	25.12	D	<b>Rejected:</b> This site is located in Guyhirn, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. Approximately 25% of the site is located in Flood Zone 3, which covers the entrance to the site and therefore likely incompatible with national policies for flooding. In addition, the site has a poor relationship to built form, which is out of character with adjoining development. Vehicular and pedestrian access is likely to be constrained. Therefore, other more suitable sites have been selected for development in Guyhirn.
40238	Land at 12 High Road	0.3	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Development of site would be out of character with linear form of adjoining development.
40268	Land south west of Gull Road	0.9	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site is remote from the main built area and has poor access to services.

## Guyhirn

40294	Land fronting onto High Street	0.309	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would extend build development into the open countryside. The site is distant from services.
40486	Land east of Gull Road	0.96	Housing	0.00.	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the development of the site would increase the frontage development along the road and further elongate and consolidate linear form of the village, whilst having an adverse impact on the rural character of the area in this location.

## Murrow

### Policy LP24: Residential site allocations in Murrow

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP62.01	40150	Front Road	0.49	Housing	100.00	0.00	0.00	B	<b>Allocated:</b> This site is relatively unconstrained and appears to relate well to built form of village. However, mitigation would be required to limit impact on edge of settlement location.	7

### Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40148	Land at Murrow Bank	2	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form of the village and extends into the open countryside. Development would result in harm to landscape character, and reduce separation between Parson Drove and Murrow.
40204	Seadyke Bank	0.52	Gypsy & Traveller Pitches	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> Whilst the site adjoins existing Gypsy & Traveller sites, the proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. This renders the site not suitable for this proposed use. In addition, the site has limited access to services and may adversely impact on landscape character.

## Murrow

40219	Land west of Station Avenue	6.58	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, Scale of development may be incompatible with settlement hierarchy as Murrow is classified as a Small Village A. Development of this extensive area of open land would likely adversely impact on landscape and alter the character of the village. Access is likely to be constrained and may adversely impact on the neighbouring school.
40231	Land west of Murrow Bank	7.39	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, there is a narrow, constrained vehicular access. This scale of development in a Small Village A is incompatible with settlement hierarchy. It is likely to result in adverse impacts on the open countryside landscape and substantially alter the character of the village.
40243	126 Murrow Bank	0.25	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, poor vehicular access and lack of pedestrian footway. Site has limited access to services.
40247	Land off The Bank	1.17	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of site would be out of character with built form of village.
40267	Land south of Seadyke Bank	1.01	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has poor access to services. Site lacks a pedestrian footway
40148	Land at Murrow Bank	2	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form of the village and extends into the open countryside. Development would result in harm to landscape character, and reduce separation between Parson Drove and Murrow.

**Murrow**

40435	Land adjacent 34 Mill Road	0.87	Housing	0.00.	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would extend the present linear form of the village in this location, which is a transition from village to the open countryside, to the detriment of both the village shape and character of the area. The site lacks a continuous footpath to village centre.
40440	Land north of 149 Back Road	0.68	Housing	0.00.	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, access to the site is very restricted and incapable of serving any sizeable development. Site development would not accord with the character of development in the area, which is principally frontage development. Poor access to services.

Policy LP25: Residential site allocations in Tydd St Giles

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP63.01	40364	Hockland Road plot	1.159	Housing	30.38	28.37	41.26	D	<p><b>Allocated:</b> The original site submission scored 'potentially unsuitable' in the SHELAA report, because a significant portion of the site area is located in Flood Zone 3 (41%) and Flood Zone 2 (28%). Less than a third of the site is in Flood Zone 1. However, the site boundary has been reduced to remove land in areas at risk of flooding, the scale of the site is more in keeping with a small village as new site boundary does not extend beyond the existing edge of the settlement. When compared to other sites within the village of Tydd St Giles, this site is the most suitable and sequentially preferable site in the village. The allocation of this site on the edge of Tydd St Giles is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Please Note: After the base date (01 April 2021), planning permission was granted (F/YR21/0531/NONMAT) for the development of 7 dwellings in effect superseding this site. It is expected that</p>	7

## Tydd St. Giles

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
									development will be delivered in accordance with the requirements of the planning permission.	

