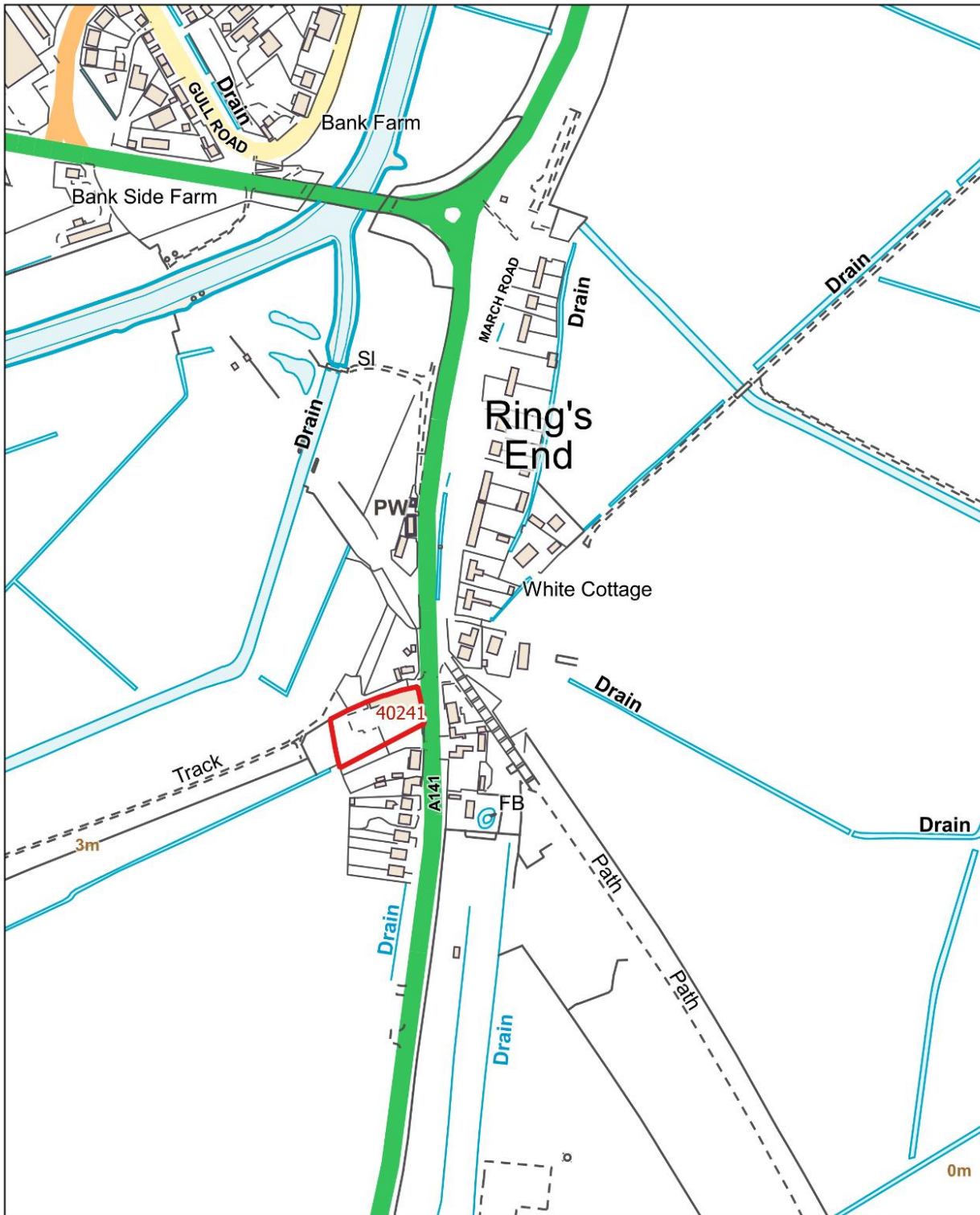



Ring's End



Site Submissions

Draft Fenland Local Plan

Key

 Site submission



Do not scale

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Survey 10023778

Date: 29 Apr 2022

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:				
2.(ii) Intrsects Min. + Waste resource:				
2.(iii) Min. and Waste policy area:				
3. Flood Risk - Vulnerability:	More vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	80.74%	3a.(iii) Site area in FZ2:	8.11%	3a.(iv) Site area in FZ3: 11.15%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area): 0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	Within 500m of site			D

