



Site Submissions

Draft Fenland Local Plan

© Crown Copyright and database rights 2022 Ordnance Survey 10023778



Do not scale

Key

Site submission

Date: 29 Apr 2022

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	39%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A	
7.(i) Planning History (Form B):	LP10				
7.(ii) Planning History Search	<p>F/YR10/0022/SC: Screening Opinion:- Residential (up to 600 dwellings) with associated landscapin... (Further Details Required) F/YR10/0606/F: Conversion of loft to living accommodation including insertion of 3no dormers to... (Grant) F/YR10/0607/LB: Internal and external alterations comprising of conversion of loft to living acc... (Grant) F/YR10/0704/LB: Conversion of existing stable/store to a 2-bed dwelling and conversion of garden... (Grant) F/YR16/0093/SC: Screening Opinion:- Residential development (350 dwellings max) with associated ... (Further Details Not Required) F/YR10/0703/F: Conversion of existing stable/store to a 2-bed dwelling and conversion of garden... (Grant) F/YR18/0577/F: Erection of 20 dwellings comprising of: 2 x 2-storey 3-bed, 6 x 3-storey 3-bed, ... (Withdrawn)</p>				

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D	
8b. Transport team comments:	Possible new site access roundabout required for the A142 with Wenny Road. Footway and cycleway connections required to existing amenity				
9a. Strategic Road Net. impacts:					
9b. Highways England comments:					
10a. PROW Opportunities:	Opportunities to connect to nearby PRoW within the site boundary			C	

10b. PROW Team comments: Means of crossing A142 necessary to connect into network of footpaths in the parish of Manea

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:	East Park Street; Cromwell Community College; The Orchards; Green Park; Wenny Estate	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iii) Shops 5-10 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(v) Shops 15-20 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Glebelands Primary Academy	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A
11e.(ii) Secondary sch in 5 min walk:	Cromwell Community College	
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk		

12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
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:	4160 (WORKS)	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERY)	
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: 0.79% Grade 3: 78.13% Grade 4 or 5: 0% Not agric. land: 21.08%	

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:

Langwood Hill Pit; Sutton & Mepal Pumping Station Drains; Langwood Hill Pit CWS

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

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

A

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

16e. Wildlife Officer comments:

17.(i) TPO points: TPO point on site

E

17.(ii) TPO area: TPO area on site

E

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 38-48, NEW ROAD; POST OFFICE; 2, PARK STREET; 6, PARK STREET; 14, PARK STREET; 12, ST MARTINS ROAD; 14, ST MARTINS ROAD; BARN, STABLES AND COWHOUSE TO MANOR HOUSE; 2, WENNY ROAD; 26 AND 28, WEST PARK STREET; 1, WOOD STREET; SIX HEADSTONES RUNNING SOUTH OF SOUTH PORCH OF CHURCH OF SAINT PETER AND SAINT PAUL; George Hotel; 8A, HIGH STREET; 11 AND 13, LONDON ROAD; 39, LONDON ROAD; 16, LONDON ROAD; 22, LONDON ROAD; 5, MARKET HILL; 4, 6, 8 AND 10, MARKET HILL; 18, MARKET HILL; CHURCH OF SAINT PETER AND SAINT PAUL; 16, CHURCH LANE; UNITED REFORMED CHURCH; 4, 6 AND 8, EAST PARK STREET; 12A AND 12C, EAST PARK STREET; 3, EAST PARK STREET; 19, EAST PARK STREET; 3, High Street; 1, HIGH STREET; 8, LONDON ROAD; 12 AND 14, MARKET HILL; WALL APPROXIMATELY 20 METRES SOUTH EAST OF CHURCH OF SAINT PETER AND SAINT PAUL; MANOR HOUSE; 7, WEST PARK STREET; 32, WEST PARK STREET; HOLLIES; WALL TO MANOR HOUSE AND NUMBER 19 WENNY ROAD; 6, WENNY ROAD; 8, PARK STREET; 10, ST MARTINS ROAD; 20 AND 20A, MARKET HILL; 24, LONDON ROAD; 3, MARKET HILL; 9, MARKET HILL; 31, 31A, 31B AND 31C, LONDON ROAD; 9, EAST PARK STREET; 1, EAST PARK STREET; 10, EAST PARK STREET; 14, EAST PARK STREET; 7, EAST PARK STREET; 11 AND 13, HIGH STREET; 33, PARK STREET; 4, PARK STREET; 20, PARK STREET; ICEHOUSE, 100 YARDS EAST OF NUMBER 19

WENNY ROAD; 4 AND 4A, WENNY ROAD; 36, WEST PARK STREET; 8, HIGH STREET; SEYMOUR PLACE; 7, MARKET HILL; CROSS KEYS INN; 7, PARK STREET; 9, LONDON ROAD; Chatteris War Memorial

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

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: See 40284

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: The Town Council wishes to see larger sites, with developers, identified as soon as possible as these will provide benefits for the town.

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

Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

This site is the East Chatteris Strategic Allocation (40009) identified by Local Plan 2014, and a Broad Concept Plan for the site was adopted by FDC in 2017. Despite this, site has been slow to progress.

No single site submission was received for this site. Sites 40284 (South) and 40326 (North) have been promoted that together from site 40009. The promoters confirm sites is available. These individual submissions are assumed to provide the most up to date relevant information, these sites have also been assessed individually.

The site is affected by considerable constraints. Access is constrained and would require major infrastructure improvements, including a new site access junction and new roundabout at A142.

Development of the site has potential to adversely impact on heritage assets, including listed buildings / structures and ridge and furrow earthworks. The site is of historical and archaeological significance.

The site has potential adverse impacts on biodiversity. The site is an attractive, natural, open space and offers a space for informal recreation for the local community.

In parallel to the site submission, multiple Local Green Space submissions were received from members of the local community. A local campaign group has been formed to save the space, who submitted a petition from circa 1,000 objectors. This illustrates the importance of the site to the local community, as an open space for recreation.

During the site assessment process, a planning application was submitted in July 2021 on part of the site for 93 dwellings.

Major Criteria

1. Site Availability	Availability unknown			N/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 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	34.98%	3a.(iii) Site area in FZ2:	1.47%	3a.(iv) Site area in FZ3: 63.55%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	3%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area): 45%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	LP10			
7.(ii) Planning History Search	F/YR14/0352/NONMAT: Non-material amendment: amendment to landscaping scheme involving the addition o... (Approve) F/YR17/0779/NONMAT: Non-material amendment: Removal of tree; change of colour to gate of childrens p... (Approve) F/YR16/3116/COND: Details reserved by conditions 16 and 18 of planning permission F/YR13/0353/F (E... (Approve) F/YR15/0255/PLANO: Modification of Planning Obligation attached to planning permission F/YR13/0353/... (Grant) F/YR13/0353/F: Erection of 56 dwellings comprising; 8 x 1-bed 2-storey flats, 4 x 1-bed single... (Grant) F/YR13/3097/COND: Details reserved by conditions 5, 6, 7, 8, 9, 12, 15, 16 and 18 of planning perm... (Approve)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Footway and cycleway connections required to existing amenity. How will the site be accessed by vehicular traffic? A new r/b on the A141 could make 100 dwellings unviable.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	The Orchards; Beaufort Drive; Green Park; Dock Road; Ash Grove; New Road	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	George Clare 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 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ	
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:	Glebelands Primary Academy	
11d.(iii) Primary schs 5-10 min walk:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre; Isle of Ely Way, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	

Likely unsuitable

12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	2090 (INDUSTRIAL ESTATE)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1047 (DEPOT); 319 (GARAGE); 735 (DEPOT)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	GRADE 1: 22.85% Grade 2: 13.97% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 63.18%	

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:

Forty Foot Drain (East); Langwood Hill Pit; Langwood Hill Pit CWS

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 38-48, NEW ROAD; 35,37 AND 39, NEW ROAD; 47, NEW ROAD; 49, NEW ROAD; BURNSFIELD HOUSE; 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; 42, HIGH STREET; 84, HIGH STREET; 112, HIGH STREET; KENT HOUSE; 8, BRIDGE STREET; 49, HIGH STREET; CHATTERIS HOUSE; CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED); 74, HIGH STREET; 94, HIGH STREET; 130, HIGH STREET (See details for further address information); 59,61 AND 61A, HIGH STREET; 81 AND 83, HIGH STREET; Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 18, HIGH STREET; 48 AND 50, HIGH STREET; 110, HIGH STREET; 10, NEW ROAD; 15 AND 17, NEW ROAD; 41,43 AND 45, NEW ROAD

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments: Partly investigated - Lancaster Way development area evaluated in 2013 finding a Roman trackway (ECB4078, MCB 20083)

Site Visit

Date / Time of Site Visit: 15/06/2020 11:20:00

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

1b. Describe accessibility of site: Vehicular access potentially from A142 and estate roads on the southern boundary.

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

2b. Describe neighbouring uses: Residential development to the south and west. Some commercial development to the west nearer the A142. Open fields to the north and east beyond the small park to the south to the south-west of the site. A142 bypass.

3. Describe topography and lanscape: The southern part of the site is significantly higher than the northern part. - land slopes away to the north.

4. Describe layout, form, street pattern: Busy A142 bypass to the north.
Variety of cul-de-sac development to the south and west.

5. Describe building types and features: Mixture of single storey and 2 storey dwellings adjacent to the site. Modern 2 storey commercial buildings to the west.

6. Describe site's boundaries: Mixture of hedgerows, fences, mature trees and open.

7. Describe features / constraints: Access to the east could be problematic.
Land levels may present flooding risk.

8. Describe views, sight lines or vistas: A very open site especially from the north along A142 bypass.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Would be adjacent to existing built form on two sides and the A142 provides a 'natural' cut-off point for development extent so that the impact on the wider countryside is limited.

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 site would relate acceptably to the shape and built form of the town with little adverse impact on the wider countryside on existing streetscape.

- 19c. Key considerations for policy:**
- Allocated in FLP 2014
 - Type of development appropriate - mix?
 - Accesses
 - Sustainable links including crossing of A142
 - Scope to expand pocket park

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: The Town Council wishes to see larger sites developed as a priority as these will provide benefits for the town. The site scores a 9 as developers are not identified.

(iii) Parish Council site ranking (0-10): 9

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

This site forms the North Chatteris Broad Location for Growth as identified by the Local Plan 2014. The proposal is incompatible with national planning policies for managing flood risk, as the majority of the site is located in Flood Zone 3. Site is partly developed at eastern edge, as a 'stand alone' development which could limit access to the wider site. The site was not promoted as a whole through the Call for Sites exercise, therefore assume the site is not available for development.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR16/0555/F Site with full planning permission			
7.(ii) Planning History Search	F/YR16/0555/F: Erection of a 3-storey block of 6 x flats comprising of 4 x 2 bed and 2 x 1-bed ... (Grant) F/YR11/0786/EXTIME: Erection of 1 block of 6 flats comprising 2 x 1-bed and 4 x 2-bed involving demo... (Grant) F/YR15/0593/F: Erection of a 3-storey block of 6 x flats comprising of 4 x 2 bed and 2 x 1-bed ... (Withdrawn)			

Transport

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

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk:	Beaufort Drive; Dock Road; Ash Grove; Fenland Way	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11c.(iii) Shops 5-10 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	D
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:	Cromwell Community College	
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged	

children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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 100m of potentially contaminated land

C

14a.(ii) Intersects landfill for DI:

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

14a.(iv) Landfill for DI 50-100m: 0500/5252 (CHATTERIS,DOCK ROAD)

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: 1047 (DEPOT); 2090 (INDUSTRIAL ESTATE)

14a.(ix) Sites for DI 100-250m: 1541 (FACTORY); 319 (GARAGE); 735 (DEPOT); 737 (SMITHY)

14b. Env Health Officer comments: Contaminated Land report submitted, Ground gas has also been identified and mitigation measures have been suggested, Condition 4 of F/YR16/0555/F has not yet been discharged. Potential contamination from demolition of existing structure.