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40098	Land adj housing development	0.56	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, as 100% of the site is located in Flood Zone 3. In addition, development of the site may adversely impact local character, and result in harm to the open countryside landscape. The site lacks footpath access and has limited access to services.
40146	Land off High Broadgate	4.1	Housing	10.82	89.18	0.00	D	<b>Rejected:</b> This site is located in Tydd St Giles, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The vast majority of the site is located in Flood Zone 2 (89%), with approximately 11% of the site in Flood Zone 1. Development of the site would adversely impact upon the built form and a historic open area at the centre of the village. Development would be prominent and intrusive from many views. A more suitable site LP63.01 (40364) is identified in the village of Tydd St Giles for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements. (Please note: Planning permission was granted after the Local Plan base date of 1 April 2021 (F/YR21/0531/NONMAT))



## Tydd St. Giles

40153	Carveley's Lane	2.8	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the existing built form, and is effectively in a remote isolated location in the open countryside.
40155	Land south of Newgate/ west of Church Lane	3.9	Housing	0.00	21.77	78.23	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3. In addition, development would have an adverse impact on the openness of the countryside and substantially change the character of the village.
40156	Land at Hall Lane	1	Housing	0.00	26.69	73.31	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 73% of the site is located within Flood Zone 3. In addition, site has poor relationship to built form, limited access to services, and accessibility is likely to be constrained.
40193	Land East of Church Lane	0.5	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would impact on the open countryside and emphasize ribbon development. Limited access to services
40251	Land west of Church Lane	1.8	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form of the village and may adversely impact on the open countryside.

## Tydd St. Giles

40363	Church Lane plot	0.16	Housing	8.72	91.28	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Tydd St Giles, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The site is located mainly in Flood Zone 2 (91%) with only 9% in Flood Zone 1. New development would likely result in the loss of trees and the existing historic building and would likely adversely affect the character of this historic part of the village which has a strong sense of place. Development has the potential to adversely impact on the setting of the listed church. Demolition of existing structures may give rise to contamination. A more suitable site LP63.01 (40364) is identified in the village of Tydd St Giles for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements. (Please note: Planning permission was granted after the Local Plan base date of 1 April 2021 (F/YR21/0531/NONMAT)).
40365	Broad Drove East plot	0.639	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site may adversely impact local character, and result in harm to the open countryside landscape. The site lacks footpath access and has limited access to services.
40377	Land South of Hockland Road	1	Housing	37.46	62.54	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Tydd St Giles, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located in Flood Zone 2 (63%) and 37% in Flood Zone 1. The 'backland' nature of the site and potential development would not be in keeping with the linear character of the area. Development may impact on the residential amenity of nearby occupiers. A more suitable site LP63.01 (40364) is identified in the village of Tydd St Giles for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements. (Please note: Planning permission was granted after the Local Plan base date of 1 April 2021 (F/YR21/0531/NONMAT)).

## Tydd St. Giles

40448	High Broadgate / Hockland Road	4		1.86	98.14	0.00	<b>D</b>	<b>Rejected:</b> This site is located in Tydd St Giles, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located in Flood Zone 2 (98%). There may therefore be sequentially preferable sites available in areas in Flood Zone 1. The site would erode the historic settlement pattern of the village by infilling the undeveloped 'square' at the centre of the village, having an adverse impact on local character. A more suitable site LP63.01 (40364) is identified in the village of Tydd St Giles for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements. (Please note: Planning permission was granted after the Local Plan base date of 1 April 2021(F/YR21/0531/NONMAT)).
40489	Land south and west of Chapel Lane	2.7		12.96	20.32	66.72	<b>D</b>	<b>Rejected:</b> This site is located in Tydd St Giles, which is classified as Small Village A, the second lowest level in the Settlement Hierarchy. The majority of the site is located in Flood Zone3 (67%) with only 12% in Flood Zone 1. The elongated form of the site into open countryside would have an adverse impact on both the settlement pattern and open countryside. The has poor access to services. A more suitable site, LP63.01 (40364), is identified in the village of Tydd St Giles for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements. (Please note: Planning permission was granted after the Local Plan base date of 1 April 2021).

## Church End

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### Sites in Church End

No Allocations

### Rejected Sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40292	Land at Cranfield Farm	1.77	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development of the site would erode separation between Parson Drove and Church End, which would likely conflict with policies of the Parson Drove Neighbourhood Plan.
40297	Land at Woad Mills Farm	1.85	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, potential adverse impacts on built form of village, openness of countryside and setting of listed church. Site lacks pedestrian footway.

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## Small Village B

## Policy LP26: Residential site allocations in Coldham

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP64.01	40135	Land north of March Road	0.3	Housing	0.00	100.00	0.00	D	<b>Allocated:</b> This site is located within the village of Coldham which is classified as a Small Village B, the lowest category of the Settlement Hierarchy. Therefore, this site has limited access to services and facilities. 100% of the site is located in Flood Zone 2. Although this site includes a number of constraints, this site has been allocated in accordance with the Council's Growth Strategy which seeks to provide proportionate growth at deliverable sites across settlements. No other suitable sites available or deliverable within the village of Coldham. Policy LP64 sets out the site-specific requirements for this site to mitigate the identified constraints.	11

## Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40107	Chapel Cottage	0.17	Housing	14.00	86.00	0.00	<b>D</b>	<b>Rejected:</b> Site is located within Coldham which is classified as Small Village B, the lowest level in the settlement hierarchy. Development of the site is likely to be constrained by lack of safe vehicular access as a result of poor visibility. The site is mainly located within Flood Zone 2 (86%). The village lacks local services and facilities. The site is located within the built area of the village and is a relatively small site surrounded by built development. A development of 5 or more dwellings would likely result in harm to the character of the area. Proposed allocation LP64.01 (40135) identified as an allocation in the draft local Plan in accordance with the Council's Growth Strategy which seeks to provide proportionate growth at deliverable sites across settlements. Therefore, a more suitable site has been selected for development in the village.

