



Site Submissions

Draft Fenland Local Plan

Key

Site submission



Do not scale

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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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	7%
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	Medium Village			C
7.(i) Planning History (Form B):	F/YR16/0545/O Site has outline permission.			
7.(ii) Planning History Search	F/YR15/0952/O: Erection of 50 dwellings (max) involving the demolition of existing buildings (O... (Withdrawn) F/YR16/0545/O: Erection of 50 dwellings (max) involving the demolition of existing buildings (O... (Grant) F/YR16/0543/F: Change of use of agricultural land to form a school car park involving the demol... (Grant)			

Transport

8a. Local road impacts:				
8b. Transport team comments:	Impact study required to assess impact across highway network			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:	N/A			

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:	Abington Grove; Henry Warby Avenue	
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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 0DQ	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Elm CofE Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
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 located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

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:

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: F/YR16/0545/O - Phase 1 desk study submitted, phase 2 unwarranted, unsuspected contam advised. Nothing further to add.

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: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: Yes **16c.(ix) Woodland Buffer:** Yes **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

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 500m of site	D
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:	Elm	
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18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:	SPORTSMAN PUBLIC HOUSE; ELM HOUSE; SIX TABLE TOMBS, ABUTTING WEST WALL OF CHURCHYARD; TWO CHEST TOMBS, WEST OF PATHWAY ON NORTH SIDE OF CHURCH; ROW OF NINE HEADSTONES EAST OF PATHWAY ON NORTH SIDE OF CHURCH; THE LIMES; WAR MEMORIAL; BLACK HORSE COTTAGE; CHURCH OF ALL SAINTS; WHITE HOUSE; Elm Fire Engine House and attached shed	
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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:	Consideration for setting of Elm Conservation Area and listed buildings within.	
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18g. Archaeology comments:	Site lies to SE of the historic core and 13th century All Saints' Church (MCB14836). Archaeological investigations conducted to the north west revealed evidence of medieval and post-medieval occupation (MCB14804). In addition, human remains have been discovered adjacent to the application area (03951A) and there is evidence in the vicinity of Roman occupation (09691), including Roman coin hoard (04031). Have previously advised condition-led archaeological investigation	
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Site Visit

Date / Time of Site Visit:	17/03/2020 12:50:00
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1a. Accessibility: Is the site capable of being accessible to all users?:	No
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1b. Describe accessibility of site:	Extant planning permission
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*Works not started**Very narrow footpath on opposite side of road - none on north side***2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes**2b. Describe neighbouring uses:** *Dwellings to east and south. Primary school to the north west.
Open fields to the north.***3. Describe topography and lanscape:** *Flat, site presently occupied by grain stores / farm buildings - appear redundant.***4. Describe layout, form, street pattern:** *Rural road and main access to village from the east via Collett's Bridge and A1101. Cul-de-sac developments to west and south (opposite side of road).***5. Describe building types and features:** *Substantial 2/3 storey sheds a site with grain silos to the rear.
2 storey dwellings to the west along main road.***6. Describe site's boundaries:** *Open to north. Mature trees on front (south) boundary.
Large conifer hedgerow to the east.
Mix of hedges and garden fences to the west and south.***7. Describe features / constraints:** *Existing buildings on site. Lack of footway on north side of the road.***8. Describe views, sight lines or vistas:** *On edge of village and generally enclosed by existing development to west south and east.***9a. Relationship to built form:** *Somewhat positive***9b. Visual impact on wider landscape:** *Neutral***9c. Historic features:** *Neutral***9d. Justification:** *Would 'infill' existing gap in line of developed area with a reasonable impact on the landscape / streetscape.***19a. Character + Place Score:** **Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).** C**19b. Justification:** *Site is well located for village services (small shop, primary school, pub, church, etc.) and would generally be in keeping with built form of settlement. However footway provided on north side of road to access site.
Rear entrance to primary school may be possible?***19c. Key considerations for policy:** *Distance from services
Morphology of village
Sustainable infrastructure (footway, direct links to school?)
Extant planning permission*