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: BURNSFIELD HOUSE; 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; 84, HIGH STREET; 112, HIGH STREET; KENT HOUSE; 8, BRIDGE STREET; CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED); 74, HIGH STREET; 94, HIGH STREET; 130, HIGH STREET (See details for further address information); 59,61 AND 61A, HIGH STREET; 81 AND 83, HIGH STREET; Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 110, HIGH STREET

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments: Consideration for conservation area (either just within or adjacent to boundary).

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 15/06/2020 12:30:00

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

1b. Describe accessibility of site: Within a town location on main through road.

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

2b. Describe neighbouring uses: Dwellings of varying types.

3. Describe topography and lanscape: Built up area within the town.
A former dwelling and storage/workshop building.

4. Describe layout, form, street pattern: On main through road with narrow lanes and access ways and cul-de-sacs in vicinity.

5. Describe building types and features: Mixture of historic 1700s/1800s onwards as well as more modern. Generally 2 storey.

6. Describe site's boundaries: Adjacent buildings and passageway. Open to the street.

7. Describe features / constraints: Adjacent to the Conservation Area (which is immediately to the south).

8. Describe views, sight lines or vistas: Prominent in street scene.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Somewhat negative

9d. Justification: The proposal relates well to the existing built form and if designed well could improve the streetscape, although it is adjacent to the Conservation Area.

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 re-development of the site for flats could be beneficial to the streetscene but would be dependent on details, especially its impact on the Conservation Area adjacent and on neighbours.

19c. Key considerations for policy:

- 2016 planning permission, extant?
- Deliverable?
- Impact on street scene and Conservation area and neighbours.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Dwellings already built

(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

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site is immediately adjacent existing development, which is on the north and east sides. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)				A
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site				A

Strategy and History

6. Settlement Hierarchy	Market Town				A
7.(i) Planning History (Form B):	F/YR16/0795/O Site has outline permission.				
7.(ii) Planning History Search	F/YR16/0795/O: Erection of 26no dwellings (max) (Outline application with all matters reserved)... (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 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Glebelands Primary Academy; Kingsfield Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.
13a.(i) Secondary school catchment	Cromwell Community College
13a.(ii) Secondary school capacity:	
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:	4160 (WORKS)	
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 situated on former garage, no contaminated land report submitted with F/YR16/0795/O, Phase 1 investigation may be required to determine extent of contamination from previous use as a garage.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 66.32% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 33.68%	

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:

Sutton & Mepal Pumping Station Drains

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 does not intersect Goose + Swan IRZ

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/06/2020 12:35:00

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

1b. Describe accessibility of site: Along estate access road

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

2b. Describe neighbouring uses: Dwelling to north and east, open to south and west.

3. Describe topography and lanscape: Flat and slightly undulating.
Land slopes away to the west in particular.

4. Describe layout, form, street pattern: Estate road serving a long cul-de-sac.

5. Describe building types and features: Modern 2000s / 1990s 2 storey dwellings.
Mix of types to north.
Bungalows to the south.

6. Describe site's boundaries: Hedges (laurel on road frontages) and fences.

7. Describe features / constraints: Estate already serves a number of dwellings via a narrow access road.

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Dwellings to the north and east area. This would be acceptable as extension to town but raised elevation and openness means it will have some adverse impact on the countryside.

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: Main concern would be road access off an already busy housing estate. Also impact on openness of countryside.

19c. Key considerations for policy:

- Extant planning permission
- Access
- Impact on countryside

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Site is being expanded. New planning application has been submitted.

(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. New application (F/YR19/0152/O) for 50 dwellings approved 26 August 2020.

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:	79.48%	3a.(iii) Site area in FZ2:	7.08%	3a.(iv) Site area in FZ3: 13.44%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area): 6%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	-------------	----------

7.(i) Planning History (Form B): F/YR17/0591/RM

Reserved Matters

7.(ii) Planning History Search

F/YR19/0451/F: Erection of a single storey rear and side extension and loft conversion includin... (Grant) |
 F/YR18/3137/COND: Details reserved by condition 4 of planning permission F/YR15/0512/O (Residentia... (Refuse) |
 F/YR15/0512/O: Residential Development (58 dwellings max) involving demolition of existing stor... (Grant) |
 F/YR19/3137/COND: Details reserved by conditions 1, 2, 7, 9 and 10 of planning permission F/YR17/0... (Approve) |
 F/YR19/3142/COND: Details reserved by conditions 4, 8, 15, 17 and 18 of planning permission F/YR15... (Approve) |
 F/YR17/0591/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) |
 F/YR12/0222/EXTIME: Erection of rear extension, formation of dormers to side roof and juliet balcony... (Grant)

Transport

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

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	West Street	
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:	George Clare Surgery	
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:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Isle of Ely Way, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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:	730 (CORN MILL)	
14b. Env Health Officer comments:	Condition from F/YR15/0512/O is Unsuspected contamination due to potential contamination from demolition of existing structure.	
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	GRADE 1: 25.92% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 74.08%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 45, WEST STREET; 73, HUNTINGDON ROAD; 10, HUNTINGDON ROAD; 16, LONDON ROAD; 22, LONDON ROAD; 19, CLARE STREET; 24, LONDON ROAD; 79, HUNTINGDON ROAD; SEYMOUR PLACE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/06/2020 11:20:00

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

1b. Describe accessibility of site: From West Street opposite Gibbs Avenue.
Footway exists.

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

2b. Describe neighbouring uses: Chatteris FC to the north.
Dwellings to the east.
Disused railway to the west.
Dwellings and open countryside to the south and south-west.

3. Describe topography and lanscape: Land slopes down gently from east to west.
Grassed field with agricultural shed (brick) near Gibbs Avenue.

4. Describe layout, form, street pattern: Residential access road.

5. Describe building types and features: mix of 2 storey and bungalows of various ages.

6. Describe site's boundaries: Mix of post and wire fences, domestic fences/hedges and hedgerows including mature trees.

7. Describe features / constraints: None obvious.

8. Describe views, sight lines or vistas: Open views to the west to Warboys wind turbine and beyond from West Street near Gibbs Avenue would be lost.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site is adjacent to main built up part of Chatteris. In some ways would be a natural extension but would encroach into the countryside - quite attractive at this point.

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: Overall likely to be acceptable in terms of access, distance to services and built form.
Disused railway to west forms natural barrier.

19c. Key considerations for policy: Impact on countryside
Built form
Extant planning permission (RM)

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: The Town Council wishes to see larger sites, such as this, with developers

Potentially suitable

identified, developed as soon as possible to bring benefits to the town.

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

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site had extant planning permission and therefore has been determined to be suitable for development through the planning system. However, Cambs County Council monitoring data and site visit confirms the planning permission has not been implemented and has lapsed. But site is considered deliverable.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	3%	3b.(iii) 1 in 100yr event (area):	16%	3b.(iv) 1 in 1000yr event (area):	91%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR10/0104/F: Erection of 2 x 2-bed semi-detached houses with associated parking... (Grant) F/YR14/0230/TRCA: Works to 1 Ash tree within a conservation area... (Grant) F/YR11/3043/COND: Details reserved by condition 7 of planning permission F/YR10/0807/F (Erection o... (Approve) F/YR13/0051/EXTIME: Erection of 2 x 2-bed semi-detached houses with associated parking (renewal of p... (Grant) F/YR14/0237/TRCA: Fell 1no Ash and works to 1no Ash within a Conservation Area... (Grant) F/YR10/0807/F: Erection of 20 dwellings comprising; 8 x 2-bed and 11 x 3-bed houses, 1 x 3-bed ... (Grant) F/YR19/0034/NONMAT: Non-Material Amendment: Change of brick type, relating to planning approval F/YR... (Approve) F/YR11/0712/TRCA: Works to Hawthorn, Elder, Ash and Sycamore Trees within a conservation area... (Grant) F/YR14/3112/COND: Details reserved by conditions 2 and 8 of planning permission F/YR13/0051/EXTIME... (Approve) F/YR17/1157/F: Erection of 10 x 2-storey 3-bed dwellings including 1 x with detached single gar... (Withdrawn) F/YR11/3058/COND: Details reserved by condition 11 of planning permission F/YR10/0807/F (Erection ... (Approve) F/YR11/0799/NONMAT: Non-material amendment: Addition of a grasscrete fire vehicle emergency turning ... (Approve) F/YR11/3014/COND: Details reserved by Condition 13 of planning permission F/YR10/0807/F (Erection ... (Approve)</p>			

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:	No PROW connection opportunities	E
--------------------------	----------------------------------	---

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk:	King Edward Road; Dock Road; Ash Grove	
--	--	--

11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
-----------------------------------	-------------------------------	---

11b.(ii) Medical srvs in 5 min walk:	George Clare 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:	Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
-----------------------------------	--	--

11c.(iii) Shops 5-10 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
--------------------------------	---	--

11c.(iv) Shops 10-15 min walk:		
--------------------------------	--	--

11c.(v) Shops 15-20 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
-------------------------------	---	--

11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
---------------------------------	-------------------------------	---

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

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

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

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

11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
-----------------------------------	----------------------------------	---

11e.(ii) Secondary sch in 5 min walk:		
---------------------------------------	--	--

11e.(iii) Secondary sch 5-10 min walk:		
--	--	--

11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
--	----------------------------	--

11e.(v) Secondary sch 15-20 min walk:		
---------------------------------------	--	--

11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
----------------------------------	-------------------------------	---

11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre; Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
----------------------------------	---	--

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	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	319 (GARAGE)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1047 (DEPOT); 4160 (WORKS); 735 (DEPOT); 737 (SMITHY)	
14b. Env Health Officer comments:	Comments from F/YR17/1157/F (Withdrawn Application) - Unsuspected contamination condition was recommended for this application	
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100%	

Natural Environment

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

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

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

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

Site currently appears very overgrown with numerous mature trees and scrub vegetation present, therefore likely to support range of protected species. Any development would require extensive avoidance, mitigation and compensation measures, therefore unlikely that whole site could be developed.

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) located on site / site intersects asset E

18a.(ii) CA intersects site: CHATTERIS

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: 38-48, NEW ROAD; 35,37 AND 39, NEW ROAD; 47, NEW ROAD; 49, NEW ROAD; BURNSFIELD HOUSE; GRESHAM HOUSE; SIX HEADSTONES RUNNING SOUTH OF SOUTH PORCH OF CHURCH OF SAINT PETER AND SAINT PAUL; 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; George Hotel; 8A, HIGH STREET; 12 AND 14, HIGH STREET; 42, HIGH STREET; 84, HIGH STREET; 112, HIGH STREET; 5, MARKET HILL; 4,6,8 AND 10, MARKET HILL; 18, MARKET HILL; CHURCH OF SAINT PETER AND SAINT PAUL; KENT HOUSE; 8, BRIDGE STREET; 3, High Street; 49, HIGH STREET; 1, HIGH STREET; CHATTERIS HOUSE; CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED); 74, HIGH STREET; 94, HIGH STREET; 12 AND 14, MARKET HILL; 3 AND 5, RAILWAY LANE; 130, HIGH STREET (See details for further address information); 17, STATION ROAD; 20 AND 20A, MARKET HILL; 9, MARKET HILL; 11 AND 13, HIGH STREET; 59,61 AND 61A, HIGH STREET; 81 AND

83, HIGH STREET; Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 8, HIGH STREET; 18, HIGH STREET; 48 AND 50, HIGH STREET; 110, HIGH STREET; 7, MARKET HILL; CROSS KEYS INN; 10, NEW ROAD; 15 AND 17, NEW ROAD; 41,43 AND 45, NEW ROAD; 7, PARK STREET; Chatteris War Memorial

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) located on site / site intersects asset	E
18e.(ii) HAR intersects site:	Chatteris (Conservation area - 5170)	
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Setting of Listed Building 1331949	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 15/06/2020 12:05:00

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

1b. Describe accessibility of site: Potentially from Slade Wat although access to the site could be problematic due to the proximity of existing junctions to the east.
Possibly from Tern Gardens (north side)?