Policy LP27: Residential site allocations in Collett's Bridge

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP65.01	40137	Collett's Bridge Lane	0.35	Housing	100.00	0.00	0.00	C	<b>Allocated:</b> This site is located within the village of Collett's Bridge which is classified as a Small Village B, the lowest category of the Settlement Hierarchy. 100% of the site is located in Flood Zone 1. Although the site has limited access to services and facilities the allocation of this site in Collett's Bridge is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP65 sets out the site-specific requirements for this site to mitigate the identified constraints.	10



## Collett's Bridge

### Rejected

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40361	Land west of Collett's Bridge Lane	0.17	Housing	100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> Site is located within Collett's Bridge which is classified as Small Village B, the lowest level in the settlement hierarchy, with poor access to services and facilities. Although 100% of the site is located in Flood Zone 1, this site has been rejected because, access is likely to be a constraint to development. Narrow single track not suitable for increase vehicle movements. Lack of footways result in vehicle and pedestrian conflicts. Development would result in adverse visual impact on open countryside. Limited access to services. Proposed allocation LP64.01 (40137) identified as an allocation in the draft local Plan in accordance with the Council's Growth Strategy which seeks to provide proportionate growth at deliverable sites across settlements. Therefore, a more suitable site has been selected for development in the village.
40474	Land at Outwell Road	0.6		100.00	0.00	0.00	<b>D</b>	<b>Rejected:</b> This site is located within the village of Collett's Bridge which is classified as a Small Village B, the lowest category of the Settlement Hierarchy, with poor access to services and facilities. Although 100% of the site is located in Flood Zone 1, this site has been rejected because vehicular access likely to be a constraint to development, with access via a narrow lane. The site would extend the built form into open countryside which would adversely impact on the character of area and settlement. Proposed allocation LP64.01 (40137) identified as an allocation in the draft local Plan in accordance with the Council's Growth Strategy which seeks to provide proportionate growth at deliverable sites across settlements. Therefore, a more suitable site has been selected for development in the village.

**Policy LP28: Residential site allocations in Newton**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP66.01	40368	Land adjoining Parrock View	0.3	Housing	98.77	1.23	0.00	C	<b>Allocated:</b> This site is located on the edge of the village of Newton which is classified as Small Village A, the second lowest level of the settlement hierarchy. This site is located 100% in Flood Zone 1, when compared to other sites within the village of Newton, this site is the most suitable and sequential preferable site. The allocation of this site towards the south of Newton is in accordance with the Council’s growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites.	6

**Rejected**

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40101	Rookery Farm	42		35.75	45.33	18.92	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk. A significant portion of the site area is in Flood Zone 2 (45%) and Flood Zone 3 (18%). A little over one third of the site is in Flood Zone 1. Highways access is constrained and the cost of providing a safe, suitable access is likely to render the scheme not viable. In addition, the site is poorly related to

## Newton

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								the existing settlement and would be out of character with the existing built form of the village. Development of the site would significantly impact adversely on the open countryside.
40102	Land adjacent High Road	6.5	Housing	1.10	86.11	12.80	E	<b>Rejected - Major Constraint:</b> The majority of the site is in Flood Zone 2 (86%), and a significant portion in Flood Zone 3. Just 1% of the site is in Flood Zone 1. The proposal is incompatible with national planning policies for managing flood risk. In addition, the site results poorly to the built form of the village. Development would adversely impact on the character of the village and open countryside.
40149	Land at High Road	0.5	Housing	12.98	87.02	0.00	D	<b>Rejected:</b> This site is located within Newton, which is classified as Small Village B, the lowest level in the Settlement Hierarchy. The site is mainly located in Flood Zone 2 (87%), therefore there may be other sequentially preferable sites in the village. Development would likely adversely impact on the attractive rural character of area. Development has the potential to impact on the setting of a listed building. Potential impact on mature trees by access. A more suitable site LP66.01 (40368) is identified in the village of Newton for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40191	Land adjacent to 156	0.57	Housing	0.00	23.40	76.60	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 76% of the site is located within Flood Zone 3. In addition, the site has limited access to services. Potential adverse impacts on landscape character and views of listed building.
40192	Land adjacent to High Trees	0.4	Housing	100.00	0.00	0.00	D	<b>Rejected:</b> This site is located within Newton, which is classified as Small Village B, the lowest level in the Settlement Hierarchy. Although located 100% in Flood Zone 1, development of this site would close an important gap and alter the character of the village. Power line crosses site. development of site would require provision of pedestrian footway. A more suitable site LP66.01 (40368) is identified in the village