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

Likely suitable

A

20b. Comments

The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	13%
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	Medium Village			C
7.(i) Planning History (Form B):	F/YR18/0320/F Site with full planning permission			
7.(ii) Planning History Search	F/YR18/0320/F: Erection of 27 x 2-storey dwellings comprising of: 15 x 2-bed, 8 x 3-bed and 4 x... (Grant) F/YR15/0907/F: Erection of 11no 2-storey 4-bed dwellings with garages... (Grant) F/YR15/0514/F: Erection of 5 x 2-bed and 15 x 4-bed 2-storey dwellings with garages... (Refuse) F/YR16/0335/F: Erection of 9 x 2-storey dwellings... (Grant)			

Transport

8a. Local road impacts:				
8b. Transport team comments:				
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:	N/A			

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:	Abington Grove; Begdale Road; Henry Warby Avenue	
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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 0DQ	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Elm CofE Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
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:	Less than 20 min walk (< 1,600m)	D
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	South-west Wisbech	
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 located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

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:

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:

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: Yes

16c.(i) Highest quality habitats:

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

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

16e. Wildlife Officer comments:

Likely suitable

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 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Elm	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CORNER COTTAGE; SPORTSMAN PUBLIC HOUSE; ELM HOUSE; SIX TABLE TOMBS, ABUTTING WEST WALL OF CHURCHYARD; TWO CHEST TOMBS, WEST OF PATHWAY ON NORTH SIDE OF CHURCH; HALFPENNY HOUSE; ROW OF NINE HEADSTONES EAST OF PATHWAY ON NORTH SIDE OF CHURCH; THE LIMES; WAR MEMORIAL; BLACK HORSE COTTAGE; CHURCH OF ALL SAINTS; WHITE HOUSE; Elm Fire Engine House and attached shed	
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:	Consideration for setting of Elm Conservation Area and listed buildings within.	
18g. Archaeology comments:	Grove Gardens evaluated 2002 (ECB700) finding low level archaeological evidence of low significance (MCB14804). By extension this site area has low potential - no comment no objection.	

Site Visit

Date / Time of Site Visit: 17/03/2020 13:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission.
Both good vehicular and cycle footways exist providing sustainable links.

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

2b. Describe neighbouring uses: Dwellings to north and east (and a bit further afield) to the south.

Single dwelling with farm buildings on lane to the west - also open countryside.

- 3. Describe topography and lanscape:** Flat, unkempt area of land - used for informal recreation?
Previously partly developed due to hardstanding within site (north end).
- 4. Describe layout, form, street pattern:** Modern cul-de-sac developments to north, east and south.
Access lane to the west and north.
- 5. Describe building types and features:** None on site.
Mainly 2 storey modern development surrounding site.
Older dwelling (farmhouse - early 19th century(?) to the west.
- 6. Describe site's boundaries:** Hedgerows to north and west.
Domestic fencing to east.
Open to south.
- 7. Describe features / constraints:** None obvious
- 8. Describe views, sight lines or vistas:** Would be visible from track/lane to the west. Otherwise generally enclosed within village built footprint.
- 9a. Relationship to built form:** Somewhat positive
- 9b. Visual impact on wider landscape:** Neutral
- 9c. Historic features:** Neutral
- 9d. Justification:** Site would relate well to existing built form.
Generally in keeping with village shape on an 'infill' site although would be visible from west and south west especially.

19a. Character + Place Score:	Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).	B
19b. Justification:	Site is well related to village and key services, and has sustainable travel options directly to it. Its impact on countryside likely to be minimal. Enhance landscaping along west boundary?	
19c. Key considerations for policy:	Proximity to services Impact on countryside Access including for sustainable modes. Extant planning permission.	

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	Likely suitable	A
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Likely suitable

20b. Comments

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.