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

2b. Describe neighbouring uses: Dwellings and flats. Within town area.

3. Describe topography and lanscape: Flattish although slopes away from west to east.
Area of scrubland with mature trees to the east in particular.

4. Describe layout, form, street pattern: Cul-de-sac development in vicinity.

5. Describe building types and features: 2 storey along Slade Wat with 2 storey flats.

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

7. Describe features / constraints: Unclear - refer to aerial photos.
Within Conservation Area.
Biodiversity on site.

8. Describe views, sight lines or vistas: Enclosed site.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: *Somewhat negative*

9d. Justification: *The site relates acceptably to the built form and streetscape but it falls within the Conservation Area.*

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 elongated form of the site within the Conservation Area and potential access difficulties and loss of biodiversity mean that any scheme will be challenging.

19c. Key considerations for policy:

- Impact on Conservation Area.
- Access - in 3rd party ownership.
- Impact on amenity of neighbours.
- Impact on biodiversity.
- Deliverable.

Local Preference

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

(ii) Reasons for support / object: Small development so not a priority

(iii) Parish Council site ranking (0-10): **5**

Recommendation

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

20b. Comments The site is quite narrow, and once amenity of neighbours and vehicular access taken into account, the developable area of the site may be quite limited. Potential to come forward as 'windfall' development, as site is located within the built area.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	8%	3b.(iv) 1 in 1000yr event (area):	31%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR16/1000/F: Erection of a 2-storey 4-bed workplace home and storage shed for office/horticult... (Refuse) F/YR16/0469/F: Erection of a 2-storey 4-bed dwelling and a workshop with B1, B2 or B8 use... (Refuse)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	No objections subject to details of access to site.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PRoWs outside the site boundary			D
10b. PROW Team comments:	Potential to connect to footpath heading west towards Ferry Hill			

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)			C
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Kingsfield Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age	

range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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: 4160 (WORKS)

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 adjacent to former Mill (Works), potential contamination through demolition of existing structure

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 20.36% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 79.64%

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:

Sutton & Mepal Pumping Station Drains

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site not shown on SHELAA map

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

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: 12/06/2020 12:10:00

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

1b. Describe accessibility of site: Along very narrow gravelled trackway.
Single width.

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

2b. Describe neighbouring uses: There are dwellings to the north but this is the rear of these and access road generally is for service.

3. Describe topography and lanscape: Flat, land to the south is lower.

4. Describe layout, form, street pattern: A gravelled narrow access road.

5. Describe building types and features: 1950s detached dwelling on site. Mixture of others (mainly modern) in the vicinity.

6. Describe site's boundaries: Surrounded by conifers and other trees.

7. Describe features / constraints: Access vert narrow.

8. Describe views, sight lines or vistas: An enclosed site due to tall conifers.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Whilst development of site would replace a dwelling, character of area is more related to the countryside than the built form.

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: There is insufficient width to access the site without significant infrastructure improvements. Would relate poorly to town and impact adversely on the countryside.
Services are some distance.

19c. Key considerations for policy:

- Access
- Impact on countryside and built form
- Distance from services

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Small site, not a priority.

(iii) Parish Council site ranking (0-10): 4

Recommendation

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

D

20b. Comments This site is located some distance from services in the town. There is insufficient road width to access the site without significant infrastructure improvements.
Part of larger site 40211.

Major Criteria

1. Site Availability	Availability unknown			N/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:	53.52%	3a.(iii) Site area in FZ2:	3.75%	3a.(iv) Site area in FZ3: 42.73%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	8%	3b.(iv) 1 in 1000yr event (area): 27%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR16/1000/F: Erection of a 2-storey 4-bed workplace home and storage shed for office/horticult... (Refuse) </p> <p>F/YR12/0544/F: Erection of a single-storey side/rear extension to existing dwelling involving d... (Withdrawn) </p> <p>F/YR13/0572/F: Erection of a single-storey side/rear extension to existing dwelling involving d... (Grant) </p> <p>F/YR16/0469/F: Erection of a 2-storey 4-bed dwelling and a workshop with B1, B2 or B8 use... (Refuse)</p>			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Blackmill Road is single track. The road will require widening and fully reconstructing. Footways and cycleway provision required. Impact on transport network fully assessed.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PRoW within the site boundary			C
10b. PROW Team comments:	Footpath No. 4 within site boundary. Opportunity to upgrade this route to Bridleway providing a link between Chatteris and Long Distance Bridleway No. 30			

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
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:	George Clare Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Glebelands Primary Academy; Kingsfield Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.
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:	4160 (WORKS)
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	377 (BRICK WORKS); 730 (CORN MILL)
14b. Env Health Officer comments:	Large scale site - Unable to determine extent of contamination from intersecting and adjacent contaminated sites. Phase 1 may be required to determine extent of any contamination from aforementioned sources
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 96.25% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 3.75%

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:

Pidley Fen Drains; Sutton & Mepal Pumping Station Drains; Pidley Fen Drain

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 does not intersect Goose + Swan IRZ

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:	MCB4503 Roman pottery found. Generic 100m square grid reference given to two not well documented but highly important antiquarian finds: MCB 4527 Possible mid/late Bronze Age hoard, consisting of a shield and a looped spearhead found in 1870 (now in Chatteris Museum) and MCB4614 Bronze Age canoe and rapier (in Ashmolean Museum). Our Lidar surface model shown this field is in fen - off the skirt land at the edge of Chatteris 'island'. The properties west of London Road are on the skirtland and Chatteris Wood moated manor site (MCB1394) lies 500m to the south east on the dry land, later occupied by a 17th century house (MCB1395) Wood House.
-----------------------------------	--

Site Visit

Date / Time of Site Visit: 12/06/2020 12:00:00

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

1b. Describe accessibility of site: Down very narrow track.
Major infrastructure upgrade required.

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

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

3. Describe topography and landscape: Flat generally - slightly higher at northern end.

4. Describe layout, form, street pattern: Narrow trackway, unmade, gravel. Links West Street with Fairway.

5. Describe building types and features: 2 substantial dwellings with large curtilages to north of site. Circa 1950s.

6. Describe site's boundaries: Mix of open, hedgerows, conifers around dwelling. Dwellings to north, mix of single storey and 2-storey.

7. Describe features / constraints: Access very narrow.
Power line crosses site - east to west.

8. Describe views, sight lines or vistas: Very open to the south, east and west for considerable distances (especially to west for considerable (especially to west).

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: An extensive site which would be a major addition to the south west part of the town.
Adversely impact on the open countryside.

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

E

19b. Justification: This extensive site cannot be adequately accessed without major infrastructure improvement and would adversely affect the shape of the town and open countryside. Some distance from services. Some distance from services.

19c. Key considerations for policy: Impact on countryside.
Impact on town morphology.
Infrastructure requirements.
Distance from services.

Local Preference

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

(ii) Reasons for support / object: Large new site. As far as is known, no developer identified.

(iii) Parish Council site ranking (0-10): **8**

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site adjoins permitted site 40051 to the west and proposed site 40499. Approximately 54% of the site area is in Flood Zone 1. A significant portion of the site is in Flood Zone 3 (and some land in Flood Zone 2). This significantly reduces the area of land which can be developed without conflicting with national planning policies for flood risk.

Access is constrained, requiring provision of major infrastructure. The site is accessed from a single track, unsuitable to support major development. The road will require widening and fully reconstructing. Footways and cycleway provision required. The site extends into the open countryside and has a poor relationship to the built form. Development of the site would therefore result in adverse harm on the open countryside landscape and be detrimental to the character of the town.

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:	86.73%	3a.(iii) Site area in FZ2:	1.59%	3a.(iv) Site area in FZ3: 11.69%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area): 5%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR14/0352/NONMAT: Non-material amendment: amendment to landscaping scheme involving the addition o... (Approve) F/YR17/0779/NONMAT: Non-material amendment: Removal of tree; change of colour to gate of childrens p... (Approve) F/YR16/3116/COND: Details reserved by conditions 16 and 18 of planning permission F/YR13/0353/F (E... (Approve) F/YR15/0255/PLANO: Modification of Planning Obligation attached to planning permission F/YR13/0353/... (Grant) F/YR13/0353/F: Erection of 56 dwellings comprising; 8 x 1-bed 2-storey flats, 4 x 1-bed single-... (Grant) F/YR13/3097/COND: Details reserved by conditions 5, 6, 7, 8, 9, 12, 15, 16 and 18 of planning perm... (Approve)			

Transport

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

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	The Orchards; Green Park	
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:	George Clare 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)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
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:	Glebelands Primary Academy	
11d.(iv) Primary schs 10-15 min walk:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre; Isle of Ely Way, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.
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 1 E
15b. ALC percentage site area	GRADE 1: 56.9% Grade 2: 43.1% 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:

Langwood Hill Pit; Langwood Hill Pit CWS

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: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 38-48, NEW ROAD

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments: MCB16699 and MCB15979 Neolithic Stone Axe finds 300m to south,

Site Visit

Date / Time of Site Visit: 15/06/2020 11:15:00

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

1b. Describe accessibility of site: No clear access way except from A142 which at this point is on a long, fast curve.
New piecemeal developments have meant accesses have been lost.

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

2b. Describe neighbouring uses: Dwellings exist to the south. A142 to the north. Very noisy road - poor amenity for future residents.

3. Describe topography and lanscape: Triangular shaped site with land sloping down from south to north. Presently grassland rather than arable.

4. Describe layout, form, street pattern: Cul-de-sac developments from New Road to the south.

5. Describe building types and features: Bungalows along entire southern boundary.

6. Describe site's boundaries: Mix of hedgerows and domestic fences to south. Open to the west. Hedgerow along A142.

7. Describe features / constraints: Lack of obvious access.

8. Describe views, sight lines or vistas: Very open from the north and west. Not visible from south and east.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to the built form of Chatteris and would extend development into countryside to the north. However screened to some degree and A142 forms development limit.

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: Lack of access means that it is not clear how the site will be developed and delivered within the plan period.

19c. Key considerations for policy: Impact on built form.
Distance from services.
Impact on countryside.
Access.
Proximity to A142.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Appears to be part of the same site as 40011.

