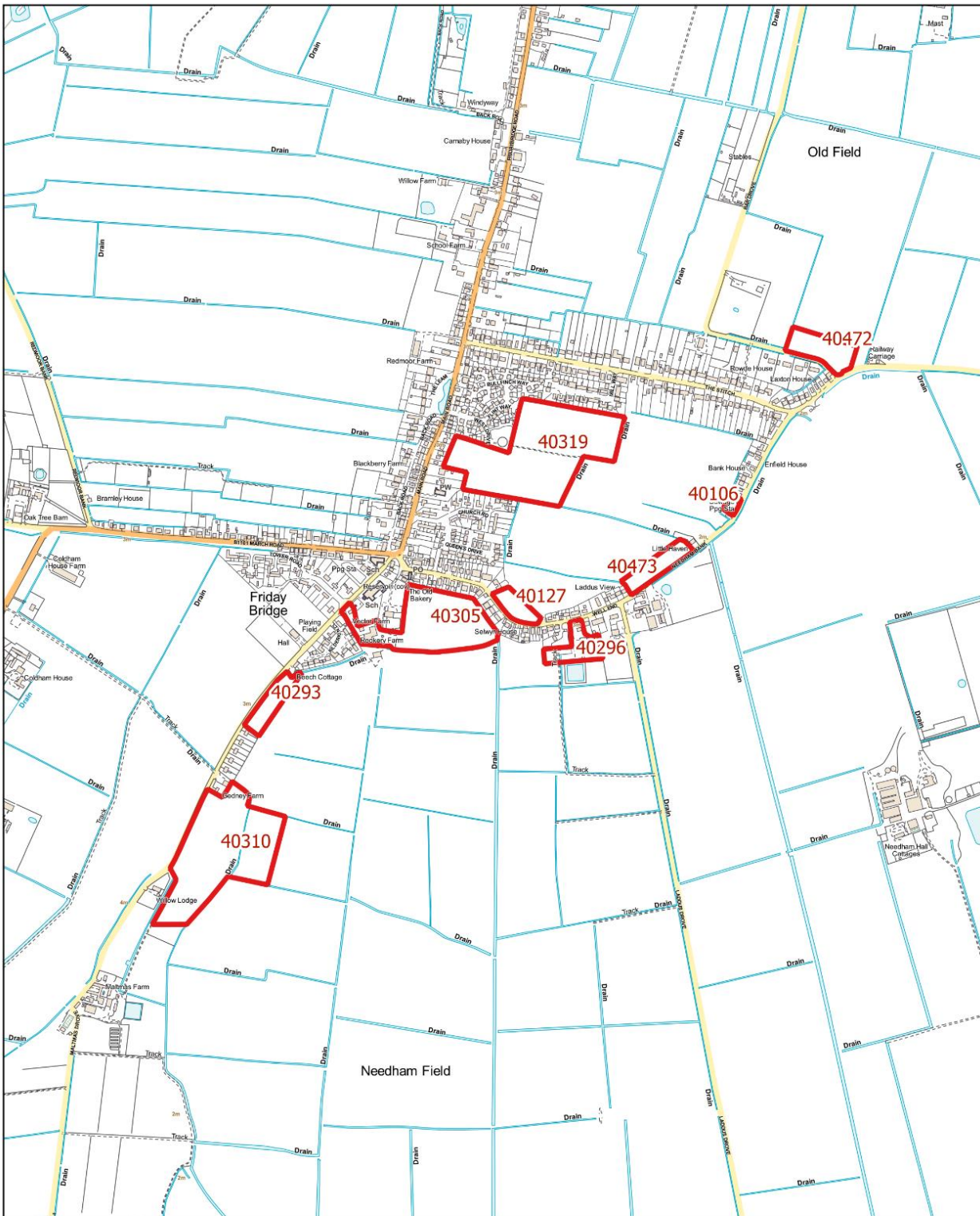


Friday Bridge



Site Submissions


Draft Fenland Local Plan

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Do not scale

Key

 Site submission

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:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	88.37%	3a.(iii) Site area in FZ2:	11.63%	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):	1%
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/YR18/0158/O: Erection of up to 4 x dwellings and the formation of a new access involving the ... (Refuse)				
F/YR15/0194/O: Erection of 4no dwellings... (Refuse)				

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	Unsustainable location. Remote location makes it difficult to link site with pedestrian and cycleway improvements. Access visibility a concern.			
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 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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP	
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:	Friday Bridge Community 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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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: 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: 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
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 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:	Consideration for setting of listed buildings in Friday Bridge	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 18/02/2020 11:50:00

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

1b. Describe accessibility of site: No footpath along frontage in either direction. Near tight (fast) bend to the north - site access potentially problematic.

