


### Site Submissions

Draft Fenland Local Plan

#### Key

 Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	8%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR14/0838/O Site has outline planning permission.			
<b>7.(ii) Planning History Search</b>	F/YR11/0262/TRTPO: Fell 1no Walnut tree covered by TPO 09/1992... (Grant)   F/YR14/0838/O: Erection of 32no dwellings (max)... (Refuse)   F/YR18/0322/F: Erection of a single storey 2-bed dwelling... (Grant)   F/YR10/0017/NONMAT: Non-material amendment - relocation of disabled access ramp and parking area rel... (Refuse)   F/YR15/0670/F: Erection of a single storey 2-bed dwelling... (Refuse)   F/YR20/3003/COND: Details reserved by conditions 2, 3 and 4 of planning permission F/YR18/0322/F (... (Approve)   F/YR20/0022/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve)   F/YR14/0895/F: Erection of 2 x 3-bed 2-storey dwellings involving demolition of existing dwelli... (Grant)			

## Transport

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

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Station Road; Park Road; Wisbech Road	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Manea Surgery	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	One Stop, 1 Park Road Manea March PE15 0LL	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Manea Community Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk:</b>		
<b>12a.(i) Primary school catchment</b>	Manea Community Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>No spare places but room for expansion</b>	<b>D</b>
<b>12b. Pri school capacity comments:</b>	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	

13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## 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:	739 (SMITHY)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   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:	Yes	16c.(iii) Grassland Buffer: Yes	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 intersects Goose + Swan IRZ	E	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside		

existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

#### 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) 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: PARISH CHURCH OF ST NICHOLAS

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

18d.(ii) Reg P+G intersects site:

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

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

18e.(ii) HAR intersects site:

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

#### 18f. Conservation Officer comments:

#### 18g. Archaeology comments:

### Site Visit

*Date / Time of Site Visit:* 03/03/2020 13:25:00

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

**1b. Describe accessibility of site:** Close to village centre  
Footpath could be provided - now just on opposite side of road.  
Access possible.

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

**2b. Describe neighbouring uses:** Dwellings to west, north and south and garden land to the east.

**3. Describe topography and lanscape:** *Flat, bit overgrown scrub. Some mature / semi mature trees, especially on boundary.*

**4. Describe layout, form, street pattern:** *On cul-de-sac access road from main village road.*

**5. Describe building types and features:** *2 storey modern development to the west.*

**6. Describe site's boundaries:** *Mixture of fences and hedges.*

**7. Describe features / constraints:** *None obvious.*

**8. Describe views, sight lines or vistas:** *Enclosed site within core of village.*

**9a. Relationship to built form:** *Positive*

**9b. Visual impact on wider landscape:** *Positive*

**9c. Historic features:** *Neutral*

**9d. Justification:** *The site is surrounded by dwellings and their gardens.  
Would contribute positively to the streetscape.*

**19a. Character + Place Score:** **Development of site will likely enhance local character and/or sense of place significantly**

A

**19b. Justification:** The site is in the centre of the village and very well related to existing services and can be easily accessed by foot / cycle.  
A sensitive design should ensure it relates well to surrounding development.

**19c. Key considerations for policy:** Proximity to services  
Extant planning permission  
Impact on streetscene

## Local Preference

**(i) Does Parish Council support site?:** **Yes**

**(ii) Reasons for support / object:** The site is within our preferred boundary.

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

## Recommendation

**20a. Individual site score** **Likely suitable**

A

**20b. Comments** The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	97.01%	<b>3a.(iii) Site area in FZ2:</b>	1.14%	<b>3a.(iv) Site area in FZ3:</b>	1.85%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR16/0107/O			
Site has outline permission.				
Site cleared. Conditions approved -F/YR19/3029/COND. Prospective purchaser. Assume deliverable within 5 years.				
<b>7.(ii) Planning History Search</b>	F/YR19/3029/COND: Details reserved by conditions 4 & 10 of planning permission F/YR16/0107/O (Erec... (Approve)   F/YR16/0107/O: Erection of 29 dwellings involving demolition of existing buildings (Outline wit... (Grant)   F/YR10/0129/O: Erection of 2 detached houses with garages... (Grant)   F/YR13/0062/EXTIME: Erection of 2 detached houses with garages (renewal of Planning Permission F/YR1... (Grant)   F/YR18/0171/DE1: Demolition of former grain store buildings... (Further Details Not Required)   F/YR15/0534/RM: Reserved matters application relating to the detailed matters of access, appeara... (Approve)   F/YR11/0336/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant)   F/YR19/0970/O: Erect up to 3 x dwellings (outline application with matters committed in respect... (Grant)   F/YR18/3001/COND: Details reserved by conditions 1 and 2 of planning permission F/YR15/0534/RM (Re... (Approve)   F/YR10/0253/F: Erection of a detached double garage with store above involving demolition of ex... (Grant)   F/YR19/0699/O: Erect up to 4no dwellings (outline application with matters committed in respect... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>				
<b>8b. Transport team comments:</b>				
<b>9a. Strategic Road Net. impacts:</b>				

## 9b. Highways England comments:

## 10a. PROW Opportunities:

10b. PROW Team comments: N/A

## Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (< 400m) A

11a.(ii) Bus stops / rail in 5 min walk: Fallow Corner Road; Glebe Close

11b.(i) Prox to medical services: Less than 15 min walk (< 1,200m) C

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk: Manea Surgery

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: One Stop, 1 Park Road Manea March PE15 0LL

11c.(v) Shops 15-20 min walk:

11d.(i) Prox to primary school: Less than 20 min walk (< 1,600m) D

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk:

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk: Manea Community 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: Manea Community Primary School



<b>12a.(ii) Primary school capacity:</b>	<b>No spare places but room for expansion</b>	<b>D</b>
<b>12b. Pri school capacity comments:</b>	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	F/YR16/0107/O - Desk study submitted and phase 2 submitted with remediation suggested. CL conditions discharged F/YR19/3029/COND.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b>	<b>C</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>		
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	
<b>16c.(i) Highest quality habitats:</b>		

16c.(ii) Existing Grassland:	Yes	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:	No

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

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:

## Site Visit

Date / Time of Site Visit: 03/03/2020 12:45:00

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

<b>1b. Describe accessibility of site:</b>	<i>Between 2 dwellings. Utilises existing access. No footway to east of west. Extant planning permission.</i>
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	<b>Yes</b>
<b>2b. Describe neighbouring uses:</b>	<i>Dwellings to the north, west and south. Haulage yard (with planning permission)</i>
<b>3. Describe topography and lanscape:</b>	<i>Raised land above road, flat, site cleared of mill buildings.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Rural village lane on outskirts.</i>
<b>5. Describe building types and features:</b>	<i>Detached dwellings - mix of 2 storey and bungalows.</i>
<b>6. Describe site's boundaries:</b>	<i>Mix of fences and hedges.</i>
<b>7. Describe features / constraints:</b>	<i>Contamination possible on site due to previous use.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Generally enclosed site.</i>
<b>9a. Relationship to built form:</b>	<i>Somewhat positive</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Somewhat positive</i>
<b>9c. Historic features:</b>	<i>Neutral</i>
<b>9d. Justification:</b>	<i>The site is well related to existing built form although there are paddock areas to the east, before open countryside. Would have limited impact on landscape / streetscape due to its rear location.</i>
<b>19a. Character + Place Score:</b>	<b>Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).</b>
<b>19b. Justification:</b>	Site is surrounded by dwellings and associated land and will not adversely impact on the streetscape / landscape. However it is some distance from key services on the outskirts of the village, but within village's built form.
<b>19c. Key considerations for policy:</b>	Extant planning permission Lack of footway Distance from key services.