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):	F/YR19/0626/F F/YR19/0626/F Erect 1no dwelling (2-storey 4-bed) Land South Of 6 March Road Rings End Cambridgeshire	
7.(ii) Planning History Search	F/YR16/0251/F: Erection of a 2-storey 4-bed dwelling... (Grant) F/YR19/0626/F: Erect 1no dwelling (2-storey 4-bed)... (Grant) F/YR15/0976/F: Erection of 4 x 2-storey 3-bed dwellings... (Withdrawn) F/YR16/0066/F: Erection of external staircase and formation of door to first-floor of existing ... (Grant)	

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:		
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary	D
10b. PROW Team comments:	Potential to connect to Elm Public Footpath No. 13 to the north of site	

Access to Services

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

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 500m of site

D

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

Guyhirn Reedbed; River Nene; Guyhirn Reedbed CWS

16a.(iv) CWS within 500m:

Nene Washes Counter Drain (East); Guyhirn Reedbed CWS

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:** Yes **16c.(vii) Wetland Stepping Stone Opp:** No

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

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

E

16d.(ii) Requirements to consult NE: ALL PLANNING APPLICATIONS - EXCEPT HOUSEHOLDER APPLICATIONS., All

Suitability uncertain/mixed effects

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.

Sensitive location adjacent to Nene Washes, however appears to be previously developed, so may be possible to develop subject to appropriate mitigation measures.

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: TOLL HOUSE

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: There is a grade ii listed building in the vicinity of this site. This should be acknowledged and is setting considered if this site is identified as being suitable for development.

18g. Archaeology comments:**Site Visit**

Date / Time of Site Visit: 09/07/2020

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

1b. Describe accessibility of site: Site is in main part of Ring's End settlement, close to very busy A141. Existing footpath along frontage, but no cycleway. Existing access for restaurant.

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

2b. Describe neighbouring uses: Busy road to east. Dwellings to south-east and north. Nene Washes embankment to north-west/west. Washes and open fields to the west.

3. Describe topography and lanscape: Generally flat, within the settlement (in the main).

4. Describe layout, form, street pattern: Along A141, busy road, quite close to the A47 Guyhirn roundabout junction.

5. Describe building types and features: Chinese restaurant on site with sizeable car park area. Buildings are a mix of 2 storey (dwellings) and single-storey (restaurant).

6. Describe site's boundaries: Mix of fences, planting and some mature trees. Open to the west. In very close proximity to the Nene Washes flood banks.

7. Describe features / constraints: Two sizeable mature trees on site. One on site frontage.

8. Describe views, sight lines or vistas: Generally enclosed, but visible to/from the west. Access provides acceptable sight lines at present (40mph zone).

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Somewhat negative

9d. Justification: Site relates reasonably well to settlement and due to relatively enclosed nature will have a limited impact on the landscape/streetscape. Some listed and non-designated heritage buildings in vicinity.

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: The site could be a reasonable addition to the settlement but is very close to the Nene Washes flood banks, which could result in increased risk from flooding.

19c. Key considerations for policy: Flood risk.
Impact of development on settlement - Ring's End is a small settlement.
Mature trees on site and on boundaries.
Distance to key services. Some services located in nearby Guyhirn.

Local Preference

(i) Does Parish Council support site?: No

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

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

Recommendation

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

20b. Comments Majority of site located in Flood Zone 1 (80%). Site located in Small Village B with limited access to services.