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

2b. Describe neighbouring uses: To north dwellings with mix of types - 2 storey adjacent to site. Substation to south. Open arable fields to west and east.

3. Describe topography and lanscape: Site overgrown with semi-mature planting on some boundaries. More open to the rear, fences on north side. Disused (hovel) shelter to the front.

4. Describe layout, form, street pattern: Linear development along busy rural road.

5. Describe building types and features: Single storey sub-station to the south, 2 storey semi adjacent to site to the

north.

6. Describe site's boundaries: *Fences and planting - generally unkempt. Reasonably enclosed.*

7. Describe features / constraints: *Proximity to bend with potential access difficulties.*

8. Describe views, sight lines or vistas: *Long views to the west (main part of Friday Bridge village) and east.*

9a. Relationship to built form: *Somewhat negative*

9b. Visual impact on wider landscape: *Somewhat negative*

9c. Historic features: *Neutral*

9d. Justification: *Continues linear development along road with a number of dwellings.*

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: Although having the appearance of an unkempt plot, development would consolidate and extend ribbon/linear form of development in this location - five dwellings proposed would exacerbate this characteristic.

19c. Key considerations for policy: Lack of footway
Proximity to tight and fast bend - access problematic
Extending liner development
Distance from services and village centre

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 due to the lack of a pedestrian footway, and poor highway safety and visibility due to proximity to the tight and fast bend. Development of the site would extend the linear development in this location which could be detrimental to local character and the built form of the village. The site is distant from local services and the village centre.

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):	12%
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/YR15/0673/PNH: Erection of a single storey rear extension which extends beyond the rear wall by... (Prior Approval Application Refused)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Subject to suitable access and visibility being achieved			
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:	Well End			

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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
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:	Friday Bridge Community 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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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 250m of potentially contaminated land	B
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:	651 (SMITHY)	
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: 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: 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
17.(ii) TPO area:	No TPO area within 15m of the site	A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
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:	Church of St Mark; THE CHEQUERS INN; CLOCK TOWER AND WAR MEMORIAL; WATER TOWER AT APPROXIMATELY GRID REFERENCE 465 047; ROOKERY FARMHOUSE	
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 listed buildings in Friday Bridge	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 18/02/2020

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

1b. Describe accessibility of site: Footpath on opposite side of road but none on site frontage.

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

2b. Describe neighbouring uses: Dwellings at either end of site and on opposite side of road. Open to the northeast.

3. Describe topography and lanscape: Flat and open, below road level. Open gap with long views to the countryside contribute to rural feel.

4. Describe layout, form, street pattern: Rural village road with frontage development in the vicinity.

5. Describe building types and features:	<i>Bungalows to the north, 2 storey to the east. Mixture of dwellings types on opposite side of the road.</i>
6. Describe site's boundaries:	<i>Open to front and rear. Mix of hedges and fences adjacent to dwellings.</i>
7. Describe features / constraints:	<i>Power line crosses part of site (runs north/south).</i>
8. Describe views, sight lines or vistas:	<i>Very open to the rear (northeast) which contributes to the rural character of the village. Loss of gap would be detrimental to built form of village.</i>
9a. Relationship to built form:	<i>Neutral</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>Loss of important gap in village which contributes to its rural setting and character.</i>

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:	Would be substantial linear infill along road resulting in loss of views to open countryside. Lack of footway along north side of road but potentially provided along site frontage (although not very wide connections) to the north or east.	
19c. Key considerations for policy:	Loss of important visual gap - adverse impact on character of village Impact on open countryside Pedestrian access Distance from services and village centre	

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	The site is relatively unconstrained and is within 5 minutes walk of the Post Office, primary school and bus stop. However, the site provide a visual gap which contributes to its rural setting and character of the village.	