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:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	85.74%	3a.(iii) Site area in FZ2:	13.86%	3a.(iv) Site area in FZ3:	0.4%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
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	Medium Village			C
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR16/0615/NONMAT: Non-material amendment: Addition of recon stone cills to all windows and inserti... (Approve) F/YR15/0922/F: Erection of a 2-storey 5-bed dwelling with attached double garage, involving for... (Grant) F/YR18/0811/F: Erection of a single-storey extension and garage to front of existing dwelling i... (Refuse) F/YR14/0411/F: Erection of 4no x 4 bed 2 storey dwellings with double garages... (Grant) F/YR16/0250/F: Erection of a 3-storey 5/6-bed dwelling with detached triple garage... (Grant) F/YR13/0541/F: Erection of 4no x 4 bed 2 storey dwellings with double garages... (Refuse) F/YR16/0166/F: Erection of a 2-storey, 4-bed dwelling with attached double garage... (Grant) F/YR17/0706/O: Erection of up to 2no dwellings (outline application with matters committed in r... (Grant)', "F/YR19/0078/F: Change of use of land to a traveller's including the formation of 7 x static car... (Grant)", 'F/YR18/0556/RM: Reserved Matters application relating to the detailed matters of appearance, lan... (Approve) F/YR16/1125/F: Erection of a 2-storey 5-bed dwelling with attached double garage, involving for... (Grant) F/YR15/3014/COND: Details reserved by conditions 3, 4, 5, 6, 9, 10 and 11 of planning permission F... (Approve) F/YR20/0034/VOC: Variation of condition 3 (imposition of a condition listing approved plans) rela... (Grant) F/YR15/0927/F: Erection of a 3-storey 5-bed dwelling and detached double garage with store over... (Grant) F/YR16/0050/NONMAT: Non-material amendment - Amendment to roof tile and facing brick relating to pla... (Approve)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	New access with suitable footway connection formed along Begdale Road linking site with Elm. TA required to review transport impact across highway network			

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:	Opportunities to connect to nearby PRoWs outside the site boundary	D
10b. PROW Team comments:	Potential to connect to Elm Byway No. 6. Means of crossing A47 necessary to link into Byway towards Wisbech Town Centre	

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:	Begdale Road	
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 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP; Morrisons, 46 Elm High Street, Wisbech PE14 ODQ	
11c.(iv) Shops 10-15 min walk:	Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW	
11c.(v) Shops 15-20 min walk:	Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Londis, 3 Birch Grove Elm Wisbech PE14 OAP; Morrisons, 46 Elm High Street, Wisbech PE14 ODQ	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Elm CofE Primary School	
11d.(iv) Primary schs 10-15 min walk:	Elm CofE Primary School	
11d.(v) Primary schs 15-20 min walk:	Elm Road Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Thomas Clarkson Academy	
11e.(v) Secondary sch 15-20 min walk:	Thomas Clarkson Academy	
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	South-west Wisbech	

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 located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

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:

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:

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

E

15b. ALC percentage site area GRADE 1: 92.07% | Grade 2: 7.93% | 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 within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

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: Yes 16c.(ix) Woodland Buffer: Yes 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

Majority of site has no wildlife interest, however woodland area present at southern entrance area off Begdale Rd, which should not be developed/ needs to be retained as natural greenspace.

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 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Elm

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CORNER COTTAGE; SPORTSMAN PUBLIC HOUSE; SIX TABLE TOMBS, ABUTTING WEST WALL OF CHURCHYARD; TWO CHEST TOMBS, WEST OF PATHWAY ON NORTH SIDE OF CHURCH; HALFPENNY HOUSE; ROW OF NINE HEADSTONES EAST OF PATHWAY ON NORTH SIDE OF CHURCH; THE LIMES; WAR MEMORIAL; BLACK HORSE COTTAGE; CHURCH OF ALL SAINTS; WHITE HOUSE; Elm Fire Engine House and attached shed

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) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for setting of Elm Conservation Area and listed buildings within.

18g. Archaeology comments: Roman and medieval pottery found in Halfpenny Field (MCB5434) immediately east of site. Further Medieval coinage found in surrounding fields (MCB10169, Edward I penny). Uncertain where the name of the Medieval Field came from (this is Halfpenny Field). Medieval features found at Appletree House, Begdale Road, Elm (MCB20295, ECB4303): corner of a medieval ditch of a substantial enclosure within which a medieval pit, an undated pit type feature with a possible structural element and an undated rectangular feature/gully were located. Condition led archaeological investigation programme required.