**B**

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>Yes</b>
<b>(ii) Reasons for support / object:</b>	The site is within our preferred boundary, however, the current application does not include any community benefit.
<b>(iii) Parish Council site ranking (0-10):</b>	<b>7</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Likely suitable</b>
<b>20b. Comments</b>	The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

**A**

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)				<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site				<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village				<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR19/0172/RM				
Site has planning permission.					
<b>7.(ii) Planning History Search</b>	<p>F/YR16/0515/O: Erection of 15 dwellings (Outline application with matters committed in respect ... (Refuse)   F/YR14/3096/COND: Details reserved by conditions 3, 4, 5 and 8 of appeal decision APP/DO515/A/13/2... (Approve)   F/YR10/0909/NONMAT: Non-material amendment - Installation of solar panels to east and south elevatio... (Approve)   F/YR15/3060/COND: Details reserved by Conditions, 2, 3 and 4 of Planning Permission F/YR14/1006/F ... (Approve)   F/YR17/0044/NONMAT: Non-material amendment: Plot 4 only - alterations to swap approved upvc fascia d... (Approve)   F/YR20/3024/COND: Details relating to condition 05 (Fire Hydrants) of planning permission F/YR19/0... (Approve)   F/YR09/0775/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/YR15/1099/TRTPO: Works to 1no Sycamore covered by TPO 03/1988 and 1no Beech (not covered by TPO o... (Grant)   F/YR12/0167/F: Erection of 4 x 2-storey 3-bed houses with attached garages... (Refuse)   F/YR16/0388/NONMAT: Non-material amendment: Change of roof tile to Redland Fenland Pantile in Slate ... (Approve)   F/YR17/1205/F: Erection of a 2-storey side extension to form a 2-bed annexe ancillary to the ex... (Refuse)   F/YR19/0629/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve)   F/YR14/1006/F: Erection of a 2-storey 3/4-bed dwelling with integral garage... (Grant)   F/YR15/0036/F: Erection of a pavilion with function room and the demolition of existing pavilio... (Grant)   F/YR10/3076/COND: Details reserved by Condition 09 of planning permission F/YR04/3920/F - Plot 6 ... (Approve)   F/YR19/3005/COND: Details reserved by conditions 4 and 5 of planning permission F/YR17/0875/O (Ere... (Approve)   F/YR15/1048/NONMAT: Non-material amendment: Change of brick type to Hoskins Flemish Antique; amendme... (Approve)   F/YR11/0075/F: Erection of pavilion and function room including demolition of existing pavilion... (Grant)   F/YR16/3108/COND: Details reserved by conditions 2 of appeal decision APP/DO515/A/13/2193890 relat... (Approve)   F/YR19/0172/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve)   F/YR11/0829/F: Erection of 5 x 2-storey, 3-bed houses with attached garages... (Withdrawn)  </p>				

F/YR17/0875/O: Erection of up to 15 dwellings (outline application with matters committed in re... (Grant) |

F/YR18/0767/VOC: Variation of condition 11 to enable amendment to approved plans of planning perm... (Grant)

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

## Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (&lt; 400m)

A

11a.(ii) Bus stops / rail in 5 min walk: Station Road; Park Road

11b.(i) Prox to medical services: Less than 5 min walk (&lt; 400m)

A

11b.(ii) Medical srvs in 5 min walk: Manea Surgery

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 (&lt; 400m)

A

11c.(ii) Shops within 5 min walk: One Stop, 1 Park Road Manea March PE15 0LL

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 (&lt; 400m)

A

11d.(ii) Primary schs in 5 min walk: Manea 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 (&gt;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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## 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 2	D
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   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: Yes    16c.(iii) Grassland Buffer: Yes    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: Yes

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

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) 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:

PARISH CHURCH OF ST NICHOLAS

18c.(i) Prox to Scheduled Monument:

Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

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

18e.(i) Prox to Heritage at Risk:

Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 03/03/2020 11:40:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. Describe site's boundaries:*

*7. Describe features / constraints:*

*8. Describe views, sight lines or vistas:*

*9a. Relationship to built form:*

*9b. Visual impact on wider landscape:*

*9c. Historic features:*

*9d. Justification:*

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: The site is within our preferred boundary.

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

## Recommendation

20a. Individual site score **Likely suitable**

**A**

20b. Comments The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit and Cambs County Council data confirms site is under construction.



## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	100%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

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

11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
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:	Manea 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years.	

The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</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:	738 (SMITHY)	
14b. Env Health Officer comments:	Demolition of existing structures may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	<b>E</b>
15b. ALC percentage site area	GRADE 1: 99.72%   Grade 2: 0.28%   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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	<b>B</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km	Bedlam Hill Pit		
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 intersects Goose + Swan IRZ	<b>E</b>	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.		

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 1.01km – 2km of site

B

**18b.(ii) Listed Building on site:****18b.(iii) LB within 500m of site:****18c.(i) Prox to Scheduled Monument:** Asset(s) more than 2km from site

A

**18c.(ii) Sched Mnmt intersects site:****18c.(iii) Sched Mnmt within 500m:****18c.(iv) Sched Mnmt 500m-1km:****18c.(v) Sched Mnmt 1-2km:****18d.(i) Prox to Reg Parks+Gardens:** Asset(s) more than 2km from site

A

**18d.(ii) Reg P+G intersects site:****18d.(iii) Reg PG within 500m:****18e.(i) Prox to Heritage at Risk:** Asset(s) more than 2km from site

A

**18e.(ii) HAR intersects site:****18e.(iii) HAR within 500m of site:****18f. Conservation Officer comments:****18g. Archaeology comments:**

0 Late Post-Medieval to modern heritage assets (windmills mainly, e.g. MCBs7289, 9818, ) are recorded in the vicinity. Prehistoric stone tools at distance e.g. Mesolithic finds at Bedlam Hill (MCB7270). A Mesolithic mace head (MCB7271) is located west of site on Station Rd. However, recent evaluations at Fodder Fen Road, Bungalow Station Farm (SHELAA 40178) produced no archaeological evidence (ECB6045) and the same was true at Land off Teachers Close, Manea, 2014 (ECB4104. No comment no requirement.

**Site Visit****Date / Time of Site Visit:** 03/03/2020 10:45:00**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes**1b. Describe accessibility of site:** To side of dwelling.  
Boundary wall and trees would need removing**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

<b>2b. Describe neighbouring uses:</b>	<i>Dwelling to west. Business to north? Open fields to east and south.</i>
<b>3. Describe topography and lanscape:</b>	<i>Flat, series of small paddock type fields within site. Open fields beyond.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Linear road through village.</i>
<b>5. Describe building types and features:</b>	<i>Detached 2 storey dwellings in vicinity. Range of sheds . Outbuildings on site near road.</i>
<b>6. Describe site's boundaries:</b>	<i>Drainage ditches, wall and fence near dwellings. Sporadic hedges.</i>
<b>7. Describe features / constraints:</b>	<i>Access and removal of outbuildings, trees. Loss of biodiversity value.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Very open to east, north and south.</i>
<b>9a. Relationship to built form:</b>	<i>Somewhat negative</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Somewhat negative</i>
<b>9c. Historic features:</b>	<i>Neutral</i>
<b>9d. Justification:</b>	<i>Would not be in keeping with linear form of development along main road and would intrude into the countryside with an adverse impact on its 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:** Land to rear is mainly one of countryside. Village character would be significantly eroded by encroachment into it.  
Reasonably well located in terms of distance from station and centre of village.  
Access potentially problematic?  
Backlund development.