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:	Multiple zones (no majority in single zone) - see SFRA			N/a
3a.(ii) Site area in FZ1: 42.19%	3a.(iii) Site area in FZ2: 24.86%	3a.(iv) Site area in FZ3: 32.95%		
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	Medium Village	C
7.(i) Planning History (Form B):		
7.(ii) Planning History Search		

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Access and footway works required	
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:	March Road; Well End	

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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
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:	Friday Bridge Community 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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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 50m of potentially contaminated land	D
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:	2051 (HOLE UNKNOWN)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	2406 (MADE GROUND); 2406 (MADE GROUND)	
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) Extstg Woodland:	No	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:	No wildlife concerns		

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) more than 2km from site	A
18a.(ii) CA intersects site:		
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:	THE CHEQUERS INN; CLOCK TOWER AND WAR MEMORIAL; WATER TOWER AT APPROXIMATELY GRID REFERENCE 465 047; ROOKERY FARMHOUSE	
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 listed buildings in Friday Bridge	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 17/02/2020 15:40:00

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

1b. Describe accessibility of site: Road would need to be widened and footpath provided - single lane along site. Some loss of trees/landscaping to achieve this. Also power line pole in way.

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

2b. Describe neighbouring uses: Dwellings at either end. Would emphasize linear / ribbon development. Open countryside to the east and west.

3. Describe topography and lanscape: Flat and very open field.

4. Describe layout, form, street pattern: Narrow rural road (part of old road to March?). Lightly used, access only.

5. Describe building types and features: Circa 1950's council housing to the south. 2000's detached and terraced

houses (smallish) to the north. Power line crosses site.

6. Describe site's boundaries:	Open to road. Open fields to rear - no clear demarcated boundary. Trees / vegetation at northern end. Hedgerow on west side of road.
7. Describe features / constraints:	Power line across site. Narrow road. Create elongated form to village in this location.
8. Describe views, sight lines or vistas:	Very open to the southeast. Despite hedgerow on west side of road likely to be very visible when travelling along / from B1101 March Road to the north.
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape:	Negative
9c. Historic features:	Neutral
9d. Justification:	Currently an important field gap which provides a successful 'end' to this part of the village. When combined with existing isolated row of dwellings along lane would considerably extend 'arm' of village into 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:	Would be visible from long distances and create extended linear arm into open countryside.
19c. Key considerations for policy:	Impact on open countryside Narrow width of road and lack of footpath - both expensive to provide - deliverable? Power line across site Extend ribbon development, and would be accentuated when combined with existing isolated row of dwellings Shape of village

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	Roughly one third of the site is in Flood Zone 3 and a quarter in Flood Zone 2. Development of the site would extend the built area of the village into the open countryside, resulting in adverse visual impact upon the landscape.

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:	Multiple zones (no majority in single zone) - see SFRA			N/a
3a.(ii) Site area in FZ1: 46.72%	3a.(iii) Site area in FZ2: 22.01%	3a.(iv) Site area in FZ3: 31.27%		
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): 1%		
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				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility			
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 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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
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:	Friday Bridge Community 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:	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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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:	Demolition of agricultural structures and agricultural use may be a source of contamination. Phase 1 desk study may be required to determine the extent of any contamination as a result of the aforementioned use.	
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: 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		

Potential impact to protected species (e.g. barn owl/ bats/ birds) as site

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

development would require tree felling and removal of farm buildings.
Developable however mitigation measures would be required.

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) more than 2km from site A

18a.(ii) CA intersects site:

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: Church of St Mark; THE CHEQUERS INN; CLOCK TOWER AND WAR MEMORIAL;
WATER TOWER AT APPROXIMATELY GRID REFERENCE 465 047; ROOKERY
FARMHOUSE

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 listed buildings in Friday Bridge

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 18/02/2020 12:00:00

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

1b. Describe accessibility of site: No footway on south (proposed site) side of road, but footpath on opposite side. Existing farm access - sufficient width to serve site.

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

2b. Describe neighbouring uses: Compatible to a degree. Converted barn to west of site access. Farm bungalow to the north on site frontage. Open fields to the west. Small field to

the east and reservoir and small field to the south.