Site Visit

Date / Time of Site Visit: 17/03/2020 13:15:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Through an existing farm access at the edge of the village. Footpath exists on north side of lane.

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

2b. Describe neighbouring uses: Open countryside in the main.
Gypsy & Traveller site to the north and A47.
Other dwellings to the south east.
Solar panel farm to the south west.
Orchard to south.

3. Describe topography and landscape: Generally flat and open.
Pylons cross site.
Extensive tract of land.
Newbridge Lane closed to through traffic.

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

5. Describe building types and features: Detached dwelling and semi-detached dwellings adjacent to site.

6. Describe site's boundaries: Generally open.
A47 to north.
Gypsy & Traveller site.
Drainage ditches.

7. Describe features / constraints: Simple access.
Pylons across site.
Closed (restricted access) on Newbridge Lane.

8. Describe views, sight lines or vistas: Very open to the north and west.
Would be prominent from the A47.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

An extensive site which would be a significant increase on the built form of the village and extend significantly into the open countryside to its detriment.

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:**

The site is very large and would have a significant detrimental impact on the character of the built form of Elm village and the open countryside, effectively joining it with Wisbech to the north.
There is insufficient infrastructure in village to cope with such a large addition.

19c. Key considerations for policy:

Impact on countryside.
Impact on built form.
Extent of site in village location.
Access and infrastructure.

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**

The site is very large and would have a significant detrimental impact on the character of the built form of Elm village and the open countryside, effectively joining it with Wisbech to the north. Scale of development may adversely impact on village services and infrastructure. Majority of site in Flood Zone 1 (86%)

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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	5%
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	Medium Village			C
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR17/0759/LB: External alterations to a listed building involving replacement and repair of ex... (Withdrawn) F/YR12/0621/F: Erection of a single-storey side extension to existing dwelling... (Grant) F/YR12/0795/LB: Internal and external alterations including formation of en-suite and staircase ... (Grant) F/YR18/1135/TRCA: Fell 5no Alder, 2no Holly, 1no Rowan and works to 1no Maple, 1no Beech, 1no Sequ... (Grant) F/YR14/0383/TRCA: Felling of a Horse Chestnut tree within a conservation area... (Grant) F/YR11/0857/TRCA: The felling of 4 x Elders, 1 x Silver Birch, 1 x Sequoia and 1 x Cedar, and work... (Grant) F/YR18/0240/LB: External alterations to a listed building involving replacement and repair of ex... (Grant) F/YR13/0665/TRCA: Works to 6 x Lime trees and 3 x London Planes within a Conservation Area... (Grant)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Half Penny Lane not suitable for significant increase in traffic flow. Major improvements will be required. Site access may be difficult to achieve			
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:	Abington Grove; Begdale Road; Beechwood	
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 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(iv) Shops 10-15 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 0DQ	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Elm CofE Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	D
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:	Thomas Clarkson Academy	
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	South-west Wisbech	
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 located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

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:

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:

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 within 1.01km – 2km of site**

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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: Yes	
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:	TPO point on site		E
17.(ii) TPO area:	TPO area within 15m of the site		C
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) located on site / site intersects asset		E
18a.(ii) CA intersects site:	Elm		
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	CORNER COTTAGE; SPORTSMAN PUBLIC HOUSE; ELM HOUSE; SIX TABLE TOMBS, ABUTTING WEST WALL OF CHURCHYARD; TWO CHEST TOMBS, WEST OF PATHWAY ON NORTH SIDE OF CHURCH; HALFPENNY HOUSE; ROW OF NINE HEADSTONES EAST OF PATHWAY ON NORTH SIDE OF CHURCH; THE LIMES; WAR MEMORIAL; BLACK HORSE COTTAGE; CHURCH OF ALL SAINTS; WHITE HOUSE; Elm Fire Engine House and attached shed		
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:	This site will impact on the Elm Conservation Area and a number of listed buildings. Further consideration should be given to the heritage implications of these sites if they are considered for development.		
18g. Archaeology comments:	Archaeological investigations in proximity of this site have revealed Medieval to Post-Medieval remains (e.g. MCB14804, MCB20295). Close to historic core of village. Condition led archaeological investigation required.		