**19c. Key considerations for policy:** Distance from services  
Impact on countryside  
Access  
Impact on neighbours

## Local Preference

**(i) Does Parish Council support site?:** **Yes**

**(ii) Reasons for support / object:** The site is within our preferred boundary.

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

## Recommendation

**20a. Individual site score** **Likely unsuitable** E

**20b. Comments** The proposal is incompatible with national planning policies for managing flood ris, 100% of the site is located within Flood Zone 3..In addition would adversely impact on the countryside landscape, and result in harm to the linear built form

of neighbouring development.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b> 0%	<b>3a.(iii) Site area in FZ2:</b> 0.18%	<b>3a.(iv) Site area in FZ3:</b> 99.82%		
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 0%	<b>3b.(iii) 1 in 100yr event (area):</b> 1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 14%		
<b>3c.(i) Intersects Historic Flood Map:</b> No	<b>3c.(ii) Area intersected by Historic Flood Map:</b> 0%			
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b> No				
<b>4.(iii) Intersects gas pipe buffer:</b> No	<b>4.(iv) Overhead line on site:</b> No	<b>4. (v) Pylon/tower on site:</b> No		
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/0723/O: Erection of 4 dwellings involving demolition of existing dwelling (Outline appli... (Refuse)   F/YR18/0148/F: Erection of single-storey extensions to front and rear of existing dwelling... (Grant)   F/YR20/0090/F: Formation of a vehicular access and dropped kerb to existing dwelling... (Grant)   F/YR16/0695/F: Erection of a conservatory to side of existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required. TA required and traffic impact considered			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Wisbech Road	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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)	<b>C</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Manea 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)	<b>E</b>
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)	<b>E</b>
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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	<b>D</b>
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>



**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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: 86.64% | Grade 2: 13.36% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 1.01km – 2km of site

B

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

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

Bedlam Hill Pit

**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 intersects Goose + Swan IRZ

E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural

buildings/structures.

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 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:**

0 Late Post-Medieval to modern heritage assets (windmills mainly, e.g. MCBs7289, 9818, ) are recorded in the vicinity. Prehistoric stone tools at distance e.g. Mesolithic finds at Bedlam Hill (MCB7270). A Mesolithic mace head (MCB7271) is located west of site on Station Rd. However, recent evaluations at Fodder Fen Road, Bungalow Station Farm (SHELAA 40178) produced no archaeological evidence (ECB6045) and the same was true at Land off Teachers Close, Manea, 2014 (ECB4104. No comment no requirement.

**Site Visit****Date / Time of Site Visit:**

03/03/2020 10:55:00

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

Via existing (unmade) access point running alongside drain

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

2b. Describe neighbouring uses: Dwellings to east and south (part)  
Open fields to east and south (part)

3. Describe topography and lanscape: Flat, arable fields

4. Describe layout, form, street pattern: Rural road through village

5. Describe building types and features: Bungalows in vicinity of access

6. Describe site's boundaries: Hedges and fences near dwellings  
Otherwise open

7. Describe features / constraints: Width of access a potential constraint to providing footway  
Proximity to drain

8. Describe views, sight lines or vistas: Very open to the east, north and south.  
Visible from roadway.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Would encroach significantly into open countryside and alter the shape of the village.  
Development would have an adverse impact on the landscape.

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: Whilst adjacent to the existing built form the extent of the site (+100) would mean that village services would be stretched.  
Not in keeping with village character.

19c. Key considerations for policy: Impact on countryside  
Access width near drain  
Distance from village centre  
Extent of development in village location

## Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: The site is not within our preferred boundary.

(iii) Parish Council site ranking (0-10): 2

## Recommendation

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

E

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. .Access appears constrained due to its width and proximity to drain.Development will adversely impact on open countryside landscape.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	100%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR12/0936/F			
	F/YR12/0936/F refused on dev in open countryside and flood risk sequential- both of which can be addressed.			
<b>7.(ii) Planning History Search</b>				
	F/YR12/0936/F: Erection of 10 x 2-storey dwellings comprising of: 7 x 3-bed dwellings with asso... (Refuse)			
	F/YR14/0113/F: Erection of 3no dwellings comprising of 1 x 2-storey 4-bed with detached double ... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Manea Rail Station	
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:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
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 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Manea Community 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site located more than 250m from potentially contaminated land

A

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:** F/YR12/0936/F - Contaminated land conditions attached. Site borders existing railway which may be a source of contamination

**15a. Agricultural Land Classification:** 50% or more is Grade 2

D

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 501m – 1km of site

C

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

Bedlam Hill Pit

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

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** No

**16c.(i) Highest quality habitats:**

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

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

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

**16d.(i) Goose and Swan IRZ** Site intersects Goose + Swan IRZ

E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural

habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

Site is developable, however protected species mitigation measures will be required e.g. Badger known to be present, plus boundary hedgerows and trees should be retained.

**16e. Wildlife Officer comments:**

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

## Heritage

<b>18a.(i) Prox to Conservation Area:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
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**18a.(ii) CA intersects site:**

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

<b>18b.(i) Prox to Listed Building:</b>	<b>Asset(s) within 1.01km – 2km of site</b>	<b>B</b>
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**18b.(ii) Listed Building on site:**

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

<b>18c.(i) Prox to Scheduled Monument:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
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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:**

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

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

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

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

**18f. Conservation Officer comments:**

<b>18g. Archaeology comments:</b>	0 Late Post-Medieval to modern heritage assets (windmills mainly, e.g. MCBs7289, 9818, ) are recorded in the vicinity. Prehistoric stone tools at distance e.g. Mesolithic finds at Bedlam Hill (MCB7270). A Mesolithic mace head (MCB7271) is located west of site on Station Rd. However, recent evaluations at Fodder Fen Road, Bungalow Station Farm (SHELAA 40178) produced no archaeological evidence (ECB6045) and the same was true at Land off Teachers Close, Manea, 2014 (ECB4104. No comment no requirement.
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## Site Visit

**Date / Time of Site Visit:** 03/03/2020 10:15:00

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

<b>1b. Describe accessibility of site:</b>	No footway to site	
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	No	
<b>2b. Describe neighbouring uses:</b>	Footway to west. Farm to north. Detached dwellings on opposite side of road to east.	
<b>3. Describe topography and lanscape:</b>	Flat, enclosed paddock-type field.	
<b>4. Describe layout, form, street pattern:</b>	Rural road near Manea station	
<b>5. Describe building types and features:</b>	None on site. Detached dwellings (modern) to west. Detached - 1900s to east.	
<b>6. Describe site's boundaries:</b>	Fences and hedgerows with some mature and semi-mature trees.	
<b>7. Describe features / constraints:</b>	Power line crosses site	
<b>8. Describe views, sight lines or vistas:</b>	Enclosed site - not very visible from longer distances.	
<b>9a. Relationship to built form:</b>	Negative	
<b>9b. Visual impact on wider landscape:</b>	Negative	
<b>9c. Historic features:</b>	Neutral	
<b>9d. Justification:</b>	Use of the land for dwellings would relate very poorly to the existing built form of the village and adversely impact the countryside character.	
<b>19a. Character + Place Score:</b>	<b>Development of site is likely to result in adverse harm to local character and/or sense of place.</b>	<b>E</b>
<b>19b. Justification:</b>	Use of land for station car park might be appropriate if sufficient landscaping and foot / cycle access is provided. However dwellings would not be in keeping with the character of the area and adversely impact on the countryside.	
<b>19c. Key considerations for policy:</b>	Station car park proposals Distance form main village services Safe access Impact on countryside	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	No
<b>(ii) Reasons for support / object:</b>	The site should be reserved for possible station activity increase.
<b>(iii) Parish Council site ranking (0-10):</b>	1

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b>	<b>E</b>
<b>20b. Comments</b>	The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3..Potential adverse impacts on ecology.Distant from village services - remote and isolated.	



## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR09/0811/F: Erection of a first-floor extension to front of existing dwelling... (Grant)   F/YR12/0355/F: Formation of pitched roof over existing flat roof to front elevation and alterat... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PRoWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Potential to connect to Manea Public Footpath No. 8 which runs along the north-eastern boundary			

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Station Road; Park Road; Wisbech Road			

11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
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:	Manea 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years.	

The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	<b>D</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:	739 (SMITHY); 740 (CLAY PIT)	
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 2	<b>D</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	<b>B</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km	Bedlam Hill Pit		
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	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: Yes	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ	<b>E</b>	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.		

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:** PARISH CHURCH OF ST NICHOLAS**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:**

Bronze Age flint scatters and prehistoric to Roman stray finds on the southern skirtland of former Manea 'fen island' indicates likelihood of archaeological evidence in this location (e.g. MCBs 7134-7137), 270m to south . Archaeological investigation recommended by condition.

**Site Visit****Date / Time of Site Visit:** 03/03/2020 11:15:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** Very narrow access - no footway  
Would pass existing dwellings.**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** Paddock areas to north and south.  
Wider countryside to the east.

**3. Describe topography and lanscape:** Flat, paddock areas used for keeping horses.

**4. Describe layout, form, street pattern:** Mainly linear development in village - also small-cul-de-sacs with existing dwellings and access.

**5. Describe building types and features:** Modern dwellings - mainly 2 storey in vicinity

**6. Describe site's boundaries:** Post and rail fences.  
Hedgerows to east.

**7. Describe features / constraints:** Access very narrow  
PROW to the east.

**8. Describe views, sight lines or vistas:** Open to the south east.  
Very visible from surrounding houses.

**9a. Relationship to built form:** Negative

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

**9c. Historic features:** Neutral

**9d. Justification:** The narrow elongated site would result in development that would adversely impact shape of the village.  
Would be visible especially from north and east from PROW.

**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 not be in keeping with the morphology of the village and adversely impact the open countryside.  
Access is very narrow - potentially problematic.

**19c. Key considerations for policy:** Impact on countryside  
Form and shape of development  
Distance from services  
Access

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** The site is within our preferred boundary.

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

## Recommendation

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

D

**20b. Comments** Development would not be in keeping with the morphology of the village and would adversely impact the open countryside. Access is very narrow.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b>	6.89%	<b>3a.(iii) Site area in FZ2:</b>	1.76%	<b>3a.(iv) Site area in FZ3:</b> 91.35%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 29%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR12/0827/F: Erection of a 2-storey rear extension with balconies to side and rear, single-st... (Grant)  </p> <p>F/YR14/0919/F: Siting of a 2-bed mobile home to form annexe ancillary to the main dwelling... (Withdrawn)  </p> <p>F/YR15/0904/F: Siting of a 2-bed mobile home to form annexe ancillary to the main dwelling... (Refuse)</p>			

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connection required along Straight Road/FCD. Third party land problems. TA required and traffic impact considered			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Manea Public Footpath No. 6 is located to the west and Manea Public Bridleway No. 14 is located to the south of the site. Potential to connect to both.			

**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:	Glebe Close	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Manea 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	

13a.(i) Secondary school catchment Cromwell Community College

13a.(ii) Secondary school capacity: Spare capacity in every year

A

13b. Sec school capacity comments: Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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 3

C

15b. ALC percentage site area GRADE 1: 18.63% | Grade 2: 0% | Grade 3: 81.37% | 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) Exstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside



existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

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:** PARISH CHURCH OF ST NICHOLAS

**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:**

Bronze Age Flint scatter in field 180m to west of site (MCB7149 and further prehistoric remains NE along Straight Road and at Papworth Pit (MCBs7132, 7277, 7278, 7279, 7276). Potential burial site present 400m to NE as amber and glass beads found in 1838 with a skeleton (MCB7139). Archaeological investigation recommended by condition.

## Site Visit

**Date / Time of Site Visit:** 03/03/2020 12:55:00

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

**1b. Describe accessibility of site:** No footway

**Likely unsuitable****2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** Generally open countryside.  
Agricultural repair depot to the west.**3. Describe topography and lanscape:** Flat - below road level and very open.**4. Describe layout, form, street pattern:** Rural roads on outskirts of village.**5. Describe building types and features:** Sporadic buildings / dwellings in vicinity**6. Describe site's boundaries:** Hedgerow with mature trees to west.  
Some fencing to west, drains and open.**7. Describe features / constraints:** Power line across site.**8. Describe views, sight lines or vistas:** Very open - see new development to north along Westfield Road (south side)**9a. Relationship to built form:** Negative**9b. Visual impact on wider landscape:** Negative**9c. Historic features:** Neutral**9d. Justification:** Poorly relate to main built form of development in a very open countryside 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:** Development would not be in keeping with built form and character of village and have an adverse impact on the openness of the countryside.  
Extent of site and houses proposed (110) would not be in keeping with its village location.  
Long distance from key services.**19c. Key considerations for policy:** Impact on countryside  
Distance from key services  
Extent of site  
Amount of development

## Local Preference

**(i) Does Parish Council support site?:** Yes**(ii) Reasons for support / object:** The site is within our preferred boundary.**(iii) Parish Council site ranking (0-10):** 10

## Recommendation

**20a. Individual site score** Likely unsuitable **E****20b. Comments** The proposal is incompatible with national planning policies for managing flood risk. Safe, suitable access may be difficult to achieve. Site is remote from main part of village, distant from village services - development may adversely impact on the village's character, and lead to visual harm to the open landscape.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b>	23.44%	<b>3a.(iii) Site area in FZ2:</b>	7.75%	<b>3a.(iv) Site area in FZ3:</b> 68.8%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR17/1155/O			
	F/YR17/1155/O   Erection of up to 2no. dwellings (outline application with all matters reserved)- refused- dev outside built form contrary to LP12			
<b>7.(ii) Planning History Search</b>	F/YR17/0506/F: Erection of a 2-storey 4-bed dwelling with detached garage (resubmission of F/YR... (Grant)   F/YR12/0628/NONMAT: Non-material amendment: relocation of chimney, alterations to size, design and l... (Approve)   F/YR16/0385/F: Erection of an agricultural storage building, new access and swale... (Grant)   F/YR12/3103/COND: Details reserved by Conditions 03 and 06 of planning permission F/YR11/0522/F (E... (Approve)   F/YR14/0901/F: Erection of a 2-storey 4-bed detached dwelling with integral garage... (Grant)   F/YR16/3078/COND: Details reserved by condition 4 of planning permission F/YR16/0385/F (Erection o... (Approve)   F/YR17/1155/O: Erection of up to 2no. dwellings (outline application with all matters reserved)... (Refuse)   F/YR14/0267/F: Erection of a 2-storey 4-bed dwelling with detached garage/log store and siting ... (Grant)   F/YR19/0566/F: Erect 1 dwelling (2-storey 4-bed) including an office and a detached double gara... (Refuse)   F/YR12/0920/NONMAT: Non-material amendment: Plot 4 only - amendment to roof tile, brick type and tim... (Approve)   F/YR11/0522/F: Erection of 4no 2-storey 4-bed dwellings with garages... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<b>9a. Strategic Road Net. impacts:</b>				