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

No obvious access point, therefore not clear site can be delivered. Would require access with Newlands Road.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	39%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	LP10			
7.(ii) Planning History Search	F/YR10/0022/SC: Screening Opinion:- Residential (up to 600 dwellings) with associated landscapin... (Further Details Required) F/YR10/0606/F: Conversion of loft to living accommodation including insertion of 3no dormers to... (Grant) F/YR10/0607/LB: Internal and external alterations comprising of conversion of loft to living acc... (Grant) F/YR10/0704/LB: Conversion of existing stable/store to a 2-bed dwelling and conversion of garden... (Grant) F/YR16/0093/SC: Screening Opinion:- Residential development (350 dwellings max) with associated ... (Further Details Not Required) F/YR10/0703/F: Conversion of existing stable/store to a 2-bed dwelling and conversion of garden... (Grant) F/YR18/0577/F: Erection of 20 dwellings comprising of: 2 x 2-storey 3-bed, 6 x 3-storey 3-bed, ... (Withdrawn)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Highway impact needs to be fully considered. Site access junction and new R/b on A142 likely to be required			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PRoW within the site boundary			C

10b. PROW Team comments: Means of crossing A142 necessary to connect into network of footpaths in the parish of Manea

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:	East Park Street; Cromwell Community College; The Orchards; Green Park; Wenny Estate	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iii) Shops 5-10 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(v) Shops 15-20 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Glebelands Primary Academy	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A
11e.(ii) Secondary sch in 5 min walk:	Cromwell Community College	
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk		

12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
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:	4160 (WORKS)	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERY)	
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: 0.79% Grade 3: 78.32% Grade 4 or 5: 0% Not agric. land: 20.89%	

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:		
Langwood Hill Pit; Sutton & Mepal Pumping Station Drains; Langwood Hill Pit CWS		
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: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
Currently valuable wildlife habitats including parkland with mature trees, hedgerows and grassland. Supports/ likely to support reptiles, great crested newts, bats, birds etc. Significant mitigation and compensation measures required to achieve bio net gain, therefore unlikely that whole site is developable.		
17.(i) TPO points:	TPO point on site	E
17.(ii) TPO area:	TPO area on site	E
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	CHATTERIS	
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:	38-48, NEW ROAD; POST OFFICE; 2, PARK STREET; 6, PARK STREET; 14, PARK STREET; 12, ST MARTINS ROAD; 14, ST MARTINS ROAD; BARN, STABLES AND COWHOUSE TO MANOR HOUSE; 2, WENNY ROAD; 26 AND 28, WEST PARK STREET; 1, WOOD STREET; SIX HEADSTONES RUNNING SOUTH OF SOUTH PORCH OF CHURCH OF SAINT PETER AND SAINT PAUL; George Hotel; 8A, HIGH STREET; 11 AND 13, LONDON ROAD; 39, LONDON ROAD; 16, LONDON ROAD; 22, LONDON ROAD; 5, MARKET HILL; 4,6,8 AND 10, MARKET HILL; 18, MARKET HILL; CHURCH OF SAINT PETER AND SAINT PAUL; 16, CHURCH LANE; UNITED REFORMED CHURCH; 4,6 AND 8, EAST PARK STREET; 12A AND 12C, EAST PARK STREET; 3, EAST PARK STREET; 19, EAST PARK STREET; 3, High Street; 1, HIGH STREET; 8, LONDON ROAD; 12 AND 14, MARKET HILL; WALL APPROXIMATELY 20 METRES SOUTH EAST OF CHURCH OF SAINT PETER AND SAINT PAUL; MANOR HOUSE; 7, WEST PARK STREET; 32, WEST PARK STREET; HOLLIES; WALL TO MANOR HOUSE AND NUMBER 19 WENNY ROAD; 6, WENNY ROAD; 8, PARK STREET; 10, ST MARTINS ROAD; 20 AND 20A, MARKET HILL; 24, LONDON ROAD;	

Suitability uncertain/mixed effects

3, MARKET HILL; 9, MARKET HILL; 31,31A,31B AND 31C, LONDON ROAD; 9, EAST PARK STREET; 1, EAST PARK STREET; 10, EAST PARK STREET; 14, EAST PARK STREET; 7, EAST PARK STREET; 11 AND 13, HIGH STREET; 33, PARK STREET; 4, PARK STREET; 20, PARK STREET; ICEHOUSE,100 YARDS EAST OF NUMBER 19 WENNY ROAD; 4 AND 4A, WENNY ROAD; 36, WEST PARK STREET; 8, HIGH STREET; SEYMOUR PLACE; 7, MARKET HILL; CROSS KEYS INN; 7, PARK STREET; 9, LONDON ROAD; Chatteris War Memorial

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	D
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Chatteris (Conservation area - 5170)	
18f. Conservation Officer comments:	The Wenny site has historical and archaeological significance and this has more recently been identified and established through a local campaign to save this green space. Notwithstanding its previous allocation and the development of a BCP it is considered that it is not desirable to identify this as a site suitable for development. The loss of this site of historical and archaeological significance and an important area of green space would be determinantal to the amenity of the town as a whole. Provides the town with an example rural setting. Also within the setting of listed buildings: 1331945, 1125974, 1310293, 1161041.	
18g. Archaeology comments:	Archaeology within this site. Management plan devised for protecting ridge and furrow earthworks in part of the site. Archaeological Investigation of other areas to be secured by planning condition.	

Site Visit

Date / Time of Site Visit: 15/06/2020 11:50:00

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

1b. Describe accessibility of site: Site could be accessed from Wenny Road which would involve removal of some trees and potentially from The Elms - a long cul-de-sac.

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

2b. Describe neighbouring uses: Dwellings to the north, west and south. A142 bypass and open fields to the east. Primary and secondary school to the west.

3. Describe topography and lanscape: Flat generally. A series of fields of various types, some still in crop production. Many mature trees and hedgerows in and surrounding the site. Ridge and furrow earthworks visible. Used for recreation informally by people.

4. Describe layout, form, street pattern:	Adjacent built development to the north and south is mainly cul-de-sac development. Wenny Road is a main access route into the town.	
5. Describe building types and features:	Modern developments to the north and south - mainly 2 storey. Listed building and wall structure is adjacent to the west.	
6. Describe site's boundaries:	Mixture of mature tree belts, hedgerows, fences including domestic fences and openness.	
7. Describe features / constraints:	Rich in biodiversity. Mature trees within site, ridge and furrow earthworks. Mature tree belts surrounding site in parts. Access problematic due to tree removal and long cul-de-sac to north. Powerline and drain crossing north part of site.	
8. Describe views, sight lines or vistas:	Proximity to busy and noisy A142. Majority of site is enclosed. Can be viewed from A142.	
9a. Relationship to built form:	Somewhat positive	
9b. Visual impact on wider landscape:	Negative	
9c. Historic features:	Somewhat negative	
9d. Justification:	The site relates well to the existing built form on three sides, as well as key services, but its development would adversely impact on the landscape / streetscape character in this part of the town. Potential adverse impact on heritage assets.	
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:	Development would involve the potential loss of a large number of mature trees, hedgerows and create gaps in the tree belt for access with a likely adverse impact on biodiversity. Listed building and wall also potentially adversely affected.	
19c. Key considerations for policy:	Allocated site in FLP 2014 and approved BCP. Loss of biodiversity Use for recreational purposes. Town asset - alternative uses? Access.	

Local Preference

(i) Does Parish Council support site?:	Yes
(ii) Reasons for support / object:	Appears to be the same site as 40009
(iii) Parish Council site ranking (0-10):	10

Recommendation

20a. Individual site score	Suitability uncertain/mixed effects	C
20b. Comments	This site forms part of the East Chatteris Strategic Allocation (40009) identified by Local Plan 2014, and a Broad Concept Plan for the site was adopted by FDC in 2017. Despite this, site has been slow to progress. However, through site	

submission, developer confirms sites is available.

The site is affected by considerable constraints. Access is constrained and would require major infrastructure improvements, including a new site access junction and new roundabout at A142.

Development of the site has potential to adversely impact on heritage assets, including listed buildings / structures and ridge and furrow earthworks. The site is of historical and archaeological significance.

The site has potential adverse impacts on biodiversity. The site is an attractive, natural, open space and offers a space for informal recreation for the local community.

In parallel to the site submission, multiple Local Green Space submissions were received from members of the local community. A local campaign group has been formed to save the space, who submitted a petition from circa 1,000 objectors. This illustrates the importance of the site to the local community, as an open space for recreation.

During the site assessment process, a planning application was submitted in July 2021 on part of the site for 93 dwellings.

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 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	38.96%	3a.(iii) Site area in FZ2:	6.21%	3a.(iv) Site area in FZ3: 54.83%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	3%	3b.(iv) 1 in 1000yr event (area): 9%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR12/0483/F, F/YR11/0661/F			
7.(ii) Planning History Search	<p>F/YR12/0401/NONMAT: Non-material amendment:- Reduce height of bay/gable end windows to Plots, 48, 51... (Approve) F/YR13/0787/NONMAT: Non-material amendment: amendment to car parking relating to planning permission... (Approve) F/YR13/3050/COND: Details reserved by Conditions 2, 4, 5, 6, 7, 8 and 9 of Planning Permission F/Y... (Approve) F/YR18/0688/F: Installation of external doors to front, side and rear elevations; creation of a... (Grant) F/YR13/0389/NONMAT: Non-material amendment: Amendment to location of electricity substation, relatin... (Approve) F/YR12/0483/F: Variation of Conditions 13 and 15 of Planning Permission F/YR11/0661/F (Erection... (Grant) F/YR14/0400/NONMAT: Non-material amendment: Amendment to design of windcatchers and addition of walk... (Approve) F/YR18/0728/A: Display of 1no 7.0 metre high double-sided internally illuminated roadside gantr... (Grant) F/YR16/1101/F: Variation of condition 2 of planning permission F/YR14/0400/NONMAT (Non-material... (Withdrawn) F/YR13/3096/COND: Details reserved by condition 15 of planning permission F/YR12/0483/F (Variation... (Approve) F/YR11/3056/COND: Details reserved by conditions 2, 4, 5, 7, 9, 10, 11, 12 and 13 of planning perm... (Approve) F/YR11/0567/NONMAT: Non-material amendments - Amendments to plots 9-55 as per the schedule relating ... (Approve) F/YR14/0675/A: Display of 1 internally illuminated sky sign above canopy and 1 internally illum... (Grant) F/YR12/3057/COND: Discharge of Condition 2 of planning permission F/YR11/0661/F (Erection of foods... (Approve) F/YR10/0042/EXTIME: Erection of 46 dwellings (renewal of planning permission F/YR06/0391/O)... (Grant) F/YR09/0754/O: Erection of foodstore (A1), petrol filling station, car parking and associated h... (Grant) F/YR11/0661/F: Erection of foodstore (A1) and petrol filling station, builders merchants (B8) w... (Grant) F/YR18/0902/A: Display of 1 x internally illuminated fascia sign to shop front and 1 x non- illum... (Grant) F/YR09/0761/O: Erection of a builders merchants and associated highway works... (Grant) F/YR10/0413/F: Erection of 67 dwellings comprising 34 x 2-bed flats, 12 x 2-bed houses, 17 x 3-... (Grant) F/YR16/1062/F: Variation of Condition 13 and 18 of planning permission F/YR12/0483/F (Variation... (Grant) F/YR11/0876/NONMAT: Non-material amendments - Amendments to plots 26-42</p>			

north elevation (addition of... (Approve) | F/YR20/0124/F: Change of use from retail to flexible floorspace for either Class A1 (Retail) or... (Grant)

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Footway/cycleway connections need to be made with existing Fenland way Infrastructure	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	No PROW connection opportunities	E
10b. PROW Team comments:		

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	West Street; York Road; Beaufort Drive; Dock Road; Ash Grove; Fenland Way	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11c.(iii) Shops 5-10 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iv) Shops 10-15 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
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:	Kingsfield Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		

11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre; Isle of Ely Way, Chatteris	
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:	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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:	0500/5252 (CHATTERIS, DOCK ROAD)	
14a.(vi) Intersects Site for DI:	757 (RAIL VARIOUS)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:	1515 (ENGINEERING WORKS)	

14a.(ix) Sites for DI 100-250m: 1047 (DEPOT); 2090 (INDUSTRIAL ESTATE); 2647 (NURSERIES); 319 (GARAGE); 735 (DEPOT); 737 (SMITHY)

14b. Env Health Officer comments: Large site - Historic Railway intersects site, unable to determined extent of contamination from adjacent contaminated sites. Phase 1 desk study may be required to determine the extent of any contamination as a result of the aforementioned use.

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

D

15b. ALC percentage site area GRADE 1: 0.45% | Grade 2: 63.75% | Grade 3: 0.51% | Grade 4 or 5: 0% | Not agric. land: 35.28%

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Sensitive site; known/ likely to support populations of protected species incl. reptiles, amphibians, bats, barn owl, water vole, large numbers of breeding birds, hedgehogs and other mammals. Site also supports rare plants and areas of semi-natural grassland habitat, therefore extensive avoidance, mitigation and enhancement measures will be required which reduces area of developable land.