Site Visit

Date / Time of Site Visit: 17/03/2020 13:10:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Not obvious but likely through existing cul-de-sacs (x3 points)

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

2b. Describe neighbouring uses: Dwellings to the south and east.
Open countryside to the north and west.

3. Describe topography and lanscape: Flat, open countryside - arable farmland
Area to the east is enclosed on 3 sides by existing development.
Pylons in vicinity.

4. Describe layout, form, street pattern: Cul-de-sacs to the south. More linear development to the east.

5. Describe building types and features: Modern (since 1940s) semis, 2 storey and bungalows to south. Detached to north and east.

6. Describe site's boundaries: Variety of domestic hedge and fences to south and east. Open to north and west (drainage ditch to west).

7. Describe features / constraints: Pylons in vicinity - check.
Conservation Area to the east (and north?)
Listed buildings in vicinity.

8. Describe views, sight lines or vistas: Very open to the north (Wisbech and A47) and west.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification: Extent of site means that development would relate poorly to existing built form and have an adverse impact on the open countryside.

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: The site would accommodate circa 100 dwellings which would be excessive for a village with its limited services.
Would adversely impact on the adjacent listed building(s), Conservation Area, built form and open countryside.

19c. Key considerations for policy: Impact on heritage assets.
Extent of development in village.
Impact on open countryside.
Impact on built form.

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

Development would adversely impact on the adjacent listed building(s), Conservation Area, built form and open countryside. Half Penny Lane not suitable for significant increase in traffic flow. Major improvements will be required. Site access may be difficult to achieve.

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:	>50% of site area in Zone 2			C	
3a.(ii) Site area in FZ1:	48.84%	3a.(iii) Site area in FZ2:	51.16%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	7%
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	Medium Village			C
7.(i) Planning History (Form B):	None relevant			
7.(ii) Planning History Search	F/0884/85/F: Alterations and two-storey extension to houseThe Poplape Begdale Elm... F/YR07/0719/F: Change of use from haulage yard to haulage yard and storage of self-store containers with ... (Grant) F/0444/84/F: Stationing of a portakabin for use as a pavilion... F/95/0708/CERTLU: Certificate of Lawful Use (existing): Use ofland and buildings for builders yard andstor... Issue Certificate Lawful Use F/96/0138/F: Change of use from builders yard and storage,contractors yard, workshop and plant hire to... (Granted) F/0150/82/F: Use of land as a village playing field... F/96/1014/F: Continued use of haulage contractors yardwithout compliance with Condition 08 ofplanning... (Granted) F/YR09/0262/F: Change of use of land to storage of leisure items including caravans, motor homes, horse b... (Grant) F/YR01/0263/F: Formation of hardstanding for storage oftrailers for existing haulage yard... (Granted)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Site access /junction required with suitable visibility and geometryNeed 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 10 min walk (< 800m)	B
11a.(ii) Bus stops / rail in 5 min walk:		
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 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 ODQ	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Elm CofE Primary School	
11d.(iv) Primary schs 10-15 min walk:		
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:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	South-west Wisbech	
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

Potentially unsuitable

12b. Pri school capacity comments:	Elm CofEPrimary 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 more than 250m from potentially contaminated land A
14a.(ii) Intersects landfill for DI:	
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:	
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:	Full ground assessment required before any new sensitive development takes place.
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 within 1.01km – 2km of site B
16a.(iii) Site intersects CWS:	
16a.(iv) CWS within 500m:	
16a.(v) CWS 500m - 1km:	River Nene
16a.(vi) CWS 1-2km	
16b. Record of protected species on site:	Yes
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: Yes	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 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Elm	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Sportsman Public House; The Limes; War Memorial; Black Horse Cottage	
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. Two evaluations to the north (ECB4303) and east of the site (ECB700) have revealed evidence of medieval and post medieval activity in the area (MCB20295, MCB14804).	