## 9b. Highways England comments:

10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary	D
10b. PROW Team comments:	Wimblington Public Footpath No. 6 is located to the west of the site boundary	

## 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:	Fallow Corner Road; Glebe Close	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Manea Community 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	Manea Community Primary School	

12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## 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 3	C
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 33.78%   Grade 3: 66.22%   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:	Yes	16c.(iii) Grassland Buffer: Yes
		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 intersects Goose + Swan IRZ** E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

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 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:

## Site Visit

*Date / Time of Site Visit:* 17/06/2020 12:15:00

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

<b>1b. Describe accessibility of site:</b>	Footway on north side of main through road - would be extended Narrow PROW to the west.
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	No
<b>2b. Describe neighbouring uses:</b>	Commercial firm to the west - potential amenity conflicts - also PROW. Dwellings to east on main road - would effectively be backland development. Mainly open to the north-east.
<b>3. Describe topography and lanscape:</b>	Flat, triangular shaped, enclosed site.
<b>4. Describe layout, form, street pattern:</b>	Linear form of dwellings along main access road into the village from Chatteris, A142, etc.
<b>5. Describe building types and features:</b>	2 storey modern development to the east and large commercial sheds (2 storey?) to the west.
<b>6. Describe site's boundaries:</b>	Post and wire fence along PROW to the west. Garden fences and the east. Hedgerow to the north.
<b>7. Describe features / constraints:</b>	PROW along west boundary.
<b>8. Describe views, sight lines or vistas:</b>	Generally an enclosed site.
<b>9a. Relationship to built form:</b>	Somewhat negative
<b>9b. Visual impact on wider landscape:</b>	Negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	Whilst adjacent to village built form it would be out of keeping with linear development along road field contributing to countryside character and this would be lost.

**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:** Narrowish access could be problematic in terms of width and impact on neighbours.  
Effectively result in backland development out of keeping with character of the area and impact on the countryside.

**19c. Key considerations for policy:** Distance from services  
Impact on countryside  
Access  
Relationship to built form

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** The site is within our preferred boundary.

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

## Recommendation

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

E

**20b. Comments**

The proposal is incompatible with national planning policies for managing flood risk. Site is 'backland development' and has a poor relationship to the built form. Site is remote from village services and facilities. Development would adversely impact open countryside.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	100%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	24%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR10/3071/COND: Details reserved by condition 3 of planning permission F/YR10/0238/F (Erection o... (Approve)   F/YR15/0126/CERTP: Certificate of Lawful Use (Proposed): Erection of a detached timber cabin buildi... (Issue Certificate)   F/YR10/0734/F: Siting of a mobile home and change of use of existing mobile home to staff mess ... (Grant)   F/YR10/0238/F: Erection of an extension to side of existing agricultural building and erection ... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 10 min walk (< 800m)			<b>B</b>
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11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
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:	Manea 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	Manea Commmunity Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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:** 738 (SMITHY)

**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:** Current use as a pig farm. Phase 1 contaminated land study may be required to determine extent of contamination from agricultural 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 within 501m – 1km of site

C

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

Bedlam Hill Pit

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

Bedlam Hill Pit

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** Yes **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:** No

**16d.(i) Goose and Swan IRZ** Site intersects Goose + Swan IRZ

E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside

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.

existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

No wildlife concerns, other than farm buildings may have protected species, so mitigation may 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 1.01km – 2km of site B

**18b.(ii) Listed Building on site:**

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

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

**18c.(ii) Sched Mnmt intersects site:**

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

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

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

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

**18d.(ii) Reg P+G intersects site:**

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

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

**18e.(ii) HAR intersects site:**

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

**18f. Conservation Officer comments:**

**18g. Archaeology comments:** 0 Late Post-Medieval to modern heritage assets (windmills mainly, e.g. MCBs7289, 9818, ) are recorded in the vicinity. Prehistoric stone tools at distance e.g. Mesolithic finds at Bedlam Hill (MCB7270). A Mesolithic mace head (MCB7271) is located west of site on Station Rd. However, recent evaluations at Fodder Fen Road, Bungalow Station Farm (SHELAA 40178) produced no archaeological evidence (ECB6045) and the same was true at Land off Teachers Close, Manea, 2014 (ECB4104. No comment no requirement.

## Site Visit

**Date / Time of Site Visit:** 03/03/2020 10:30:00

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

<b>1b. Describe accessibility of site:</b>	Narrow footpaths on both sides of road. Farm access exists.	
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes	
<b>2b. Describe neighbouring uses:</b>	Dwellings to south and north. Business opposite. Open countryside to the east and north.	
<b>3. Describe topography and lanscape:</b>	Flat, farm buildings and fields.	
<b>4. Describe layout, form, street pattern:</b>	Linear village road	
<b>5. Describe building types and features:</b>	2 storey dwellings in the vicinity. Range of modern and older farm buildings.	
<b>6. Describe site's boundaries:</b>	Mixture of fences, hedges and openness.	
<b>7. Describe features / constraints:</b>	Contamination from farm?	
<b>8. Describe views, sight lines or vistas:</b>	Very open to the east and north - visible from railway.	
<b>9a. Relationship to built form:</b>	Somewhat negative	
<b>9b. Visual impact on wider landscape:</b>	Negative	
<b>9c. Historic features:</b>	Neutral	
<b>9d. Justification:</b>	Whilst part of the site (front) would relate acceptably to built form, development of fields to the rear would not be in keeping with built form and adversely impact wider landscape.	
<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b>	<b>D</b>
<b>19b. Justification:</b>	Site is on the outskirts of the village and due to its extent and dwellings proposed it would relate poorly to the village and adversely impact open countryside. It is some distance from village and adversely impact open countryside. It is some distance from village services, but relatively close to rail station. Need to pay for farm relocation.	
<b>19c. Key considerations for policy:</b>	Extent of site Distance from services Impact on open countryside Brownfield land Viability?	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	Yes
<b>(ii) Reasons for support / object:</b>	The site is within our preferred boundary. Would welcome early development.
<b>(iii) Parish Council site ranking (0-10):</b>	10

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b>	<b>E</b>
<b>20b. Comments</b>	The proposal is incompatible with national planning policies for managing flood	

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**Likely unsuitable**

risk. Site is on the edge of the village and due to its extent and dwellings proposed it would relate poorly to the village and adversely impact open countryside.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/3070/COND: Details reserved by conditions 2, 3, 8, 9, 10, 11, 17 and 18 of planning permiss... (Approve)   F/YR15/0410/PLANOB: Modification of Planning Obligation attached to planning permission F/YR05/0024/... (Withdrawn)   F/YR13/0833/F: Erection of 26 dwellings comprising of: 14 x single-storey 1-bed, 8 x single-sto... (Grant)   F/YR10/0131/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/YR17/3126/COND: Details reserved by conditions 7, 8, 17 and 18 of planning permission F/YR13/083... (Approve)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Park Road; Glebe Close	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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)	<b>A</b>
11c.(ii) Shops within 5 min walk:	One Stop, 1 Park Road Manea March PE15 0LL	
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>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Manea 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)	<b>E</b>
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)	<b>E</b>
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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	<b>D</b>
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>



**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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 3 C

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 25.38% | Grade 3: 74.62% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

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

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

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

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

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

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

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

**16d.(i) Goose and Swan IRZ** Site intersects Goose + Swan IRZ E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

Site is developable, however appears to contain pond and boundary trees, so full built out unlikely.