3. Describe topography and lanscape: *Flat, with farm yard and associated buildings. Mature trees on site.*

4. Describe layout, form, street pattern: *On rural village road which is a main road into the village. Linear frontage development.*

5. Describe building types and features: *Modern barn and small buildings (caravan/ shed etc.) on site.*

6. Describe site's boundaries: *Mixture. Converted barn to the west, mature trees, ditches, wall (to the north).*

7. Describe features / constraints: *Stands of trees on site. Potential contamination?*

8. Describe views, sight lines or vistas: *Quite enclosed site - except for an areas to the west beyond field (and mature tree) boundary and drain.*

9a. Relationship to built form: *Neutral*

9b. Visual impact on wider landscape: *Somewhat negative*

9c. Historic features: *Somewhat negative*

9d. Justification: *The majority of site is reasonably enclosed but element to the west extends into to open countryside. May impact on occupiers of converted barn (immediately to the west) with an intensification of the access and the site and its setting.*

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: Depending on the extent of the site some development might be considered if retained within the area which is enclosed. This is especially the case to the west. But also potential impact on occupiers of converted barn and its setting. Also lack of direct footway to serve the site. Would create backland development not in keeping with village character at this point.

19c. Key considerations for policy:

- Provision of footway
- Retention of mature trees within site and on site boundaries
- Loss of biodiversity
- Impact on occupiers of converted barn and its setting
- Impact on character of area
- Potential for reduced site area
- Impact on open countryside
- Loss of employment buildings.

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

Less than half the site area is in Flood Zone 1. A significant portion of the site is in Flood Zone 2 and Flood Zone 3.

Development of the site is likely to be 'backland' development, incongruent with the character of the area, and would likely have adverse visual impacts on the landscape.

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:	77.84%	3a.(iii) Site area in FZ2:	20.73%	3a.(iv) Site area in FZ3: 1.43%
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): 1%
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/YR14/0384/F: Erection of a single-storey front extension to existing dwelling... (Grant) F/YR13/0802/F: Erection of a 2-storey 4-bed dwelling with integral single garage and 1.8 (max h... (Grant) F/YR11/0007/F: Conversion of existing dwelling to 2 x 3-bed and 1 x 4-bed dwellings involving e... (Grant) F/YR11/0011/LB: Conversion of existing dwelling to 2 x 3-bed and 1 x 4-bed dwellings involving e... (Grant) F/YR09/0491/LB: Conversion of existing dwelling to 3 x 3-bed dwellings involving erection of a 2... (Grant) F/YR13/0890/F: Erection of a 2-storey side extension to existing dwelling... (Grant) F/YR09/0490/F: Conversion of existing dwelling to 3 x 3-bed dwellings involving erection of a 2... (Grant) F/YR14/0920/NONMAT: Non-material amendment: use of loft space as additional living accommodation inv... (Approve) F/YR10/0910/NONMAT: Non-material amendment: Erection of a single-storey extension to south elevation... (Withdrawn) F/YR12/0896/NONMAT: Non-material amendment: Amendment to height and format of 2no windows on north a... (Approve) F/YR10/3122/COND: Details reserved by Conditions 03, 06, 07, 08, 09, 12, 13, 14 and 15 of planning... (Approve) F/YR11/0617/F: Erection of a 2-storey front extension and alteration of flat roof to mono pitch... (Grant) F/YR14/0179/F: Erection of a 2-storey 4-bed dwelling with integral single garage and 1.8 (max h... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility			
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:	March Road; Well End	
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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 0HG	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
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:	Friday Bridge Community 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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

Suitability uncertain/mixed effects

12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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 50m of potentially contaminated land D
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:	2406 (MADE GROUND)
14a.(viii) Sites for DI 50-100m:	651 (SMITHY)
14a.(ix) Sites for DI 100-250m:	652 (SMITHY)
14b. Env Health Officer comments:	Demolition of agricultural structures and agricultural use may be a source of contamination. Phase 1 desk study may be required to determine the extent of any contamination as a result of the aforementioned use.
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:	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) 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				
16e. Wildlife Officer comments:	Majority of site is developable, however farm buildings may support protected species so some mitigation likely to be required.				
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) more than 2km from site				A
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:					
18b.(i) Prox to Listed Building:	Asset(s) located on site / site intersects asset				E
18b.(ii) Listed Building on site:	ROOKERY FARMHOUSE				
18b.(iii) LB within 500m of site:	Church of St Mark; THE CHEQUERS INN; CLOCK TOWER AND WAR MEMORIAL; WATER TOWER AT APPROXIMATELY GRID REFERENCE 465 047				
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:	There is a listed building on this site. The impact of development on the listed building and its setting should be looked at further if this site is to be considered as being suitable for development.				
18g. Archaeology comments:	Grade II Listed Building 18th century Rookery Farm House (NHLE 1331973) on site. Curtilage issues. Non listed Dovecote associated (MCB14741). Roman pottery finds at southern boundary of site (MCB4796). Archaeological condition required.				