## Newton

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
								of Newton for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40381	Land east of Sorrento	0.18	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the development would result in the loss of land which provides employment through a horticulture business. New houses may impact on the operations of the existing business. Development would likely adversely impact on open countryside. Development of the site would extend linear development along a rural lane which has no footway.
40383	Land to the north of the B1165 High Road	0.3	Housing	11.74	88.26	0.00	<b>D</b>	<b>Rejected:</b> This site is located within Newton, which is classified as Small Village B, the lowest level in the Settlement Hierarchy. The site is located mainly in Flood Zone 2 (88%). Sequentially preferable sites are available. Development of the site would harm the character of the area and result in the loss of an important gap. Potential impact on setting of listed building opposite the site. A more suitable site LP66.01 (40368) is identified in the village of Newton for the draft Local Plan, meeting the Council's growth strategy which seeks to provide proportionate growth at deliverable sites across settlements.
40101	Rookery Farm	42		35.75	45.33	18.92	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk. A significant portion of the site area is in Flood Zone 2 (45%) and Flood Zone 3 (18%). A little over one third of the site is in Flood Zone 1. Highways access is constrained and the cost of providing a safe, suitable access is likely to render the scheme not viable. In addition, the site is poorly related to the existing settlement and would be out of character with the existing built form of the village. Development of the site would significantly impact adversely on the open countryside.

**Policy LP29: Employment allocations in Newton**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (ha)
LP67.01	40533	Land South of Newberry Roman Bank Newton-In-The-Isle Cambridgeshire	0.35	Employment	98.23	1.77	0.00	A	<b>Allocated:</b> The site has planning permission and has therefore been determined suitable for employment development through the planning system.	0.35

**Rejected**

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification

**Policy LP30: Residential site allocations in Ring's End**

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP68.01	40241	6 March Road	0.3	Housing	80.74	8.11	11.15	C	<b>Allocated:</b> This site is located in Rings End which is classified as small village B the lowest level in the settlement hierarchy, with limited access to local services and facilities. The majority of the site is located in Flood Zone 1 (80%). The site boundary has been amended slightly to remove the area at risk of flooding. This site is in accordance with the Council's growth strategy for the purposes of providing a more proportionate pattern of development, resulting in greater dispersal of growth to the rural area. Policy LP68 includes site specific policy requirements.	8

**Rejected**

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification

Policy LP31: Residential site allocations in Tholomas Drove

LP Ref	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	Local Plan Justification	LP Capacity (dwellings)
LP69.01	40307	Land at Willock Farm	4.3	Housing	81.31	18.69	0.00	D	<p><b>Allocated:</b> This site is located on the edge of Tholomas Drove, which is classified as Small Village B, the lowest level in the settlement hierarchy. The original site submission proposed 60 dwellings, this is inappropriate scale of development for a small village, and approximately 19% of the site was located within Flood Zone 2. Therefore, initially this site scored 'potentially unsuitable' in the SHELAA report. However, the site boundary has been significantly reduced to only include land within Flood Zone 1. The site capacity has also been reduced to 10 dwellings. No other sites were suggested for this village, therefore this site is in accordance with the Council's growth strategy which seeks to deliver proportionate growth across settlements at deliverable sites. Policy LP69 sets out the site-specific requirements for this site to mitigate the identified constraints.</p>	10

Rejected

## Tholomas Drove

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SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification



## Pondersbridge

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### Sites in Pondersbridge

No Allocations included in the Draft Local Plan

### Rejected Sites

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40273	Land east of 216-226 Ramsey Road	1.738	Housing	0.00	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form and would have an adverse visual impact on the open countryside.
40462	Ramsey Road West	9.38	Housing	0.00.	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, development would likely have an adverse impact on both the form of the settlement and wider landscape. Access to services would be poor.

## Turves

No Allocation

SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
40273	Land east of 216-226 Ramsey Road	1.738	Housing	0.00	0.00	100.00	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site has a poor relationship to the built form and would have an adverse visual impact on the open countryside.

## Open Countryside

## Open Countryside

The following sites

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Wisbech CP	40118	Land east of Rosebrook	2.02	Housing	23.05	0	76.95	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 76% of the site is located within Flood Zone 3. The site is located within the Open Countryside, and therefore is against the Local Plan growth Strategy LP2.
March CP	40313	Land at Trinity Farm	74.1		0	0.02	99.98	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. This large site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2). In addition, the site is remote from any settlement and isolated from services and infrastructure. Access is constrained. Development would have adverse visual impacts on the character of the countryside in this location.

## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Chatteris CP	40114	Ferry Farm	4.5	Housing	100	0	0	D	<b>Rejected:</b> The site is located within the Open Countryside which is not supported by the Local Plan growth strategy (LP2). In addition, Development of the site would likely have poor accessibility to services and has the potential to impact on the rural character of the open countryside. Sufficient sites have been identified within existing settlements to meet the Local Plan growth targets.
Chatteris CP	40221	Site adj Charity Farm	0.3	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is separate from the main part of the settlement therefore classified as development in the countryside which is generally not supported by the Local Plan growth strategy (LP2)
Whittlesey CP	40484	Flint Farm Yard	0.7		100.00	0.00	0.00	E	<b>Rejected:</b> The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2).

## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Wimblington CP	40308	Land east of Sixteen Foot Bank, Stonea	12.1	Housing	100	0	0	E	<b>Rejected - Major Constraint:</b> The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2).
Wimblington CP	40311	Land at Stitches Farm	155		13.29	3.36	83.35	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 83% of the site is located within Flood Zone 3. The site is located in the Open Countryside and therefore is generally not supported by the Local Plan growth strategy (LP2). In addition, development would adversely impact on the Scheduled Monument and its setting, and the open countryside landscape. Site lacks safe, suitable access for vehicles and sustainable modes of travel.
Wimblington CP	40312	Land at Stonebridge Farm	147.3		3.96	3.61	92.44	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk. 92% of the site is located within Flood Zone 3. This large site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2). The site is remote from any settlement and is isolated from services and facilities. Development would adversely impact on the open countryside landscape. Site lacks safe, suitable access for vehicles and sustainable modes of travel.

## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Gorefield CP	40359	Land South of Goredike Bank	2.48	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2).
Leverington CP	40354	Land west of Sutton Road	0.22	Housing	10	0	90	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 90% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2) In addition, the site is remote from the main built area, with poor access to services and potential to harm the open countryside.
Leverington CP	40355	Land North of Parsons Drove Lane	0.78	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2) In addition, development of the site would likely result in adverse visual impact on the open countryside landscape.

## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Leverington CP	40356	Land East of Sutton Road	0.48	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2). In addition, whilst adjoining some isolated dwellings in the countryside, the site is remote from the main built area, with poor access to services and potential harm to the open countryside character.
Wisbech St Mary CP	40492	Agricultural land south of Mouth Lane	1.5		0.00.	0.00	100.00	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the location of the site, and its substantial elongated form, would result in incongruous development in open countryside. It lacks good highway infrastructure and is a considerable distance from local services.



## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Tydd St Giles CP	40113	Paddock at Foul Anchor	0.57	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. Foul Anchor is not identified in the settlement hierarchy and is therefore classified as development in the countryside which is generally not supported by the Local Plan growth strategy (LP2). In addition, development would result in the loss of attractive countryside in this rural location, and would adversely impact the landscape. The site lacks a footway and access is narrow. Access to services is limited.
Tydd St Giles CP	40222	Site at Salimar, Redgate Road	0.1	Housing	0	0	100	E	<b>Rejected:</b> The proposal is incompatible with national planning policies for managing flood risk as 100% of the site is located in Flood Zone 3. Foul Anchor is not identified in the settlement hierarchy and is therefore classified as development in the countryside which generally not supported by the Local Plan growth strategy (LP2)
Newton-in-the-Isle CP	40358	Land West of Cross Drove	1.51	Housing	0	0	100	E	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2).

## Open Countryside

Parish	SHELAA Ref	Site Address	Site Area	Proposed Use	FZ1 %	FZ2 %	FZ3 %	Individual SHELAA Score	LP Justification
Newton-in-the-Isle CP	40360	Seaford Farm	1.2	Housing	0	0	100	<b>E</b>	<b>Rejected - Major Constraint:</b> The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. The site is located within the Open Countryside which is generally not supported by the Local Plan growth strategy (LP2).

## Appendix 1

### Withdrawn sites

The following sites were included within the SHELAA stage 1 report (February 2020) and Addended (September 2020)<sup>3</sup>. However, the sites have not been included in the full site assessment process. The following tables set out the reason and justification.

### Superseded

The following sites are not included in the main SHELAA report as these sites have been superseded. The following tables list all superseded sites and includes site superseded by.

Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
Market Town	Chatteris	40009	East Chatteris (strategic allocation)	<b>Superseded:</b> The site is identified as a broad location of growth in the existing Fenland Local Plan 2014. Site 40284 submitted by promoter and therefore is assumed to provide the most up-to-date and relevant information for the site. Therefore refer to 40284 for reasoning.	40284
		40010	South Chatteris (strategic allocation)	<b>Superseded:</b> The site is identified as a broad location of growth in the existing Fenland Local Plan 2014. Site 40384 submitted by promoter and therefore is assumed to provide the most up-to-date and relevant information for the site. Therefore refer to 40284 for reasoning.	40384
		40416	Land at Wombfarm	<b>Superseded:</b> This site has extant planning permission for employment uses. Site subsequently received planning approval for residential development - see 40367 (LP46.10).	40367
	March	40195	Land North of Hostmoor Estate and East of Wisbech Road	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40245	Land at Melbourne Avenue	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40246	Land to the rear of Tescos	<b>Superseded:</b> This site is located within the March Trading Estate site 40008. (LP40.01). Individual site not included to avoid double counting	40008

<sup>3</sup> <https://www.fenland.gov.uk/shelaa>

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Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
		40393	Land west of Roll out the Red	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40404	Agrihold Farm Machinery UK Ltd, 1, Martin Avenue	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40411	Land North Of 57, Thorby Avenue	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40480	Units 1-3 Hostmoor Avenue and 1 Martin Avenue	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40490	Melbourne Avenue	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
		40495	Land to the rear of Tescos	<b>Superseded:</b> This site is located within the March Trading Estate site 40008 (LP40.01). Individual site not included to avoid double counting	40008
	Whittlesey	40046	289 Eastrea Road	<b>Superseded:</b> This site is located within North and south of Eastrea Road (strategic allocation) site 40012. (LP43.03). Individual site not included to avoid double counting	40012
		40049	Land At Bassenhally Farm	<b>Superseded:</b> This site is located within North and south of Eastrea Road (strategic allocation) site 40012. (LP43.03). Individual site not included to avoid double counting	40012
		40058	Site Of Former Eastfield Nursery	<b>Superseded:</b> This site is located within North and south of Eastrea Road (strategic allocation) site 40012. (LP43.03). Individual site not included to avoid double counting	40012
		40085	Phase 3 Land At Bassenhally Farm	<b>Superseded:</b> This site is located within North and south of Eastrea Road (strategic allocation) site 40012. (LP43.03). Individual site not included to avoid double counting	40012
		40291	Land to the south of Eastrea Road, Whittlesey (north of Gildenburgh Water)	<b>Superseded:</b> by site 40300 (LP43.01)	40300

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Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
	Wisbech	40026	55 The Chase	<b>Superseded:</b> by record 40503, which has extant planning permission (F/YR16/1168/F) for 10 dwellings. (LP36.11)	40503
		40159	Wisbech East BCP	<b>Superseded:</b> This site was submitted by the agent for the site, and it forms the Local Plan (2014) East Wisbech Strategic Allocation, and includes the land located within the adjoining Brough Council of King's Lynn and West Norfolk, as set out in the adopted Broad Concept Plan (May 2018) for this site.  Because this site includes land beyond the district's boundary (which can not be allocated in the emerging Fenland Local Plan), this site has been assessed as site 40001, taking into account information submitted for this site by the agent.	40001
		40187	The New Drove Orchards	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
		40196	Wisbech Gateway	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
		40342	Land North of 10 Newbridge Lane (serviced) aka Great Boleness Field	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
		40343	Land West of 10 Newbridge Lane (unserviced)	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002 (LP37.01) individual site not included to avoid double counting	40002
		40344	Land South of 10 Newbridge Lane (unserviced) aka Potty Plants	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002

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Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
		<b>40345</b>	Land West of Halfpenny Lane	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
		<b>40412</b>	Land At Junction Of A47 & Cromwell Road	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
		<b>40500</b>	Land South of 10, The Bungalow, Newbridge Lane	<b>Superseded:</b> This site is located within the existing South Wisbech Broad Location for Growth area see site 40002. (LP37.01) individual site not included to avoid double counting	40002
Medium Village	Wisbech St Mary	<b>40078</b>	Land North Of Orchard House	<b>Superseded:</b> Duplicate submission of 40045 included in error as a result of full permission superseding outline - see 40045 (LP58.04).	40045
Small Village A	Guyhirn	<b>40099</b>	Guyhirn Gull	<b>Superseded:</b> by site 40147 (LP61.01)	40147

### Completed sites

The following sites have completed as at 1 April 2021. Therefore, not included in Local Plan

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
Market Town	Chatteris	<b>40013</b>	Land East of Llanca	F/YR17/1172/F	Completed site
		<b>40388</b>	Suttons Performance Packaging	F/YR16/0072/F	Completed site
	March	<b>40084</b>	Land South Of 31-33 Lake Close	F/YR18/0321/F	Completed site
		<b>40094</b>	North Of 9 Gas Road	F/YR18/0891/F	Completed site
		<b>40095</b>	33 Gaul Road	F/YR18/0947/F	Completed site
		<b>40390</b>	Land west of 30, Thorby Avenue	F/YR17/0110/F	Completed site
		<b>40395</b>	Land And Buildings At Glenthorn Farm,	F/YR18/0231/F	Completed site