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: PARISH CHURCH OF ST NICHOLAS

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

18d.(ii) Reg P+G intersects site:

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Site immediately west of Medieval and Post-Medieval occupation remains, including a very large boundary ditch, possibly connected to 'Charlemont', King Charles I attempt to create a summer palace in Manea (MCB24908). Archaeological condition required.

## Site Visit

*Date / Time of Site Visit:* 03/03/2020 12:00:00

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

*1b. Describe accessibility of site:* Close to existing new access to the east.  
Highway issues?  
Involve removal of dwelling (likely)  
- Sufficient width?  
- Only via Valentine's Close

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

**2b. Describe neighbouring uses:** New development under construction to the north east.

**3. Describe topography and lanscape:** Flat, narrow, paddock type field

**4. Describe layout, form, street pattern:** Linear form mainly along main village road.  
Cul-de-sac to the east.

**5. Describe building types and features:** 2 storey dwellings in vicinity.  
Detached 2 storey dwelling is an attractive Victorian(?) house.

**6. Describe site's boundaries:** Mix of fences and hedges, open to south.

**7. Describe features / constraints:** Access - proximity to existing new access to the east.  
Loss of attractive dwelling (non-designated heritage asset?)

**8. Describe views, sight lines or vistas:** Site reasonably enclosed within village envelope

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

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Neutral

**9d. Justification:** Due to existing development site to the east would be in keeping with this - although adjacent to garden.  
Open to the west.  
Not encroaching into open countryside due to demarcation of hedgerow to west.

**19a. Character + Place Score:** Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

C

**19b. Justification:** This elongated site may be problematic for development, but if access can be provided from Valentine's Close then OK.  
Otherwise impact on the existing non-designated heritage asset - should be revisited.

**19c. Key considerations for policy:** Access from Valentine Close - if dwelling is to be retained - possible.  
Proximity to services.  
Impact on amenity of existing / new dwellings.

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** The site is within our preferred boundary.

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

## Recommendation

**20a. Individual site score** Suitability uncertain/mixed effects

C

**20b. Comments** This site is located within the centre of with good access to services and facilities. This site is located adjacent to site 40034 which is currently under construction. This elongated site may be problematic for development, and potentially adversely impact on the character of the village. Overall mixed effects.



## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR11/0840/F: Erection of 27no 2-storey dwellings comprising of 3 x 4-bed, 21 x 3-bed and 3 x ... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required. TA required and traffic impact considered			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Manea Public Footpath No. 6 is located along the eastern boundary of the site.			

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Fallow Corner Road; Glebe Close			

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	<b>C</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Manea Community Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
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)	<b>E</b>
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	Manea Commmunity Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	<b>D</b>
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years.	

## Suitability uncertain/mixed effects

The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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 3

C

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 0% | Grade 3: 100% | 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) Exstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ      Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

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:	PARISH CHURCH OF ST NICHOLAS	
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: Previously advised an archaeological condition is necessary for this site (2003). Medieval occupation remains SW of 100 Westfield Road (MCB10588) 350m to the west, Medieval remains found 300m to the east at 49 High Street (MCB24908). Archaeological condition remains necessary.

**Site Visit**

*Date / Time of Site Visit:* 03/03/2020 12:15:00

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

*1b. Describe accessibility of site:* No footway - only on opposite side of road. Providing access may result in loss of hedgerow.

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

*2b. Describe neighbouring uses:* Dwellings opposite and to the north-east and south-west.

*3. Describe topography and lanscape:* Flat and open



4. Describe layout, form, street pattern: Linear road through village.

5. Describe building types and features: None on site.  
Fire station to north east  
2 storey mainly in vicinity.  
Cul-de-sac to north.

6. Describe site's boundaries: Mix of hedges / fences adjacent dwellings.  
Hedge along site front.  
Post and rail fence to south.

7. Describe features / constraints: Provision of footway.  
Loss of hedge to front.  
Important gap for village character.

8. Describe views, sight lines or vistas: Views across to buildings including dwellings on Fallow Corner Drove.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Whilst would fill in 'gap' between two each of development the extent of site means there could be an adverse impact on open countryside.

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

**D**

19b. Justification: The extent of site and number of dwellings (circa 140) would not be in keeping with village character or services provided.  
Would have an adverse impact on open countryside though acknowledge that development already exists to the south west.

19c. Key considerations for policy: Distance from services  
Impact on countryside - extent of site  
Importance of gap contributing to rural character.

## Local Preference

(i) Does Parish Council support site?: **Yes**

(ii) Reasons for support / object: The site is within our preferred boundary. However the council would prefer to see frontage development only and the rear preserved for possible leisure/woodland.

(iii) Parish Council site ranking (0-10): **6**

## Recommendation

20a. Individual site score **Suitability uncertain/mixed effects**

**C**

20b. Comments: This site has the potential to adversely impact on village character and infrastructure/services, overall mixed effects.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	78.84%	<b>3a.(iii) Site area in FZ2:</b>	10.79%	<b>3a.(iv) Site area in FZ3:</b>	10.37%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	3%	<b>3b.(iii) 1 in 100yr event (area):</b>	3%	<b>3b.(iv) 1 in 1000yr event (area):</b>	6%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Wimblington Public Footpath No. 6 is located to the north. Potential to connect across drain			

## Access to Services

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

11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Manea 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years.	

The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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:	Site borders a historic sewage works which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   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:	Yes	16c.(iii) Grassland Buffer:	Yes	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:	Yes
16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ	E			
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.				
	No wildlife concerns				

## 16e. Wildlife Officer comments:

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

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

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

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

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

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

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

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

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

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

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

## 18f. Conservation Officer comments:

## 18g. Archaeology comments:

**Site Visit**

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

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

**1b. Describe accessibility of site:** Down long narrow track from Westfield Road with tight corner at northern end.

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

**2b. Describe neighbouring uses:** Rear of dwellings to the south.  
Paddock areas to east and west.  
Open countryside to north.

**3. Describe topography and lanscape:** Flat, small paddocks in area - some unkempt.

**4. Describe layout, form, street pattern:** Linear in the main, but with cul-de-sac to south of site.

5. Describe building types and features: Mainly 2 storey semi-detached houses.

6. Describe site's boundaries: Mixture of fences and planting.

7. Describe features / constraints: Access very narrow and no footway.

8. Describe views, sight lines or vistas: Would be open to the north.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Would be an incongruous 'add-on' to the built form of the village with encroachment into the 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: Development of site would have an adverse impact on the morphology of the village and the open countryside location on the village edge. Difficult to see how access could be achieved for 13 dwellings.

19c. Key considerations for policy: Access  
Shape of settlement  
Impact on countryside

## Local Preference

(i) Does Parish Council support site?: **Yes**

(ii) Reasons for support / object: The site is within our preferred boundary.