Site Visit

Date / Time of Site Visit: 18/02/2020 12:40:00

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

1b. Describe accessibility of site: Good access. Footway exists up to site entrance and beyond to the southwest. Existing access for the farm.

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

2b. Describe neighbouring uses: Whilst there are dwellings to the north there is also a substantial listed building to the northwest and it is very open to the south.

3. Describe topography and lanscape: Flat and open arable field - large drain to the south. A very open site to the east.

4. Describe layout, form, street pattern: Off rural road which is relatively lightly trafficked.

5. Describe building types and features: Bungalows adjacent along access way. Mixture of single and 2 storey dwellings in the area. Listed building is 3 storey. Remains of dovecote (listed?) on site as well as farm buildings.

6. Describe site's boundaries: Variety of fences on west, north and northeast boundaries. Open to the south - demarcated by large drain.

7. Describe features / constraints: Working tenanted farm with associated buildings in western part of site.

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: Would encroach into open countryside and extent of proposed development site would not be in keeping with the small scale and mainly linear form of development within the village. Adverse impact on the setting of the listed building. Significant amount of housing proposed in small village.

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: Due to its proximity to village centre and services would be quite well located but extent and form of site would adversely impact on the character of the area, the village, and open countryside.

19c. Key considerations for policy:
Proximity to services and village centre
Access through farmyard
Loss of rural business and buildings
Impact on open countryside
Impact on adjoining dwellings and character of the area and village
Extent of development in small village

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

Suitability uncertain/mixed effects

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

Whilst the majority of the site is located in Flood Zone 1 (78%), roughly one fifth of the site is in Flood Zone 2 (21%) and a very small area in Flood Zone 3 (1%). Reducing overall site capacity. Development could adversely impact on the open landscape and on the setting of the listed building located on site.

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:	99.75%	3a.(iii) Site area in FZ2:	0.25%	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):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	Maltmas Drove widening so suitable for two way movements. Footway and cycle connects need to be connected with site			
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:	Elm Public Footpath No. 14 commences from the south of the site. Potential to link into this footpath.			

Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)			B
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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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
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:	Friday Bridge Community 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:	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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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 on potentially contaminated land

E

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: 2051 (HOLE UNKNOWN); 2406 (MADE GROUND)

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: Site proposed on a historic gravel pit. Phase 1 desk study may be required to determine the extent of any contamination as a result of the aforementioned use.

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:** 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

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage**18a.(i) Prox to Conservation Area:** Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:**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:** ROOKERY FARMHOUSE**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 listed buildings in Friday Bridge**18g. Archaeology comments:**

Close to cropmarked sites showing drove systems and enclosures (e.g. MCBs 12514 175m to north, Roman settlement recorded 2080m to SSE (MCB4803) and settlement features with kiln (MCB4802) 450m to S. Other finds records are in proximity but an extensive cropmarked zone exists around and south of Maltmas Farm likely to be roddon based saltern sites. Archaeological condition required.

Site Visit**Date / Time of Site Visit:** 17/02/2020 16:00:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** Single carriageway, narrow rural lane. Quiet, access only. In open countryside some distance from village. PRow along southwest boundary. No footway.**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

2b. Describe neighbouring uses:	To north - dwelling. To east - hedgerow and then open fields. Site encroaches into open field beyond hedgerow.
3. Describe topography and lanscape:	Flat arable field but lower than road (0.5 - 1.0m).
4. Describe layout, form, street pattern:	Single track rural road - quiet and access only.
5. Describe building types and features:	No buildings on site. Power lines run north-south through centre of site / along eastern hedgerow - two branches towards the south.
6. Describe site's boundaries:	Open to lane. Small number of mature trees and hedgerow (and drain) to rear (east). Line of poplars on part of northern boundary.
7. Describe features / constraints:	Width of road, lack of footway. Power line across site. PRow on boundary.
8. Describe views, sight lines or vistas:	Open site with extensive open fields to the east beyond hedgerow.
9a. Relationship to built form:	Negative
9b. Visual impact on wider landscape:	Negative
9c. Historic features:	Neutral
9d. Justification:	Would be isolated within open countryside - have an adverse impact on character of countryside in this location.