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Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
	Whittlesey	40396	Land North Of 305 Wisbech Road	F/YR17/0251/F	Completed site
		40065	Bricklayers Arms	F/YR17/0252/F	Completed site
		40071	Land North Of Snowley Park And Glenfields	F/YR17/0544/RM	Completed site
		40075	Land North Of Sorrel Avenue	F/YR17/0711/F	Completed site
		40081	Westhaven Nursery	F/YR18/0128/RM	Completed site
		40399	R G E Engineering, 153 Station Road	F/YR15/0428/F	Completed site
		40400	3, Station Road	F/YR16/0447/O	Completed site
		40406	Ashley Industrial Estate	F/YR18/0552/F	Completed site
	40413	Mccain Foods Gb Ltd, Funthams Lane	F/YR18/0883/F	Completed site	
	Wisbech	40021	The Bell	F/YR09/0778/F	Completed site
		40023	Fenland Park	F/YR11/0976/EXTIME	Completed site
		40091	9 - 15 Orange Grove	F/YR18/0615/F	Completed site
		40392	Icon Engineering (Wisbech) Ltd	F/YR18/0146/F	Completed site
		40394	Land South East Of Porters Depot,	F/YR18/0149/F	Completed site
		40405	Port Of Wisbech Ltd, Nene Parade	F/YR18/0529/F	Completed site
		40407	The Secret Garden Touring Park, Mile Tree Lane	F/YR16/0609/F	Completed site
		40410	Priden Engineering Ltd, 20 - 22, Algores Way	F/YR18/0751/F	Completed site
	40418	19, Gordon Court	F/YR17/1007/F	Completed site	
Large Village	Manea	40024	Land North of 55A Station Road	F/YR12/0555/F	Completed site
		40051	26 Teachers Close	F/YR16/0372/F	Completed site
	Wimblington	40397	Law Fertilisers Ltd	F/YR16/0330/F	Completed site
		40507	Land east of 38 March Road		Completed site
Medium Village	Leverington	40088	Land North Of 118-124 Leverington Common	F/YR18/0393/RM	Completed site
		40414	Sunnyside, Mays Lane	F/YR/1/0911/F	Completed site

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Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
Open countryside		<b>40389</b>	Unit 2 Benwick Road Industrial Estate	F/YR19/0091/F	Completed site
		<b>40401</b>	100, Ramsey Road	F/YR17/0482/F	Completed site

### Lapsed sites

Planning permission has lapsed for the following sites by 1 April 2021. Therefore, not considered deliverable and not include in site assessment process.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	LP Justification
Market Town	March	<b>40039</b>	Land South West Of Queen Street Close	F/YR14/0886/RM	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
	Whittlesey	<b>40419</b>	30, Benwick Road	F/YR17/1112/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
	Wisbech	<b>40391</b>	Maha Uk Limited,	F/YR16/0142/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
Large Village	Wimblington	<b>40421</b>	Skylark Garden Centre And Country Store	F/YR16/1167/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.



## Appendix 1

### Below Local Plan site threshold

The Local Plan only allocated and shows on the policies maps sites of more than 5 dwellings or 0.15ha of employment land.

The following sites have not been included in the site assessment process but do count as part of the commitment on small sites.

Estimated capacity below 5 or remaining dwellings to be built at 1 April 2021 is below 5 dwellings

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Capacity at 1 April 2021	Justification
Market Town	March	40040	Land South Of 710 Whittlesey Road	F/YR18/1133/F	4	Remaining net commitment below minimum threshold for allocation.
		40044	Land South East Of Orchard Lodge	F/YR15/0290/F		
		40330	Land between 51-53 Grounds Avenue			
		40512	Land East Of 3, Woodville Drive			
	Whittlesey	40086	Land West Of 27 - 31 Cemetery Road	F/YR18/0353/RM		
		40334	Land rear of 2-16 Crescent Road	F/YR19/0859/FDC	3	Remaining net commitment below minimum threshold for allocation.
	Wisbech	40089	Land West Of 114 - 116 Elm Road	F/YR18/0526/F		
		40385	Aura Truck, Barton Road	F/YR15/0062/F		
		40387	24, Enterprise Way	F/YR17/0066/F		
		40515	2 Victoria Road			
Large Village	Doddington	40069	Land West Of 17-37 Wood Street	F/YR17/0406/F	2	Remaining net commitment below minimum threshold for allocation.
		40092	Land East Of Askham Care Homes Ltd	F/YR18/0738/RM		
	Manea	40018	Former 96 Westfield Rd	F/YR07/1204/F	3	Remaining net commitment below minimum threshold for allocation.
		40034	Land South of 49-49A High Street	F/YR13/0833/F		