16e. Wildlife Officer comments:

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

A

17.(ii) TPO area: TPO area on site

E

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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:	BURNSFIELD HOUSE; 2, STATION ROAD; 10, STATION ROAD; GRESHAM HOUSE; MILL COTTAGE; 56 and 58, Station Street; 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; 42, HIGH STREET; 84, HIGH STREET; 112, HIGH STREET; 73, HUNTINGDON ROAD; 10, HUNTINGDON ROAD; KENT HOUSE; 8, BRIDGE STREET; 19, CLARE STREET; 49, HIGH STREET; CHATTERIS HOUSE; CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED); 74, HIGH STREET; 94, HIGH STREET; 3 AND 5, RAILWAY LANE; 4 AND 6, STATION ROAD; 130, HIGH STREET (See details for further address information); 17, STATION ROAD; 24 AND 26, STATION ROAD; 79, HUNTINGDON ROAD; 59,61 AND 61A, HIGH STREET; 33, PARK STREET; 14, WEST PARK STREET; 81 AND 83, HIGH STREET; Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 18, HIGH STREET; 48 AND 50, HIGH STREET; 110, HIGH STREET; 15 AND 17, NEW ROAD	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	D
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Chatteris (Conservation area - 5170)	
18f. Conservation Officer comments:		
18g. Archaeology comments:	The part of this site that has been evaluated found Roman saltern remains (a salt-making site) MCB22675. The HER records seven archaeological interventions relating to non-intrusive and intrusive prospection works for this site off the Chatteris 'island' within the fenland basin. (ECBs3777,3980 x 3 areas, 3131,3132,3102) Palaeochannels were found, some with evidence of preserved humanly worked wood. A condition is required to further enable evaluation of the non-investigated parts and to determine the need for archaeological mitigation works.	

Site Visit

Date / Time of Site Visit: 16/06/2020 10:55:00

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

1b. Describe accessibility of site: Although would need to use an unattractive underpass to join with rest of the town. Crossing the busy A141 problematic.

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

2b. Describe neighbouring uses: Employment uses to the south. Dwellings A141 bypass to the east. Open countryside to the west, south (part) and north. Gap to built development. Solar panel farm to west.

- 3. Describe topography and lanscape:** Generally flat - visibly lower than land to the east. Generally open especially to the west.
- 4. Describe layout, form, street pattern:** Adjacent to busy A141 bypass.
- 5. Describe building types and features:** Tesco's (Jacks) store on site. Otherwise none. Surrounding / existing buildings are 2 storey in the main.
- 6. Describe site's boundaries:** Open on most sides with a variety of intermittent fencing / hedging / trees.
- 7. Describe features / constraints:** Substantial drain runs north/south through site.
- 8. Describe views, sight lines or vistas:** Very open from the west. Would be very visible from bypass to the east.
- 9a. Relationship to built form:** Somewhat negative
- 9b. Visual impact on wider landscape:** Somewhat negative
- 9c. Historic features:** Neutral
- 9d. Justification:** The site is to the west of the main built form of the town although includes the developed site of Jacks. Would encroach significantly into open countryside - a whole new urban extension. Would result in severance of the town.

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

D

19b. Justification: The site would in effect comprise a whole new urban extension and the safe crossing of the A141 would need to be addressed with significant additions / improvements to justify scale of development.

19c. Key considerations for policy:

- Impact on countryside
- Relationship to built form
- How to integrate sustainably with rest of town.
- Infrastructure requirements
- Delivery

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Site should be preserved for retail

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

Recommendation

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

B

20b. Comments Approximately 55% of the site area is located in Flood Zone 3, with a further 6% (approx.) in Flood Zone 2. Development of housing in areas at risk of flooding may be incompatible with national planning policies for managing flood risk. Approximately 39% of the site area is in Flood Zone 1, thereby providing some opportunities for limited housing development. The site neighbours existing commercial uses and existing housing development sites, and therefore offers some potential for both further commercial development and further housing development.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	99.59%	3a.(iii) Site area in FZ2:	0.41%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access needs to be formed with Huntingdon Road			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	West Street; York 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:	George Clare 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:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
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:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Isle of Ely Way, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to	

289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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 100m of potentially contaminated land

C

14a.(ii) Intersects landfill for DI:

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

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

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: 1515 (ENGINEERING WORKS)

14a.(ix) Sites for DI 100-250m: 757 (RAIL VARIOUS)

14b. Env Health Officer comments: Historic railway intersects site which may be a potential source of contamination

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

E

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site currently tree covered, so significant compensatory habitat/ replanting would be required to achieve bio net gain. Potentially part-developable, however poor choice to allocate.

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: MILL COTTAGE; 56 and 58, Station Street; 45, WEST STREET; 73, HUNTINGDON ROAD; 10, HUNTINGDON ROAD; 19, CLARE STREET; 24 AND 26, STATION ROAD; 79, HUNTINGDON ROAD

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/06/2020 10:15:00

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

1b. Describe accessibility of site: No footpath on main road - only by the back road (would be site frontage?)/ Footpath on back road is only on south side and very narrow (less than 1.0m in parts).

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

2b. Describe neighbouring uses: Dwellings to east and south.
Adjacent to main road and roundabout - very noisy.
B8 estate to the west.

3. Describe topography and lanscape: Raised area of ground across part of former rail line. Provides an attractive / entrance / exit to the town.

4. Describe layout, form, street pattern: On main A141 road close to roundabout junction with Huntingdon Road. Blocked off part of Huntingdon Road is to the south of the site.

5. Describe building types and features: None on site. 2 storey dwellings in vicinity - mid/early 20th century. B8 estate 30-40 years old.

6. Describe site's boundaries: Open on north, west and south boundaries.
Hedgerow adjacent to dwelling to the east.

7. Describe features / constraints: Large number of mature / semi-mature trees on the site, effectively, makes it an area of amenity open space. Biodiversity loss.

8. Describe views, sight lines or vistas: Very prominent on entering / leaving Chatteris on A141 and also at the end of the PRow for former railway.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The trees successfully already end the built up form of the town. This would alter its character and have a negative impact on street scene.

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 loss of trees on this effectively open amenity area would have an adverse impact on the character of the area at this prominent entrance to the town. Replacement with dwellings would provide poor residential amenity for future residents.

19c. Key considerations for policy:

- Loss of trees
- Loss of biodiversity
- Impact character of area / streetscene, attractiveness of town
- Amenity of future occupiers
- Pedestrian access

Local Preference

(i) Does Parish Council support site?: No

Potentially unsuitable

(ii) Reasons for support / object: Not suitable for housing, would spoil an entrance to Chatteris which is currently landscaped.

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Proximity to busy road would likely impact on the amenity of future occupiers. Also potential noise issues from neighbouring businesses. The site provides an attractive entrance to the town. Development of the site would therefore adversely impact on the streetscene and local character.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR13/0745/FDC F/YR13/0745/FDC Erection of 5 dwellings			
7.(ii) Planning History Search	F/YR13/0745/FDC: Erection of 5 dwellings involving the demolition of existing garages... (Withdrawn)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access needs to be formed with Gibside Avenue			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)			B
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	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:	George Clare Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Less than 10 min walk (< 800m)	B
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Cromwell Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age	

range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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: 730 (CORN MILL)

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

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

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 45, WEST STREET; 73, HUNTINGDON ROAD; 39, LONDON ROAD; 16, LONDON ROAD; 22, LONDON ROAD; 24, LONDON ROAD; 79, HUNTINGDON ROAD; SEYMOUR PLACE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/06/2020 11:00:00

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

1b. Describe accessibility of site: Access from Gibside. Potentially wide enough for small development.
Access to the north-west - but not in red line - trackway.
Serving the rear of a number of dwellings - OK for foot / cycleway.

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

2b. Describe neighbouring uses: 2 storey dwellings to the west, south and east.
Single storey dwellings to the north.
A residential area.

3. Describe topography and lanscape: Generally flat although the land slope up from west to east. Used for parking cars with some small wooden garages on north side. Mature ash tree to north.

4. Describe layout, form, street pattern: Attractive residential estate to the south in particular with good spacing between terraced rows of dwellings. Amenity open space areas around dwellings.

5. Describe building types and features: 1960s house in the main. Dwelling to south-west mid 20th century. Bungalows to north - 1970s/80s?

6. Describe site's boundaries: Mix of garden fencing and hedges.

7. Describe features / constraints: mature ash trees on site (northern boundary). Can be seen from some distance. Worthy of TPO?
Worth retaining - has biodiversity value.
To the rear of dwellings without car parking spaces at the front due to estate design.

8. Describe views, sight lines or vistas: An enclosed site - but due to gaps between houses would be visible from the south especially.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Negative impact would depend on type of development. If 2 storey - negative, if bungalows may be OK.

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: Any development would be dependent on details.
Need to ensure access is adequate and car parking spaces provided for existing residents.

19c. Key considerations for policy:

- Access
- Mature tree
- Type of development
- Car parking

Local Preference

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

(ii) Reasons for support / object: Site should be preserved for parking

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

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site is contained within the built area and appears potentially suitable for development. However, the site is currently used for car parking and could create highway safety problems elsewhere by displacing vehicles. Also, potential legal rights of way to access rear of dwellings.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	3%	3b.(iii) 1 in 100yr event (area):	24%	3b.(iv) 1 in 1000yr event (area):	119%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR16/0093/SC East Chatteris Broad Concept Plan Area Screening Opinion F/YR16/0093/SC Up to 350 dwellings over larger site			
7.(ii) Planning History Search	F/YR10/0022/SC: Screening Opinion:- Residential (up to 600 dwellings) with associated landscapin... (Further Details Required) F/YR16/0093/SC: Screening Opinion:- Residential development (350 dwellings max) with associated ... (Further Details Not Required)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access needs to be formed with The Elms. Appropriate footway and cycleway links need to be formed with schools and Chatteris amenity			
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:	Means of crossing A142 necessary to connect into network of footpaths in the parish of Manea			

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	The Orchards; Green Park	
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:	George Clare 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:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iv) Shops 10-15 min walk:	Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ	
11c.(v) Shops 15-20 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Glebelands Primary Academy	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 10 min walk (< 800m)	B
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:	Cromwell Community College	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:	Isle of Ely Way, Chatteris	
11f.(v) Emp area 15-20 min walk:	Honeysome Industrial Estate, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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: 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 within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

Langwood Hill Pit; Langwood Hill Pit CWS

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 does not intersect Goose + Swan IRZ

A

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

Sensitive habitats on site which currently provides good quality natural green space in close proximity to population. Significant compensation measures required if developed in order to achieve biodiversity net gain, meaning limited on site development potential.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

TPO area on site

E

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

CHATTERIS

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:

38-48, NEW ROAD

18c.(i) Prox to Scheduled Monument:

Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

Asset(s) more than 2km from site

A

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

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

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

Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:	Chatteris (Conservation area - 5170)
18f. Conservation Officer comments:	This site encompasses Wenny Meadows, which is considered a precious open space and wildlife habitat by residents. It lies close to the conservation area boundary and as an undeveloped meadow adds to the character and appearance of the conservation area by providing the town with an example rural setting. Also within the setting of listed buildings: 1331945, 1125974, 1310293, 1161041.
18g. Archaeology comments:	Score E Objection site. Archaeological earthworks within this site (MCB11717) - Medieval ridge and furrow cultivation remains. Management plan required for protecting ridge and furrow earthworks in part of the site.

Site Visit

Date / Time of Site Visit: 15/06/2020 11:40:00

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

1b. Describe accessibility of site: On the edge of the built up area of the town.
However access to existing housing is already well used.

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

2b. Describe neighbouring uses: Dwellings to the north and west. A142 bypass to the east. Open fields to the south.