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:	Effectively be in open countryside isolated from major built development of the settlement despite dwellings at either end.	
19c. Key considerations for policy:	Upgrading of road and provision of footway - vey expensive - deliverable? Distance from settlement Impact on open countryside Impact on character of the area Impact on PRow?	

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 distant from the main built area of the village. It extends into the open countryside and development would result in adverse visual impacts on the landscape and built form of the village.	

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):	1%	3b.(iii) 1 in 100yr event (area):	3%	3b.(iv) 1 in 1000yr event (area):	15%
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/YR19/0301/NONMAT: Non-material amendment to raise eaves and roof to level of existing dwelling rel... (Approve) F/YR14/0446/F: Erection of single-storey front and 2-storey side extension to existing dwelling... (Grant) F/YR18/0499/F: Erection of single-storey rear and first-floor side extensions and extension to ... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Back land plot. New access required with suitable geometry and visibility			
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:	March Road; The Stitch; Well End			

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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Friday Bridge Community 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:	Elm CofE Primary School	
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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 152 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 198 pupils 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 250m of potentially contaminated land	B
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:	651 (SMITHY)	
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: 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: 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:	TPO point within 15m of the site	C
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 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Church of St Mark; REDMOOR FARMHOUSE; THE CHEQUERS INN; CLOCK TOWER AND WAR MEMORIAL; WATER TOWER AT APPROXIMATELY GRID REFERENCE 465 047; ROOKERY FARMHOUSE	
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 listed buildings in Friday Bridge	
18g. Archaeology comments:	Small evaluation area to immediate south produced only tidal flat deposit profiles - ECB3086. Cropmarked site of an enclosure system in 400m to east (MCB11534) and possible enclosure system recorded north of The Stitch (MCB24427), approx. 300m to north. Archaeological condition required.	

Site Visit

Date / Time of Site Visit: 18/02/2020 13:00:00

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

1b. Describe accessibility of site: Accesses likely to be from Flint Drive and West Drive (adjacent to existing play area). Footways and access bell mouths already provided up to site boundary.

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

2b. Describe neighbouring uses: In the main. Dwellings (mainly modern) to the west, north and south (partly). Close proximity to listed church to the southwest. Adjacent to a sizeable play area.

Suitability uncertain/mixed effects

- 3. Describe topography and lanscape:** *Flat and open. West part of the site is enclosed on 3 sides, but the remainder is very open.*
- 4. Describe layout, form, street pattern:** *Varies. Cul-de-sac development exists to north and south. West side is linear frontage along the main village road (B1101).*
- 5. Describe building types and features:** *None on site. Mainly modern 2 storey dwellings.*
- 6. Describe site's boundaries:** *Domestic fences around dwellings. Hedge around play area. Very open otherwise.*
- 7. Describe features / constraints:** *Setting of listed church to the southwest.*
- 8. Describe views, sight lines or vistas:** *Very open to the south and east*
- 9a. Relationship to built form:** *Somewhat negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Somewhat negative*
- 9d. Justification:** *The large extent of the site means that this will extend significantly into open countryside - especially to the east. Potential impact on the setting of the listed church.*

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:	Site is adjacent to the built form of the village but large expanse means that there will be an adverse impact on the character of the area. Potential adverse impact on the setting of the listed church.	
19c. Key considerations for policy:	Proximity to village centre Availability of walking and cycling route to main services Proximity to existing play area Setting of listed church Impact on open countryside Extent of site	

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	The site is located adjacent to the built area of the village, has few constraints and is well-placed to access services located in the village. However, due to the large scale of the site relative to the size of the village, development has the potential to significantly change the character of the area, and settlement as a	

Suitability uncertain/mixed effects

whole. Development also has the potential to affect the setting of the listed building uncertainty regarding scale of development, impacts on local area and setting of listed building.