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

## Recommendation

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

D

20b. Comments: Development of site would have an adverse impact on the morphology of the village and the open countryside location on the village edge. Unclear how access could be achieved for 13 dwellings. Site has poor access to services. Some areas of flood risk on site.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	Multiple zones (no majority in single zone) - see SFRA			<b>N/a</b>
<b>3a.(ii) Site area in FZ1:</b> 49.67%	<b>3a.(iii) Site area in FZ2:</b> 12.97%	<b>3a.(iv) Site area in FZ3:</b> 37.36%		
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 0%	<b>3b.(iii) 1 in 100yr event (area):</b> 1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 3%		
<b>3c.(i) Intersects Historic Flood Map:</b> No	<b>3c.(ii) Area intersected by Historic Flood Map:</b> 0%			
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b> No				
<b>4.(iii) Intersects gas pipe buffer:</b> No	<b>4.(iv) Overhead line on site:</b> No	<b>4. (v) Pylon/tower on site:</b> No		
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR16/1137/O: Erection of 3 dwellings (max) involving demolition of existing dwelling (Outline... (Refuse)  </p> <p>F/YR11/0230/F: Erection of a single-storey side extension to existing dwelling, involving demol... (Grant)  </p> <p>F/YR15/0723/O: Erection of 4 dwellings involving demolition of existing dwelling (Outline appli... (Refuse)</p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PRoW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

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

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 1 Park Road Manea March PE15 0LL	
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)	<b>A</b>
11d.(ii) Primary schs in 5 min walk:	Manea 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)	<b>E</b>
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)	<b>E</b>
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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	<b>D</b>
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years.	



## Potentially unsuitable

The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## 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 existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km	Bedlam Hill Pit		
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 intersects Goose + Swan IRZ	E	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.		

Site is developable, however there are known protected species present (bats, water voles, reptiles, birds), so mitigation measures 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 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:** 0 Late Post-Medieval to modern heritage assets (windmills mainly, e.g. MCBs7289, 9818, ) are recorded in the vicinity. Prehistoric stone tools at distance e.g. Mesolithic finds at Bedlam Hill (MCB7270). A Mesolithic mace head (MCB7271) is located west of site on Station Rd. However, recent evaluations at Fodder Fen Road, Bungalow Station Farm (SHELAA 40178) produced no archaeological evidence (ECB6045) and the same was true at Land off Teachers Close, Manea, 2014 (ECB4104. No comment no requirement.

## Site Visit

*Date / Time of Site Visit:* 03/03/2020 11:05:00

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

**1b. Describe accessibility of site:** Existing access to site but new access possible  
Extant planning permission?

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

2b. Describe neighbouring uses: Dwellings and garden to north and south, and on opposite side of road.

3. Describe topography and landscape: Flat, overgrown garden area.  
Derelict bungalow (of nice design) and outbuildings.

4. Describe layout, form, street pattern: Rural village road.

5. Describe building types and features: Derelict bungalow on site.  
Other bungalows in vicinity.  
Some 2 storey.

6. Describe site's boundaries: Hedgerow and fences to north and south.  
Open to east - countryside

7. Describe features / constraints: Removal of bungalow and outbuildings

8. Describe views, sight lines or vistas: Open to the east, otherwise enclosed.  
Fits with village morphology.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Due to surrounding development would be in keeping with built form and have a limited impact on the open countryside.

19a. Character + Place Score: **Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).**

B

19b. Justification: The width and depth of the site and its location means that it would be well related to the existing settlement and allow a development that would fit in with character and density of surrounding plot.

19c. Key considerations for policy: Distance from services  
Impact on countryside  
Impact on built form

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: The site is within our preferred boundary.

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

## Recommendation

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

D

20b. Comments: The site is existing dwelling with garden land, and relates well to built form and therefore has some development potential.

However, approximately 50% of the site is in Flood Zone 1 (lowest risk of flooding). A significant portion of the site (approx. 37%) is in Flood Zone 3 and the remainder in Flood Zone 2. Therefore much of the site is not suitable for development.

Not clear if site can support at least 5 dwellings, without increasing risk from flooding. Therefore assumed to be 'potentially unsuitable'.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	98.94%	<b>3a.(iii) Site area in FZ2:</b>	1.04%	<b>3a.(iv) Site area in FZ3:</b>	0.02%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR10/0772/F: Erection of 2 x 4-bed detached houses with associated parking and 2.3 metre high... (Grant)   F/YR16/0062/F: Erection of a 2-storey rear extension to existing dwelling... (Grant)   F/YR11/0263/F: Use of land as a temporary construction compound and storage area for 12 months... (Grant)   F/YR11/3057/COND: Details reserved by condition 3 of planning permission F/YR11/0263/F (Use of lan... (Approve)   F/YR10/0527/F: Erection of 2 x 3-bed semi-detached and 1 x 2-bed detached houses with associate... (Withdrawn)   F/YR11/3009/COND: Details reserved by Condition 4 and Condition 5 of planning permission F/YR10/07... (Approve)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connections required. TA required and traffic impact considered			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PRoW within the site boundary			<b>C</b>
<b>10b. PROW Team comments:</b>	Site has several footpath within its boundary. Opportunities to improve and design site to accommodate PROW			

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Station Road; Park Road; Wisbech Road	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Manea Surgery	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	One Stop, 1 Park Road Manea March PE15 0LL	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Manea Community Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk:</b>		
<b>12a.(i) Primary school catchment</b>	Manea Community Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>No spare places but room for expansion</b>	<b>D</b>
<b>12b. Pri school capacity comments:</b>	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 226 primary aged pupils living in the catchment area. Forecasts show sustained pupil numbers of 226 in 2027/2028.	

13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## 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:	740 (CLAY PIT)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	739 (SMITHY)	
14b. Env Health Officer comments:	Previous use agriculture. Phase 1 may be required to determine any contamination which has arisen from agricultural use. Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:	Bedlam Hill Pit		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	Yes	16c.(ix) Woodland Buffer: Yes	16c.(x) Woodland Stepping Stone Opp: Yes

<b>16d.(i) Goose and Swan IRZ</b>	<b>Site intersects Goose + Swan IRZ</b>	<b>E</b>
<b>16d.(ii) Requirements to consult NE:</b>	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.	
<b>16e. Wildlife Officer comments:</b>	No wildlife concerns	
<b>17.(i) TPO points:</b>	<b>No TPO point within 15m of the site</b>	<b>A</b>
<b>17.(ii) TPO area:</b>	<b>No TPO area within 15m of the site</b>	<b>A</b>
<b>Heritage</b>		
<b>18a.(i) Prox to Conservation Area:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
<b>18a.(ii) CA intersects site:</b>		
<b>18a.(iii) CA within 500m:</b>		
<b>18b.(i) Prox to Listed Building:</b>	<b>Asset(s) within 500m of site</b>	<b>D</b>
<b>18b.(ii) Listed Building on site:</b>		
<b>18b.(iii) LB within 500m of site:</b>	PARISH CHURCH OF ST NICHOLAS	
<b>18c.(i) Prox to Scheduled Monument:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
<b>18c.(ii) Sched Mnmt intersects site:</b>		
<b>18c.(iii) Sched Mnmt within 500m:</b>		
<b>18c.(iv) Sched Mnmt 500m-1km:</b>		
<b>18c.(v) Sched Mnmt 1-2km:</b>		
<b>18d.(i) Prox to Reg Parks+Gardens:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
<b>18d.(ii) Reg P+G intersects site:</b>		
<b>18d.(iii) Reg PG within 500m:</b>		
<b>18e.(i) Prox to Heritage at Risk:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
<b>18e.(ii) HAR intersects site:</b>		
<b>18e.(iii) HAR within 500m of site:</b>		
<b>18f. Conservation Officer comments:</b>		
<b>18g. Archaeology comments:</b>	Multi-period archaeological evidence present on site: fieldwalking survey produced Bronze Age flints (MCB7134), Iron Age pottery (MCB7135, Roman pottery (MCB7136) and a evidence of a Post-Medieval kiln (MCB7137). A Bronze Age axe is located towards the southern boundary (MCB7131). Any planning application should be supported by a geophysical survey , which should be tested by a field evaluation in order that appropriate mitigation can be devised, or areas of set preserved in situ accordingly.	



