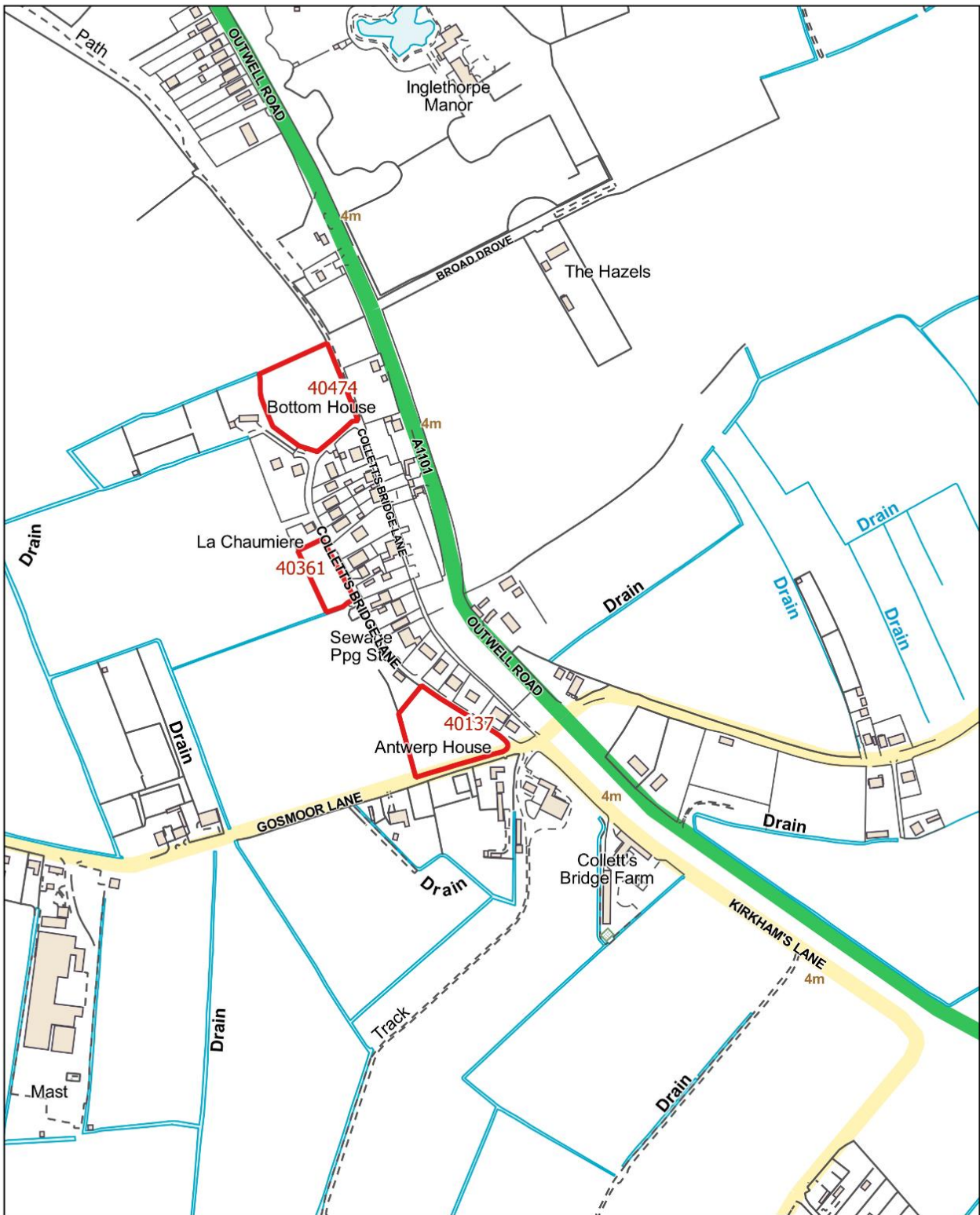


Collett's Bridge




Site Submissions

Draft Fenland Local Plan

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Key

 Site submission



Do not scale

Date: 29 Apr 2022

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	New access with suitable footway and cycleway connections required to connect site with Elm footway network			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	The Wroe			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Elm CofE Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Elm CofE Primary	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Elm CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 152 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

Suitability uncertain/mixed effects

PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:	2600/0037 (WISBECH CANAL)	
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	0 (none)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:	NULL		

Potentially valuable grassland habitat? Further checks required, but may require significant compensation, so whole site not likely to be developable.

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 1.01km – 2km of site	B
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 17/03/2020 12:40:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footway
Access could be from land but close to another access and junction.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neighbouring uses: Open countryside to the west.
Bungalows / chalets on opposite side of the road.
Dwellings to south and hedgerow in its boundary.

3. Describe topography and lanscape: Flat land left fallow. Corner of much larger field.

4. Describe layout, form, street pattern: Rural lane.

5. Describe building types and features: 1950s onwards dwellings in the area.

6. Describe site's boundaries: Hedges along lanes.
Hedge along dwelling to north.
Open to west and south.

7. Describe features / constraints: Busy rural lane, 60mph

8. Describe views, sight lines or vistas: Very open to the west.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score: Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements). D

19b. Justification:

19c. Key considerations for policy: Impact on the countryside
Extent of development in settlement with few services.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: The Parish Council opposes all further development in the parish of Elm, as the villages of Elm, Fridaybridge and Coldham lack the basic infrastructure to cope with the increased population and traffic movements. The roads are inadequate and poorly maintained, the school is full and the character of the villages is being lost due to over-development.