Site Visit

Date / Time of Site Visit: 26/10/2020 13:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site:	Footpath exists on opposite side of Begdale Rd.	
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:	Yes	
2b. Describe neighbouring uses:	Open countryside to the East, West and South. Frontage dwelling to the North with farm building and field access on opposite side of Rd.	
3. Describe topography and lanscape:	An elongated, enclosed site used for the storage of caravans and storage containers. Flat and protrudes into open countryside.	
4. Describe layout, form, street pattern:	Begdale Rd is a relatively busy rural Lane providing access to the centre of the village.	
5. Describe building types and features:	And mixture of buildings on site used in conjunction with the storage buildings . Site is extensively covered.	
6. Describe site's boundaries:	Substantial, tall hedgerow including conifers surrounds site.	
7. Describe features / constraints:	Relationship to built form.	
8. Describe views, sight lines or vistas:	Generally enclosed site.	
9a. Relationship to built form:	Negative	
9b. Visual impact on wider landscape:	Somewhat negative	
9c. Historic features:	Neutral	
9d. Justification:	The site would result incongruous addition to the village and protrude significantly into open countryside.	
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:	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.	
19c. Key considerations for policy:	Impact on countryside. Relationship to built form. Significant development in village with few services.	

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 and footway not suitable. (ii) Current infrastructure; in particular, medical facilities and schools; are already under pressure and could not cope with a development of this magnitude.
(iii) Parish Council site ranking (0-10):	2

Recommendation

20a. Individual site score	Potentially unsuitable	D
20b. Comments	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. The southern 'half' of	

Potentially unsuitable

the site is located in Flood Zone 2. Sequentially preferable sites may be available in areas in flood zone 1.

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:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	84.5%	3a.(iii) Site area in FZ2:	15.5%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
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	Medium Village			C
7.(i) Planning History (Form B):	None			
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Site access /junction required with suitable visibility and geometryNeed 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
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11a.(ii) Bus stops / rail in 5 min walk:	Abington Grove; Begdale Road; Henry Warby Avenue	
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 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 0DQ	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Elm CofE Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
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:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	South-west Wisbech	
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 CofEPrimary 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 more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

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:

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: Full ground assessment required before any new sensitive development takes place.

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: Yes

16c.(i) Highest quality habitats:

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

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:** Yes

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
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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 500m of site	D
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:	Elm	
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18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:	Corner Cottage; Sportsman Public House; Elm House; Six Table Tombs, Abutting West Wall Of Churchyard; Two Chest Tombs, West Of Pathway On North Side Of Church; Halfpenny House; Row Of Nine Headstones East Of Pathway On North Side Of Church; The Limes; War Memorial; Black Horse Cottage; Church Of All Saints; White House; Elm Fire Engine House And Attached Shed	
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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:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. Two evaluations to the north (ECB4303) and east of the site (ECB700) have revealed evidence of medieval and post medieval activity in the area (MCB20295, MCB14804).
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Site Visit

Date / Time of Site Visit:	26/10/2020 12:50:00
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1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Site is adjacent to a public right of way with good links into central area of village. However, vehicular access would be problematic requiring significant upgrades. Potential link through adjacent development site?

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

2b. Describe neighbouring uses: New development to the East. Open countryside to the North and South. Caravan and storage site to the West.

3. Describe topography and lanscape: Flat, partly arable fields and partly smaller fields used as paddocks. Attractive older dwelling and farm buildings to the East.

4. Describe layout, form, street pattern: Site has no direct access to a main road. The existing trackway is a public right of way.

5. Describe building types and features: None on site. Predominantly two Storey detached in vicinity.

6. Describe site's boundaries: Mix of open, conifer hedge [to west] and post and rail fencing.

7. Describe features / constraints: Lack of obvious vehicular access. Attractive farm building- non designated heritage asset?

8. Describe views, sight lines or vistas: Would be very visible especially from the East and South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: The site would extend the village significantly into open countryside and provide an incongruous addition to the built form.

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: 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 village and area.

19c. Key considerations for policy: Impact on built form and countryside
Vehicular access
Significant amount of development in a small village with few services

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 totally inappropriate, Atkinson's Lane cannot be widened as adjacent land is occupied by privately owned dwellings.

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments 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 village and area.