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		<b>40035</b>	35 Westfield Road	F/YR14/0244/O	4	Remaining net commitment below minimum threshold for allocation.
		<b>40125</b>	Land rear of 37a + 37b Westfield Road	F/YR19/0970/O	3	Remaining net commitment below minimum threshold for allocation.
	Wimblington	<b>40061</b>	Land East Of 38 March Road	F/YR17/0043/F	2	Remaining net commitment below minimum threshold for allocation.
Medium Village	Coates	<b>40066</b>	Land North West Of 162 Coates Road	F/YR17/0283/RM		
	Wisbech St Mary	<b>40016</b>	Sayers Field	F/YR05/1405/RM	1	Remaining net commitment below minimum threshold for allocation.
Small Village A	Christchurch	<b>40090</b>	Land South West Of Syringa House	F/YR18/0591/F	4	Remaining net commitment below minimum threshold for allocation.
	Guyhirn	<b>40030</b>	Greenacre	F/YR13/0268/F	4	Remaining net commitment below minimum threshold for allocation.

### Not Allocated

The following sites were included in the initial SHELLA stage 1 report, however, have not been included in the Local Plan site assessment process, because the site has permission for holiday accommodation or for conversion, and therefore not suitable to be included as an allocation, as for a specific use.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
Market Town	March	<b>40068</b>	The Resource Centre	F/YR17/0345/PNC01	permission for change of use only, and therefore is not suitable for allocation.
		<b>40096</b>	The Old School House	F/YR18/0968/PNC01	permission for change of use only, and therefore is not suitable for allocation.
		<b>40510</b>	34 Station Road		permission for change of use only, and therefore is not suitable for allocation.
		<b>40516</b>	Old School House		permission for change of use only, and therefore is not suitable for allocation.

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	Wisbech	<b>40063</b>	First Floor And Second Floor 2 Market Street	F/YR17/0209/F	permission for change of use only, and therefore is not suitable for allocation.
Medium Village	Benwick	<b>40508</b>	Farm Building Bank Farm		permission for change of use only, and therefore is not suitable for allocation.
	Wisbech St Mary	<b>40062</b>	Land North East Of Lakeside Manor	F/YR17/0142/F	permitted use is holiday accommodation and does not require site allocation
Small Village A	Guyhirn	<b>40064</b>	The Orchards Fruit Farm	F/YR17/0223/F	permitted use is holiday accommodation and does not require site allocation
	Murrow	<b>40019</b>	Site at Willowcroft Fish Farm	F/YR08/0898/F	permitted use is holiday accommodation and does not require site allocation
	Tydd St Giles	<b>40029</b>	Phase 2 Land North Of Potential House	F/YR12/0731/F	permitted use is holiday accommodation and does not require site allocation
		<b>40032</b>	Tydd St. Giles Golf & Leisure Centre	F/YR13/0729/F	permitted use is holiday accommodation and does not require site allocation
		<b>40047</b>	Tydd St Giles Golf And Leisure Centre	F/YR15/1119/F	permitted use is holiday accommodation and does not require site allocation
Open countryside		<b>40014</b>	Land at The Ship Inn	F/YR01/0985/F	permitted use is holiday accommodation and does not require site allocation
		<b>40015</b>	Land at Croft Country Club	F/YR05/0621/F	permitted use is holiday accommodation and does not require site allocation
		<b>40027</b>	Fields End Water Caravan Park	F/YR12/0609/F	permitted use is holiday accommodation and does not require site allocation
		<b>40055</b>	Stags Holt Farm	F/YR16/0717/F	Proposal is for change of use only, and therefore is unlikely to be suitable for allocation.
		<b>40080</b>	Parklands	F/YR18/0063/F	permitted use is holiday accommodation and does not require site allocation

## Appendix 2

### Committed sites in the Open Countryside under 5 dwellings by Parish

Settlement	Dwellings (units)			
	a) Site Allocations	b) Committed Large Sites	c) Additional net commitment	d) Total
Benwick, Open countryside	0	0	5	<b>5</b>
Chatteris, Open countryside	0	0	9	<b>9</b>
Christchurch, Open countryside	0	0	2	<b>2</b>
Doddington, Open countryside	0	0	6	<b>6</b>
Elm, Open countryside	0	0	10	<b>10</b>
Gorefield, Open countryside	0	0	2	<b>2</b>
Leverington, Open countryside	0	0	2	<b>2</b>
Manea, Open countryside	0	0	8	<b>8</b>
March, Open countryside	0	0	10	<b>10</b>
Newton, Open countryside	0	0	3	<b>3</b>
Parson Drove, Open countryside	0	0	2	<b>2</b>
Tydd St Giles, Open countryside	0	0	35	<b>35</b>
Whittlesey, Open countryside	0	0	14	<b>14</b>
Wimblington, Open countryside	0	0	3	<b>3</b>
Wisbech St Mary, Open countryside	0	0	24	<b>24</b>
Wisbech, Open countryside	0	0	9	<b>9</b>
<b>Total</b>	0	0	144	<b>144</b>