3. Describe topography and lanscape: Flat, with significant drain running across site. Part used for informal recreation (in small football pitch), grazing horses (east side) and overgrown (to north-west).

4. Describe layout, form, street pattern: At end of a large series of cul-de-sacs.

5. Describe building types and features: Mainly 2 storey dwellings to west. Single storey to the north. Mix of ages from 1950s to 1990s.

6. Describe site's boundaries: Mix of domestic fences / hedges. Hedgerows to the east and south.

7. Describe features / constraints: Drain crosses site.
Power line across site.
Proximity to A142.

8. Describe views, sight lines or vistas: Mainly an enclosed site.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site would continue the built form of Chatteris and while this would be into open countryside, this would be tempered by location of A142.

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: Access to the site is potentially problematic.
Drain and powerline need to be addressed but otherwise OK if dwellings are not too close to the busy and noisy A142.

19c. Key considerations for policy:	<ul style="list-style-type: none"> - Impact on countryside - Impact on built form - Access - Drain - Powerline - A142 proximity
--	---

Local Preference

(i) Does Parish Council support site?:	Yes
(ii) Reasons for support / object:	Large site should be developed to bring benefits to town.
(iii) Parish Council site ranking (0-10):	10

Recommendation

20a. Individual site score	Potentially suitable	B
20b. Comments	<p>This site forms part of the East Chatteris Strategic Allocation (40009) identified in the adopted Local Plan 2014, and a Broad Concept Plan for the site was adopted by FDC in 2017.</p> <p>This site is located towards the north of the strategic allocation, with site 40284 towards the south together forming site 40009.</p> <p>When assessed individually this site is well connected to the existing town with good access to local services and facilities. This site can be accessed from the Elm, and therefore is not reliant on the large site to be delivered.</p> <p>Some mitigation measures required. Access and powerlines are potential constraints / additional costs.</p>	

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:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	2%	3b.(iv) 1 in 1000yr event (area):	5%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	Multiple applications: F/YR03/0474/F Erection of 2storey office building F/YR11/0619/FDC Erection of 4no industrial units (Class B1) F/YR11/0036/FDC Erection of 4 industrial units (Class B1)			
7.(ii) Planning History Search	F/YR11/0246/FDC: Display of 1 non-illuminated free standing sign... (Grant) F/YR18/0517/FDC: Display of 1 non-illuminated free standing sign... (Grant) F/YR11/0872/NONMAT: Non-material amendment: Internal alterations to unit 5 to include additional fir... (Approve) F/YR11/0619/FDC: Erection of 4no industrial units (Class B1)... (Grant)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Pedestrian crossing improvements required for A142. Footway improvements required along Fenton Way			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Beaufort Drive; Fenland Way	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ	
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:	Glebelands Primary Academy; Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	D
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:	Cromwell Community College	
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre; Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.
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 D
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	0500/5252 (CHATTERIS,DOCK ROAD)
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	2090 (INDUSTRIAL ESTATE)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	1541 (FACTORY); 4160 (WORKS)
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 1 E
15b. ALC percentage site area	GRADE 1: 86.47% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 13.53%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site A
16a.(iii) Site intersects CWS:	
16a.(iv) CWS within 500m:	

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: KENT HOUSE; 8, BRIDGE STREET; 133, HIGH STREET

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 15/06/2020 10:45:00

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

1b. Describe accessibility of site: No safe crossing of busy A142.

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

2b. Describe neighbouring uses: Other two-thirds of South Fen Business Park. Sewage treatment works to the north-east. Open fields to the east. A142 to the south.

3. Describe topography and lanscape: Flat with embanked areas to the east and south.

4. Describe layout, form, street pattern: Employment area served from A142.

5. Describe building types and features: Modern 2-storey offices, business units.

6. Describe site's boundaries: Post and rail fence to the east and south.

7. Describe features / constraints: Lack of safe crossing of A142.

8. Describe views, sight lines or vistas: Would be within an 'enclosed' site. Below level of A142.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site would involve encroachment into the open countryside but this addition to the already services site will not have a significantly adverse effect.

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 is within an existing employment area and already 'earmarked' for development, although in an unsafe location for pedestrians / cyclists.

19c. Key considerations for policy: Extant planning permissions.
Lack of safe pedestrian access.
Neighbouring uses.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Welcome development which should provide employment opportunities.

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

Recommendation

20a. Individual site score Potentially suitable B

20b. Comments The site is located wholly within Flood Zone 3. However, the proposal is for employment uses which are classed as 'less vulnerable'. The site is located within an existing business park and is therefore considered potentially suitable for employment development (subject to mitigating flood risk, as

Potentially suitable

required). Possible transport project to improve crossing / junction to connect business park to town.

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:	98.61%	3a.(iii) Site area in FZ2:	0.88%	3a.(iv) Site area in FZ3: 0.51%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area): 6%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR19/0834/O Outline application, permission granted 15/10/2020.			
7.(ii) Planning History Search	<p>F/YR12/0377/F: Erection of a single-storey rear extension involving demolition of 2 conservator... (Grant) F/YR13/3050/COND: Details reserved by Conditions 2, 4, 5, 6, 7, 8 and 9 of Planning Permission F/Y... (Approve) F/YR13/0389/NONMAT: Non-material amendment: Amendment to location of electricity substation, relatin... (Approve) F/YR12/0483/F: Variation of Conditions 13 and 15 of Planning Permission F/YR11/0661/F (Erection... (Grant) F/YR14/0400/NONMAT: Non-material amendment: Amendment to design of windcatchers and addition of walk... (Approve) F/YR16/1101/F: Variation of condition 2 of planning permission F/YR14/0400/NONMAT (Non-material... (Withdrawn) F/YR13/0705/F: Erection of detached outbuilding for garaging and domestic storage involving the... (Grant) F/YR12/0890/F: Erection of an industrial building involving demolition of existing buildings... (Withdrawn) F/YR13/3096/COND: Details reserved by condition 15 of planning permission F/YR12/0483/F (Variation... (Approve) F/YR14/0675/A: Display of 1 internally illuminated sky sign above canopy and 1 internally illum... (Grant) F/YR12/3057/COND: Discharge of Condition 2 of planning permission F/YR11/0661/F (Erection of foods... (Approve) F/YR09/0754/O: Erection of foodstore (A1), petrol filling station, car parking and associated h... (Grant) F/YR11/0661/F: Erection of foodstore (A1) and petrol filling station, builders merchants (B8) w... (Grant) F/YR16/1062/F: Variation of Condition 13 and 18 of planning permission F/YR12/0483/F (Variation... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Site access arrangement nearly agreed through current planning application. Suitable footway and connections need to be formed along Doddington Road			

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.

and Fenland Way

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

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

A

11a.(ii) Bus stops / rail in 5 min walk: Beaufort Drive; Dock Road; Little Curf Drove; Fenland Way

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: George Clare 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)

A

11c.(ii) Shops within 5 min walk: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT

11c.(iii) Shops 5-10 min walk: Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG

11c.(iv) Shops 10-15 min walk: Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT

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: Kingsfield Primary School

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

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

11e.(i) Prox to secondary school: Less than 20 min walk (< 1,600m)

D

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk: Cromwell Community College

11f.(i) Proximity to employment: Less than 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk: Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris

11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Curf Farm Business Park, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 523 primary aged children living in the catchment area. Forecasts show a downward projection to 504 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 952 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 1030 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 1475 primary aged pupils in 2020/2021 rising to 1534 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	

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:	0500/5252 (CHATTERIS,DOCK ROAD)	
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:	1541 (FACTORY); 1047 (DEPOT); 4160 (WORKS); 2090 (INDUSTRIAL ESTATE); 1862 (GAS WORKS)	
14b. Env Health Officer comments:	F/YR19/0834/O - Preliminary Risk Assessment submitted. EH officer comments to complete an intrusive investigation. Awaiting Intrusive investigation report and following recommendations.	
15a. Agricultural Land Classification:	50% or more is Grade 3	C

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 5.7% | Grade 3: 93.46% | Grade 4 or 5: 0% | Not agric. land: 0.84%

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: 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: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

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

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

Site not shown on SHELAA map

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site D

18a.(ii) CA intersects site:

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

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: 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; 84, HIGH STREET; 112, HIGH STREET; KENT HOUSE; 8, BRIDGE STREET; 94, HIGH STREET; 130, HIGH STREET (See details for further address information); 81 AND 83, HIGH STREET; Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 110, HIGH STREET

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

The site was subject to an archaeological evaluation in 2009 (ECB3102). A total of 23 trenches and 6 tests were excavated in advance of proposed industrial development, which demonstrated that the site had been used for intensive quarrying during the post medieval and modern periods, and also during the Romano-British period (MCB18482). The only other archaeological remains comprised former field boundaries, furrows and possible planting beds, dating to the post medieval period.

Site Visit

Date / Time of Site Visit: 16/06/2020 11:20:00

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: See comments for 40416 which is a slightly larger (includes slightly more land in north-west corner).

Local Preference

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

(ii) Reasons for support / object: Welcome large development which should bring benefits to the town.

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

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

Originally Site submission. Site has been granted planning permission since site was submitted through Local Plan process (application ref: F/YR19/0834/O).

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has a broad band of sand and gravel through the middle. Development without prior extraction would result in the sterilisation of this mineral resource protected through the designated Mineral Safeguarding Area. Consideration should be given as to whether alternative sites which would meet the Local Plan needs; or if an overriding need for development on this site can be demonstrated. In the event that this site is allocated, regard should be had to whether prior extraction should take place; and if not, any mineral extracted during the course of the development should be used in a sustainable manner, ideally on the development itself or taken off site for processing (the latter would require planning permission from the Mineral Planning Authority). [n.b. the extent of sites 40010 and 40384 is unclear as they overlap - if further clarification on comments is required please let me know]				
2.(ii) Intrsects Min. + Waste resource:	Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	99.28%	3a.(iii) Site area in FZ2:	0.58%	3a.(iv) Site area in FZ3:	0.14%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	9%
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:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	-------------	----------

7.(i) Planning History (Form B): F/YR10/0804/O

7.(ii) Planning History Search

F/YR11/2005/CCC: Partial demolition, refurbishment and the erection of part single/part 2-storey ... (Deemed consent CCC) | F/YR19/2003/CCC: Redevelopment of the existing school comprising; demolition of an existing class... (Raise No Objection) | F/YR13/0565/F: Erection of an agricultural storage building... (Grant) | F/YR15/1018/F: Installation of external wall insulation to front, rear and side of existing dwe... (Grant) | F/YR16/1108/CERTLU: Certificate of Lawful Use (Existing): Erection of single-storey extensions to re... (Refuse Certificate) | F/YR16/1060/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant) | F/YR17/0463/F: Erection of a storage building... (Grant) | F/YR16/0204/CERTP: Certificate of Lawful Use (Proposed): Erection of single-storey rear extension t... (Withdrawn) | F/YR14/0783/SC: Screening Opinion: Installation of a Biomethane Injection pipeline (to inject in... (Further Details Not Required) | F/YR16/0349/PNH: Single storey rear extension which extends beyond the rear wall by 6 metres with...