## Site Visit

**Date / Time of Site Visit:** 03/03/2020 11:30:00

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

**1b. Describe accessibility of site:** Narrow access to farm - farm buildings accessible to east, but tight bend. Also narrow access with tight corners from East Street.

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

**2b. Describe neighbouring uses:** Dwellings to north and west (parts). Otherwise open countryside.

**3. Describe topography and lanscape:** Flat and very open to the north, east and south.

**4. Describe layout, form, street pattern:** Cul-de-sac developments off main village road in vicinity.

**5. Describe building types and features:** Farm buildings.

**6. Describe site's boundaries:** Mix of hedges / fences near dwellings. Otherwise very open to countryside.

**7. Describe features / constraints:** Accesses are problematic.

**8. Describe views, sight lines or vistas:** Open to the east, south and north.

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

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** Whilst on the edge of the settlement, the extent of the site would encroach significantly 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:** It is difficult to see how the site could be accessed for the extent of development proposed (250). Would have an adverse impact on the open countryside and morphology of the settlement.

**19c. Key considerations for policy:** Impact on countryside  
Distance from services  
Access  
Shape of settlement

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** The Parish Council would prefer that this site is preserved for future expansion of the Guys Memorials Field, which Fronts Park Road. If FDC or the inspector indicate that they would support the development of this site, consideration should be given to the parish councils wish to preserve this land for leisure use. S106 should be considered or Amenity Preservation Site.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

May be difficult to achieve a safe, suitable access for a development of this scale. Development would have an adverse impact on the open countryside and morphology of the settlement.

## Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			<b>A</b>	
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 3 - INCOMPATIBLE			<b>E</b>	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			<b>N/a</b>	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	3%
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			<b>A</b>	
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:	2.01km - 5km from site			<b>B</b>	

## Strategy and History

6. Settlement Hierarchy	Large Village			<b>B</b>
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/1370/89/O: Residential development (10 acres), erection of a sports hall with car park, use of landf... (Refused)   F/90/0697/O: Erection of a sports hall and club house with car park, use of land for Open Space and 9 h... Withdrawn   F/YR01/0596/AG1: Erection of agricultural storage building... (Further details not required)   F/0250/87/O: Erection of an agricultural house and garage Poplar Farm Wimblington Road Manea... (Refused)			

## Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
8b. Transport team comments:	Unsustainable location/policy compliance problems			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Boots Road	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	Manea Surgery	
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:	One Stop, 1 Park Road Manea March PE15 0LL	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Manea 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	Manea Community Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Manea Community Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 236 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 224 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.

## 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 2

D

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 1.01km – 2km of site

B

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

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

Bedlam Hill Pit

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

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

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

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

**16d.(i) Goose and Swan IRZ** Site intersects Goose + Swan IRZ

E

**16d.(ii) Requirements to consult NE:** All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural

buildings/structures.

**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 1.01km – 2km of site

B

**18b.(ii) Listed Building on site:****18b.(iii) LB within 500m of site:****18c.(i) Prox to Scheduled Monument:** Asset(s) more than 2km from site

A

**18c.(ii) Sched Mnmt intersects site:****18c.(iii) Sched Mnmt within 500m:****18c.(iv) Sched Mnmt 500m-1km:****18c.(v) Sched Mnmt 1-2km:****18d.(i) Prox to Reg Parks+Gardens:** Asset(s) more than 2km from site

A

**18d.(ii) Reg P+G intersects site:****18d.(iii) Reg PG within 500m:****18e.(i) Prox to Heritage at Risk:** Asset(s) more than 2km from site

A

**18e.(ii) HAR intersects site:****18e.(iii) HAR within 500m of site:****18f. Conservation Officer comments:****18g. Archaeology comments:** D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There is evidence of several undated ring ditches or barrows in the area (MCB7256, MCB9426, MCB2762). MCB2762, is interpreted as Bronze Age in date through associated finds.**Site Visit****Date / Time of Site Visit:** 10/11/2020 12:10:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** No footway on fast moving and busy rural Rd stop**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** Open fields to the East, South and West. Farm building immediately to South and dwellings to West and North.

- 3. Describe topography and lanscape:** *A rectangular grassed paddock type area in a rural location.*
- 4. Describe layout, form, street pattern:** *Manea Rd is a well used, high speed rural Rd in this location. Access Rd to farm building is to the West of the site.*
- 5. Describe building types and features:** *None on site. Generally sporadic detached dwellings [single Storey and two Storey] in vicinity.*
- 6. Describe site's boundaries:** *Tree belt on West and South sides with post and rail fence on all sides.*
- 7. Describe features / constraints:** *Rural location on a fast moving Rd.*
- 8. Describe views, sight lines or vistas:** *A prominent site along the road.*
- 9a. Relationship to built form:** *Negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *The site is some distance from Manea village and despite sporadic development in area would relate poorly to the built form and have an adverse 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 located in open countryside on our very busy rural Rd with no sustainable travel modes and would have on adverse impact on rural character of countryside.

**19c. Key considerations for policy:** Impact on countryside and character of area  
Distance to services  
Sustainable travel mode availability

## Local Preference

**(i) Does Parish Council support site?:**

**(ii) Reasons for support / object:**

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

## Recommendation

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

E

**20b. Comments** The site is located wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The site is located in open countryside on our very busy rural road with no sustainable travel modes and would have on adverse impact on rural character of countryside.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	501m - 2km from site			<b>C</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR20/0118/O			
	Site with planning permission F/YR20/0118/O granted 07/04/2020.			
<b>7.(ii) Planning History Search</b>	F/0793/83/F: Use of land and buildings for the repair, renovation and sale of motor cars (retrospective... (Application Permitted); F/YR10/0254/O: Erection of 6 dwellings involving demolition of existing dwelling and replacement fence to... (Granted); F/YR13/0313/EXTIME: Erection of 6 dwellings involving demolition of existing dwelling and replacement fence to... (Granted); F/YR20/0118/O: Erect up to 6no dwellings (outline application with matters committed in respect of access... (Granted)			

## Transport

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



**Access to Services**

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	<b>A</b>
11a.(ii) Bus stops / rail in 5 min walk:	Glebe Close	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Manea Surgery	
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>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 1 Park Road Manea March PE15 0LL	
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>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Manea 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)	<b>E</b>
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)	<b>E</b>
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:		
12a.(ii) Primary school capacity:		
12b. Pri school capacity comments:		
13a.(i) Secondary school catchment:		
13a.(ii) Secondary school capacity:		

## 13b. Sec school capacity comments:

## 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 3

C

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 100% | 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: 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: Yes 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

## 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: PARISH CHURCH OF ST NICHOLAS (Grade II)

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

18d.(ii) Reg P+G intersects site:

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:*

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

*4. Describe layout, form, street pattern:*

*5. Describe building types and features:*

*6. Describe site's boundaries:*

*7. Describe features / constraints:*

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

## Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

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