(iii) Parish Council site ranking (0-10): 0

Recommendation

20a. Individual site score: Suitability uncertain/mixed effects C

20b. Comments: Access may be a constraint to development, and lacks footway. Potential adverse impact on open countryside.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	New access with footway required. Collets BL narrow single track not suitable for increase vehicle movements. Lack footways result in vehicle and ped conflicts			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
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11a.(ii) Bus stops / rail in 5 min walk:	The Wroe	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Elm CofE Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Elm CofE Primary	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Elm CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 152 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: Site within 100m of potentially contaminated land

C

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m: 2600/0037 (WISBECH CANAL)

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m: 0 (none)

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 1

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No **16c.(iii) Grassland Buffer:** No **16c.(iv) Grassland Stepping Stone Opp:** No

16c.(v) Existing Wetland: No **16c.(vi) Wetland Buffer:** No **16c.(vii) Wetland Stepping Stone Opp:** No

16c.(viii) Exstg Woodland: No **16c.(ix) Woodland Buffer:** No **16c.(x) Woodland Stepping Stone Opp:** No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	No TPO area within 15m of the site	A
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Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 17/03/2020 12:30:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footway - but quiet-ish lane
Access would need to be from south lane.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Bungalows opposite - open fields to the west.

3. Describe topography and lanscape: Flat - slopes away from road.

4. Describe layout, form, street pattern: Quiet rural lane

5. Describe building types and features: Mainly bungalows and chalets - some 2 storey.

6. Describe site's boundaries: Drain to the south and utility depot.
Fence to north, otherwise open.
Anglian Water pumping station to the south of lane.

7. Describe features / constraints: Narrow lane, away from any services.

8. Describe views, sight lines or vistas: Long views to Elm Church (listed building) and Elm village to the west.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. **E**

19b. Justification:

19c. Key considerations for policy: Access for car drivers only.
Impact on countryside.
Loss of long views of Elm Church.
Services in settlement.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: The Parish Council opposes all further development in the parish of Elm, as the villages of Elm, Fridaybridge and Coldham lack the basic infrastructure to cope with the increased population and traffic movements. The roads are inadequate and poorly maintained, the school is full and the character of the villages is being lost due to over-development.

(iii) Parish Council site ranking (0-10): 0

Recommendation

20a. Individual site score Potentially unsuitable **D**

20b. Comments 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.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR14/0916/F: Erection of a 2-storey side and single-storey rear extensions to existing dwelling involvi... (Grant)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Passing bays and footways needed along Colletts Bridge to promote sustainable development Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	The Wroe	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP	
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 ODQ	
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Elm CofE Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Elm C of E Primary	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Elm CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 113 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 124 in 2029/2030.	

13a.(i) Secondary school catchment: Thomas Clarkson Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located on potentially contaminated land**

E

14a.(ii) Intersects landfill for DI: 2600/0037 (WISBECH CANAL)

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI: 85 (NULL)

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments: Adjacent former Wisbech Canal Landfill. Investigation previously carried out concluded there is unlikely to be a risk to proximal properties from gases emanating from the former canal. Where new buildings are proposed within 250m of the infilled canal bo

15a. Agricultural Land Classification: **50% or more is Grade 1**

E

15b. ALC percentage site area: Grade 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR more than 2.01km from site**

A

16a.(ii) Prox to County Wildlife Sites: **CWS more than 2.01km from site**

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site		C
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site		C
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site		A
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		A
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:			
18g. Archaeology comments:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. Site lies adjacent to the 18th century Wisbech canal (MCB26862). Parcel is located on a narrow ridge of higher ground at Emneth with the potential for prehistoric deposits		

Site Visit

Date / Time of Site Visit: 26/10/2020 12:35:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: The site is served by a narrow rural Lane without footpath or cycle way.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses:	Although there are sporadic dwellings in the area, the overall character is one of rural countryside especially to the North, East and West.
3. Describe topography and lanscape:	Flat, arable area of land.
4. Describe layout, form, street pattern:	Site is at the end of a long loop essentially forming the basic form of the settlement
5. Describe building types and features:	Mix of two Storey and single Storey in the vicinity, nearly all are detached.
6. Describe site's boundaries:	Mix of hedgerow and mature trees to the East and West with open to the North , with the Lane to the South.
7. Describe features / constraints:	Narrow Lane providing access to the site. Local power line crosses site.
8. Describe views, sight lines or vistas:	Reasonably enclosed site not that visible from longer distances.
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape:	Somewhat negative
9c. Historic features:	Neutral
9d. Justification:	The site would protrude into open countryside and relate poorly to the existing pattern of development in the area.

19a. Character + Place Score:	Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).	D
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19b. Justification:	There are few/ no services in the settlement and the current Lane is narrow. The site would extend the built form into open countryside which would adversely impact on the character of area an settlement.
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19c. Key considerations for policy:	Impact on built form and countryside proximity to local services Sustainable travel options, buses to Wisbech? Footpath? Access and Rd width.
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Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Council resolved not to support this site for the following reasons;

- (i) Access road is currently single track and totally unsuitable.
- (ii) The access road includes a blind staggered junction at Gosmoor Lane which cannot be altered.

(iii) Parish Council site ranking (0-10): 1

Recommendation

20a. Individual site score	Potentially unsuitable	D
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20b. Comments	There are few/ no services in the settlement and the current lane is narrow. Vehicular access likely to be a constraint to development. The site would extend the built form into open countryside which would adversely impact on the character of area and settlement.
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