(Prior Approval Not Required) | F/YR14/0872/F: Installation of a Biomethane Injection pipeline (to inject into the National Gri... (Withdrawn) | F/YR15/1100/F: Change of use of existing dog kennels to boarding kennels... (Withdrawn)

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	Site access infrastructure secured through planning. Mitigation secured through outline permission.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	Opportunities to connect to nearby PRoW within the site boundary	C
10b. PROW Team comments:	Site large enough to provide additional PROWs within allocation linking Byway 24 to B1050 London Road	

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:	Cromwell Community College; Wenny Estate	
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:	George Clare Surgery	
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:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
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:	Glebelands Primary Academy; Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A
11e.(ii) Secondary sch in 5 min walk:	Cromwell Community College	

11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
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:	4160 (WORKS); 2647 (NURSERY)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Phase 1 contaminated land investigation has been submitted to the Authority - contaminative risk is low.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 88.65% Grade 3: 0.02% Grade 4 or 5: 0% Not agric. land: 11.33%	

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:		
16a.(v) CWS 500m - 1km:	Sutton & Mepal Pumping Station Drains	
16a.(vi) CWS 1-2km:	Langwood Hill Pit; Langwood Hill Pit CWS	
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) Existing Wetland:	No	16c.(v) Wetland Buffer: No
16c.(vi) Existing Woodland:	No	16c.(vii) Woodland Buffer: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No
16c.(x) Existing Woodland:	No	16c.(xi) Woodland Buffer: No
16c.(xii) Existing Woodland:	No	16c.(xiii) Woodland Buffer: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:	No wildlife concerns	

17.(i) TPO points:	TPO point within 15m of the site	C
17.(ii) TPO area:	TPO area on site	E

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	CHATTERIS	
18b.(i) Prox to Listed Building:	Asset(s) located on site / site intersects asset	E
18b.(ii) Listed Building on site:	TITHE BARN FARM, BARN	
18b.(iii) LB within 500m of site:	BARN, STABLES AND COWHOUSE TO MANOR HOUSE; 39, LONDON ROAD; 22, LONDON ROAD; MANOR HOUSE; WALL TO MANOR HOUSE AND NUMBER 19	

WENNY ROAD; 24, LONDON ROAD; 31,31A,31B AND 31C, LONDON ROAD;
ICEHOUSE,100 YARDS EAST OF NUMBER 19 WENNY ROAD; SEYMOUR PLACE

18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	B
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:	Neolithic enclosures at Grey's Farm, Horseley Fen", 'Bowl barrow 200m SE of Horseley Fen Farm	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500m of site	D
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:	Chatteris (Conservation area - 5170)	
18f. Conservation Officer comments:	There is listed barn, Tithe Barn, on this site and any development moving forward will have to have regard to the setting of that barn along with retaining it, restoring it and finding a use for it within the scheme. It is understood a scheme is pending approval on this site subject to S106 and the listed barn is factored into that development. Setting of listed building 1331957	
18g. Archaeology comments:	Contains Listed Building (NHLE 1331957) Late C16 double-aisled barn. Five bays with original central bay openings and threshing floor. Timber-framed and weather-boarded with corrugated iron gable roof, originally half-hipped. In good condition when assessed in 1983. Archaeological remains are present in this area ("Tithe Barn Farm development area"). Air photo evidence indicates an enclosure and linear features (MCB12642) evaluation demonstrated the presence of prehistoric and Saxon occupation evidence (MCB12808, 20214) and undated enclosures (MCB25161). Excavation evidence of Iron Age Settlement at Cromwell Community College to the north is likely to continue into the proposal area. An archaeological investigation should be secured by a condition. Listed Barn requires sensitive renovation and conservation.	

Site Visit

Date / Time of Site Visit: 12/06/2020 12:55:00

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

1b. Describe accessibility of site: Main access would be from A142 and London Road to west and various points for cycling and various points for cycling and walking around the site.

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

2b. Describe neighbouring uses: Dwellings to north with open countryside to the south and east. Some sports fields and commercial premises to the east. Primary and secondary school to the north.

3. Describe topography and lanscape: Very flat, open arable farmland. Farmstead and trees in centre of site.

4. Describe layout, form, street pattern:	A142 to the east. London Road rural route into town. Cul-de-sacs and town streets to the north.	
5. Describe building types and features:	1.5-2 storeys for Tithe Farm buildings on site. Mainly 2 storey adjacent to site. Some single storey on London Road.	
6. Describe site's boundaries:	Mix of domestic fences, hedgerows including mature trees and openness.	
7. Describe features / constraints:	Tithe Farm Barn - listed building.	
8. Describe views, sight lines or vistas:	Very open to the west, south and east.	
9a. Relationship to built form:	Somewhat negative	
9b. Visual impact on wider landscape:	Somewhat negative	
9c. Historic features:	Somewhat negative	
9d. Justification:	The site would encroach significantly into open countryside to the south, west and east and would have an adverse impact on the existing built form.	
19a. Character + Place Score:	Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).	D
19b. Justification:	The site extends to the south as far as part of a drain and copse of trees but effectively appears to have no clear boundaries and would therefore adversely impact on the open countryside to the detriment of the character of the area.	
19c. Key considerations for policy:	Strategic allocation in FLP 2014 for smaller part of site. Resolution to grant planning permission for 2010 application. Openness impact in countryside Impact on heritage assets Impact on town morphology.	

Local Preference

(i) Does Parish Council support site?:	Yes
(ii) Reasons for support / object:	Large development should bring benefits to town. Progress on site has been slow.
(iii) Parish Council site ranking (0-10):	9

Recommendation

20a. Individual site score	Likely suitable	A
20b. Comments	Much of the site is a strategic allocation in Fenland Local Plan 2014. Outline permission granted in December 2020 for up to 1,000 dwellings. Therefore has been determined to be suitable for development through the planning system.	

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR18/0509/F Site with Full planning permission			
7.(ii) Planning History Search	F/YR11/0039/F: Change of Use of existing site to car wash/valeting service including the retent... (Grant) F/YR18/0509/F: Erection of a single-storey extension to existing building to form office and al... (Grant) F/YR13/0073/NONMAT: Non-material amendment: Reduction in site area involving the relocation of, and ... (Approve) F/YR17/0775/F: Erection of a single-storey extension to existing building to form cold store an... (Grant) F/YR10/0077/CERTLU: Certificate of Lawful Use (existing):- Use of existing site for car wash/valetin... (Refuse Certificate)			

Transport

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

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Beaufort Drive; Dock Road; Little Curf Drove; Fenland Way	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11c.(iii) Shops 5-10 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ	
11c.(v) Shops 15-20 min walk:	Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	D
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:	Cromwell Community College	
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Curf Farm Business Park, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands	

Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 523 primary aged children living in the catchment area. Forecasts show a downward projection to 504 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 952 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 1030 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 1475 primary aged pupils in 2020/2021 rising to 1534 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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:	0500/5252 (CHATTERIS,DOCK ROAD)	
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:	1047 (DEPOT)	
14a.(vii) Sites for DI 0-50m:	2090 (INDUSTRIAL ESTATE); 1862 (GAS WORKS)	
14a.(viii) Sites for DI 50-100m:	1541 (FACTORY); 4160 (WORKS)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	No further comment to make from original EH comments on planning app: F/YR18/0509/F	
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 1.09% Grade 3: 48.03% Grade 4 or 5: 0% Not agric. land: 50.88%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 97, HIGH STREET; 99 AND 99A, HIGH STREET; 105, HIGH STREET; 112, HIGH STREET; KENT HOUSE; 8, BRIDGE STREET; 130, HIGH STREET (See details for further address information); Row of three cottages to rear of No 97 in Porters Yard; 133, HIGH STREET; 110, HIGH STREET

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Chatteris (Conservation area - 5170)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 15/06/2020 12:40:00

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

1b. Describe accessibility of site: Extant planning permission - unclear if implemented.
It is for relatively minor works and no objections are raised to proposal on policy grounds.

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape: An established site within the town.

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: Welcome development and prospect of more jobs.

(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

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:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	-------------	----------

7.(i) Planning History (Form B): F/YR14/0676/O

Site with Outline planning permission

7.(ii) Planning History Search

F/YR10/0952/F: Erection of a vegetable processing building including cold storage, packing, dis... (Grant) |
 F/YR14/0837/F: Erection of a dust extractor and conveyor and an extension to existing building ... (Grant) |
 F/YR20/3017/COND: Details reserved by conditions 13 (drainage), 16 (fire hydrants) and 17 (flood r... (Approve) |
 F/YR15/3094/COND: Details reserved by condition 6 of planning permission F/YR15/0205/F (Variation ... (Approve) |
 F/YR09/0289/F: Change of use of land from agricultural and erection of a crematorium involving ... (Withdrawn) |
 F/YR12/0292/F: Erection of a 2-storey office building, single-storey extension, rest room build... (Grant) |
 F/YR19/3104/COND: Details reserved by conditions 13, 14, 16 and 17 of Planning permission F/YR15/0... (Part App/Part
 Ref Dis of Con) | F/YR15/3087/COND: Details reserved by condition 12 of planning permission F/YR15/0205/F
 (Variation... (Approve) | F/YR15/0205/F: Variation of conditions 6 and 7 in relation to Phase 1: access (expiry of two ye...
 (Grant) | F/YR20/0092/VOC: Variation of condition 11 (Offsite Highway Works) to amend timing of commencemen...
 (Grant) | F/YR19/3141/COND: Details reserved by conditions 03 and 05 of planning permission F/YR19/0561/F (E...
 (Approve) | F/YR14/0676/O: Outline application for the erection of 21,000 sqm of processing and packaging f... (Grant) |
 F/YR10/0873/F: Erection of an extension to existing cold store... (Grant) | F/YR14/0783/SC: Screening Opinion:
 Installation of a Biomethane Injection pipeline (to inject in... (Further Details Not Required) | F/YR19/0561/F: Erect an
 extension and insertion of a mezzanine floor to existing industrial bui... (Grant) | F/YR11/0107/O: Erection of warehouse
 with offices and business units... (Grant) | F/YR14/0872/F: Installation of a Biomethane Injection pipeline (to inject into
 the National Gri... (Withdrawn) | F/YR15/3034/COND: Details reserved by Condition 15 of Planning Permission
 F/YR14/0676/O (Outline a... (Refuse) | F/YR17/1229/RM: Reserved Matters application relating to detailed matters of
 layout, scale, appe... (Approve) | F/YR20/3019/COND: Details reserved by conditions 9 (site layout) and 10 (temporary
 facilities) of ... (Approve)

Transport

8a. Local road impacts:

8b. Transport team comments: Footway works along Fenton Way and pedestrian crossing improvements secured through permission

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Beaufort Drive; Little Curf Drove; Fenland Way

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: George Clare Surgery

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: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG

11c.(v) Shops 15-20 min walk: Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT

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: Glebelands Primary Academy; Kingsfield 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:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre; Curf Farm Business Park, Chatteris	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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:	4160 (WORKS); 2090 (INDUSTRIAL ESTATE)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1541 (FACTORY); 1862 (GAS WORKS)	
14b. Env Health Officer comments:	No further comment to make from original EH comments on planning app: F/YR14/0676/O	

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:	No	
16c.(iii) Grassland Buffer:	No	
16c.(iv) Grassland Stepping Stone Opp:	No	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

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: 16/06/2020 11:50:00

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

1b. Describe accessibility of site: There is no footway/cycleway along the A141 nor along the narrow line (Fenton Way)

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

2b. Describe neighbouring uses: There are commercial premises to the south, but open fields to the east and north. Also open to the west beyond the A141.

3. Describe topography and lanscape: Flat, used for arable farming An extensive site protruding significantly into open countryside.

4. Describe layout, form, street pattern: Narrow rural lane to the east with access from A142. Busy A141 runs parallel to west of site.

5. Describe building types and features: None on site. Commercial premises and single barn / storage building to south are generally 2 storey.

6. Describe site's boundaries: Open with significant drains to the north and east. Raised embankment of A141 to the west. Industrial fencing around commercial buildings.

7. Describe features / constraints: Sizeable drains o cross. Narrowness of Fenton Way.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site would be a significant protrusion into open countryside and adversely affect the shape of the town in this location.

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

E

19b. Justification: Whilst adjacent to existing commercial premises to the south the extensive nature of the site and its prominence would result in an incongruous addition to the town to the detriment of the character of the area. The lack of sustainable infrastructure would result in more car-borne vehicle trips.