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:	89.74%	3a.(iii) Site area in FZ2:	10.26%	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	Medium Village			C
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:	Rural location/unsustainable/policy problems. 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 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 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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(v) Shops 15-20 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 OAP	
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:	Friday Bridge Community Primary School	
11d.(v) Primary schs 15-20 min walk:	Elm CofE Primary School	
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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 168 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 190 pupils 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:	No observations as at 26.10.20	
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: 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) more than 2km from site

A

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. There are some well preserved cropmark remains 350m to the south (MCB11534). Parcel is located on a narrow ridge of higher ground at Friday Bridge with the potential for prehistoric deposits

Site Visit

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

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

1b. Describe accessibility of site: Lack of footway to serve the site along a fast moving section of rural Rd.

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

2b. Describe neighbouring uses: Open countryside to the North, West, East and South East. 3/ 4 dwellings on Lane frontage on opposite side of Rd.

3. Describe topography and lanscape: Part of flat, arable field in very open countryside.

4. Describe layout, form, street pattern: Need and bank is a relatively busy rural Rd and bar drove quieter access Rd.

5. Describe building types and features: None on site. Detached mainly two Storey dwellings opposite.

6. Describe site's boundaries: Open on all sides

7. Describe features / constraints: Lack of footway / open countryside location.

8. Describe views, sight lines or vistas: Very visible from the East, West and North.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site relates poorly to the built form in this peripheral location of the village and would adversely impact on the wider landscape.

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 far removed from village services in an open countryside location which would relate poorly to the existing built form and have an adverse impact on the character of the area.

19c. Key considerations for policy: Relationship to built form
Impact on countryside
Sustainable access
Proximity to village 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 unsuitable.
- (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): 3

Recommendation

20a. Individual site score Potentially unsuitable

D

20b. Comments The site is far removed from village services in an open countryside location which would relate poorly to the existing built form and have an adverse impact on the character of the area. Vehicular access likely to be a constraint to development.

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):	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):				
7.(ii) Planning History Search	F/YR07/0186/F: Erection of single-storey side and rear extensions involving raising of the height of the ... (Refuse) F/YR07/1167/F: Erection of single-storey side and rear extensions involving raising of the height of the ... (Grant) F/0904/78/O: Erection of 6 dwellingsNeedham Bank Road Fridaybridge... (Refused) F/YR08/0844/F: Erection of single-storey rear extension, raising of the height of the roof and insertion ... (Grant)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Rural location/unsustainable/policy problems. 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 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:	Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 OHG	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
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:	Friday Bridge Community 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:	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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 168 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 190 pupils 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: No observations as at 26.10.20

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: 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: 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
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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) more than 2km from site	A
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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:	Church Of St Mark	
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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:	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There are some well preserved cropmark remains in the vicinity (MCB11534, MCB11533, MCB11532). Parcel is located on a narrow ridge of higher ground at Friday Bridge with the potential for prehistoric deposits	
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Site Visit

Date / Time of Site Visit:	26/10/2020 12:25:00
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1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footway exists all the way to the village centre. Would be conflict with vehicles along a relatively busy rural Rd.

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

2b. Describe neighbouring uses: There is frontage development to the South-west and also a dwelling to the

North East. To North West and South East is open countryside.

3. Describe topography and lanscape: Flat, extensive area of arable farmland.

4. Describe layout, form, street pattern: Needham bank is a main road into the village from the East which carries a fair amount of traffic. Frontage development predominates in vicinity.

5. Describe building types and features: None on site. Mix of single Storey and two Storey detached dwelling to in vicinity.

6. Describe site's boundaries: Open to the North West and South East. Garden fences/ hedges adjacent dwellings.

7. Describe features / constraints: Beyond 30 mile per hour speed limit.

8. Describe views, sight lines or vistas: A view of the Friday Bridge water tower [listed building] is visible when travelling SW towards the village.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification: The site would continue existing linear form of development out of village and impact on the open countryside. The setting of the water tower would be affected to some degree.

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 away from the main core village services without a full footpath link possible . It would extend the linear form of development, result in a loss of open countryside and views of the listed water tower to the detriment of the character of the area.

19c. Key considerations for policy: Impact on built form and countryside
Proximity and Accessibility of village services
Impact on listed water tower

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 unsuitable.
- (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): **3**

Recommendation

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

D

20b. Comments The site is located away from the main core village services without a full footpath link. It would extend the linear form of development, result in a loss of open countryside and views of the listed water tower to the detriment of the

character of the area. Vehicular access likely to be a constraint to development.