19c. Key considerations for policy: - Extant PP?

- Deliverability
- Narrowness of Fenton Way
- Impact on the countryside
- Impact on town morphology

Local Preference

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

(ii) Reasons for support / object: Welcome development and prospect of more jobs.

(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

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

Strategy and History

6. Settlement Hierarchy	Market Town					A
7.(i) Planning History (Form B):	F/YR16/0723/F					
	Site with Full planning permission					
7.(ii) Planning History Search						
	F/YR15/0042/F: Erection of a 2-storey 4-bed workplace home with a detached 2-storey double gara... (Grant)					
	F/YR15/1012/F: Erection of a 2-storey 5-bed dwelling, detached double garage with workplace uni... (Grant)					
	F/YR16/0747/F: Erection of a 2-storey 5-bed dwelling and detached garage with workplace unit ab... (Grant)					
	F/YR14/0857/F: Variation of condition 14 of planning permission F/YR05/0442/O (Erection of 8 wo... (Grant)					
	F/YR15/0519/F: Erection of a 2-storey 4-bed dwelling with detached double garage with workplace... (Grant)					
	F/YR16/0723/F: Erection of a 2-storey, 4-bed workplace home with detached double garage with wo... (Grant)					
	F/YR15/0812/F: Erection of a 2-storey 5-bed dwelling, detached double garage with store over, b... (Withdrawn)					
	F/YR19/0747/F: Erect 1 dwelling (2 storey 4-bed) with detached double garage with B1 (a) worksp... (Grant)					
	F/YR17/0527/F: Erection of a 2-storey 4-bed dwelling and a 2-storey detached double garage with... (Grant)					
	F/YR12/0200/F: Variation of condition 1 of application F/YR12/0061/NONMAT (Non-material amendme... (Grant)					
	F/YR12/0061/NONMAT: Non-material amendment: imposition of a condition listing approved plans relatin... (Approve)					
	F/YR11/0980/NONMAT: Non-material amendment: Reduction of access road to 5.5 metres with 2.0 metre fo... (Withdrawn)					
	F/YR10/3065/COND: Details reserved by conditions 5, 7, 9, 10 and 15 of planning permission F/YR05/... (Approve)					
	F/YR17/0134/O: Erection of up to 3 workplace homes (outline with all matters reserved)... (Grant)					
	F/YR16/0061/F: Erection of a 2-storey 5-bed workplace home with detached 2-storey garage/attic ... (Grant)					
	F/YR16/3071/COND: Details reserved by condition 6 of planning permission F/YR15/1107/F (Erection o... (Approve)					
	F/YR14/1004/F: Erection of 2-storey 5-bed workplace home with detached garage involving the tem... (Grant)					
	F/YR16/0174/F: Variation of condition 06 (imposition of a condition listing approved plans) rel... (Grant)					
	F/YR19/0866/RM: Reserved matters application relating to detailed matters of access, appearance,... (Approve)					
	F/YR15/1107/F: Erection of a 3-storey 5-bed workplace home with integral garage... (Grant) F/YR17/3122/COND:					

Details reserved by condition 6 of planning permission F/YR17/0527/F (Erection o... (Approve) | F/YR16/0790/F: Erection of a 2-storey 5-bed dwelling with detached double garage with workplace... (Grant) | F/YR19/0378/RM: Reserved matters application relating to detailed matters of access, appearance,... (Withdrawn) | F/YR19/0600/NONMAT: Non-material amendment: Change of roof tile to Forticrete SL8 slate grey in rela... (Approve)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

Access to Services

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

A

11a.(ii) Bus stops / rail in 5 min walk: Little Curf Drove; Doddington 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: George Clare Surgery

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: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ

11c.(iv) Shops 10-15 min walk: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT

11c.(v) Shops 15-20 min walk: Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG

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: Kingsfield 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:** Less than 5 min walk (< 400m) A**11f.(ii) Emp area in 5 min walk:** Isle of Ely Way, Chatteris**11f.(iii) Emp area 5-10 min walk:** Honeysome Industrial Estate, Chatteris**11f.(iv) Emp area 10-15 min walk:** Chatteris Town Centre; Curf Farm Business Park, Chatteris**11f.(v) Emp area 15-20 min walk****12a.(i) Primary school catchment** Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.**12a.(ii) Primary school capacity:** No spare places but room for expansion D**12b. Pri school capacity comments:** There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.**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: 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: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site	C
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: 16/06/2020 11:25:00

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

1b. Describe accessibility of site: Predominantly residential area.

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

2b. Describe neighbouring uses: Dwelling houses and vacant land opposite.
Commercial building to rear.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Cul-de-sac from main road into Chatteris.

5. Describe building types and features: 2 storey dwellings.

6. Describe site's boundaries: Fences

7. Describe features / constraints: None

8. Describe views, sight lines or vistas: None

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Within an existing street - mainly developed on north-west side.

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:	Predominantly dwellings. Would not be appropriate for what is currently in the area unless they are all / some work-place homes.	
19c. Key considerations for policy:	Extant planning permission.	

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Development underway?

(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

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	81.95%	3a.(iii) Site area in FZ2:	4.47%	3a.(iv) Site area in FZ3:	13.58%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	7%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	--------------------	----------

7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/91/0592/O: Erection of residential, workplace homes and industrial buildings... Withdrawn | F/YR12/0187/NONMAT: Non-material amendment (Plots 1 & 2 only): Alterations to windows and doors including an a... Approve | F/YR02/0679/F: Removal of Conditions 04, 05 & 06 of Planning Permission F/YR01/0686/O (Erection of 4 no.... (Granted) | F/YR01/0686/O: Erection of 4 no. workplace homes and the erection of commercial/industrial buildings(B1,... (Granted) | F/YR14/0857/F: Variation of condition 14 of planning permission F/YR05/0442/O (Erection of 8 workplace ho... (Grant) | F/YR08/0661/RM: Erection of 8 workplace homes... Approve | F/93/0875/F: Change of use of agricultural land to a haulage depot... (Granted) | F/YR12/3023/COND: Details reserved by conditions 2 (Plots 1 & 2 only), 3 (Plots 1 & 2 only), 6, 8 and 9 of ... Approve | F/YR02/1015/O: Industrial Development (approx. 27 acres)... (Granted) | F/YR05/0442/O: Erection of 8 workplace homes... (Grant) | F/97/0647/O: Erection of 4 no. workplace homes and the erection of commercial/industrial buildings(B1,... (Granted) | F/94/0362/O: Erection of 4 no. workplace homes and the erection of commercial/industrial buildings(B1,... (Granted) | F/92/0011/O: Industrial Development 3.998 Ha.... (Granted) | F/1595/88/O: Industrial Development 3.998 Ha.... (Grant) | F/YR06/0862/O: Industrial Development (10.9 HA) - Variation of Condition 02 of planning permission F/YR02... (Grant) | F/YR12/0200/F: Variation of condition 1 of application F/YR12/0061/NONMAT (Non-material amendment: imposi... (Grant) | F/YR11/0869/EXTIME: Erection of 3 x 5-bed detached workplace homes with detached garage/work unit for class B1... (Grant) | F/YR05/1315/O: Industrial Development (10.9 ha) - Variation of Condition 02 of planning permission F/YR02... (Grant) | F/YR07/0850/SC: Screening

Opinion: Proposed development consisting of Class B1 (Business), Class B1 (Light... (Further details not required) | F/YR03/1109/O: Industrial Development (10.9 ha) - Variation of Condition 02 of planning permission F/YR02... (Granted) | F/YR04/4159/O: Industrial Development (10.9 ha) - Variation of Condition 02 of planning permission F/YR02... (Grant) | F/YR12/0061/NONMAT: Non-material amendment: imposition of a condition listing approved plans relating to plann... Approve | F/YR11/0980/NONMAT: Non-material amendment: Reduction of access road to 5.5 metres with 2.0 metre footway on t... Withdrawn | F/YR10/3065/COND: Details reserved by conditions 5, 7, 9, 10 and 15 of planning permission F/YR05/0442/O and... Approve | F/YR08/1037/F: Erection of 3 x 5-bed detached workplace homes with detached garage/work unit for class B1... (Grant) | F/YR19/0386/SC: Screening Opinion:- Residential Development (Up to 250 dwellings)... (Further details not required) | F/YR11/0518/O: Erection of 5 no 4/5-bed workplace homes... (Refuse) | F/YR07/0890/O: Erection of 4 workplace homes... (Grant) | F/YR19/0834/O: Erect up to 249 dwellings (outline application with matters committed in respect of access... | F/YR16/3071/COND: Details reserved by condition 6 of planning permission F/YR15/1107/F (Erection of a 3-stor... Approve | F/YR08/3120/COND: Details reserved by Conditions 01 and 04 of planning permission F/YR07/0980/RM (Erection o... Approve | F/YR16/0072/F: Erection of a single-storey extension to rear of existing building and creation of earth b... (Grant) | F/YR11/0142/O: Erection of 6 x 4/5-bed workplace homes... (Refuse) | F/1036/88/O: Use of agricultural land for industry, approximately 27 acres... | F/YR13/0020/NONMAT: Non-material amendment (Plot 3 only): Alterations to windows and doors including an additi... Approve | F/YR15/1107/F: Erection of a 3-storey 5-bed workplace home with integral garage... (Grant) | F/97/0468/O: Industrial development (approx 27 acres)... (Granted) | F/92/0452/O: Industrial development (approx 27 acres)... (Granted) | F/YR15/0535/F: Variation of condition 12 of planning permission F/YR11/0869/EXTIME (Erection of 3 x 5-bed... (Grant) | F/YR07/0980/RM: Erection of units for B1 (Office and Light Industry), B8 (Storage and Distribution) and as... Approve | F/YR16/0790/F: Erection of a 2-storey 5-bed dwelling with detached double garage with workplace over for ... (Grant) | F/YR13/3012/COND: Details reserved by conditions 2, 3 and 6 (Plot 3 only) of planning permission F/YR11/0869... Approve | F/YR00/0882/O: Erection of 4 no. workplace homes and the erection of commercial/industrial buildings(B1,... (Refused) | F/YR19/0600/NONMAT: Non-material amendment: Change of roof tile to Forticrete SL8 slate grey in relation to co... Approve |

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Site access required with suitable visibility and geometry Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Little Curf Drove; Doddington Road; Fenland Way	
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:	George Clare Surgery	
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:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:	Curf Farm Business Park, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:	No	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
		16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
		16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No
		16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:		
16e. Wildlife Officer comments:		

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

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site	C
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. Evaluation (ECB3132) immediately south of the proposed area revealed evidence of Roman and post medieval quarrying (MCB18481, MCB18482) which may extend into this area. Parcel is located at the edge of the 'island' at Chatteris, with the potential for fen edge deposits	

Site Visit

Date / Time of Site Visit: 13/11/2020 12:30:00

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

1b. Describe accessibility of site: There is no safe crossing of the A141 near the roundabout with A142.

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

2b. Describe neighbouring uses: Recent residential development to the North East [George way]. Commercial premises to the north-west. Open land to the South East, with planning permission for housing. Open fields and rain to the West.

3. Describe topography and lanscape: A flat rectangle area of arable land in a relatively raised position in the

landscape, with a major drain to the South.

4. Describe layout, form, street pattern: George Way forms are cul de sac from Doddington Rd. Other cul de sac development in vicinity.

5. Describe building types and features: None on site. Two storey detached Modern dwellings in Georges way. Large, single Storey commercial building to North.

6. Describe site's boundaries: Mix of post and rail fence, open with some elements of hedgerows and trees along SE boundary.

7. Describe features / constraints: Lack of safe crossing of A141 resulting in a truncated location.

8. Describe views, sight lines or vistas: Due to its slightly raised position in the landscape site would be prominent, especially from the east and South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is on the outskirts of the town in a location effectively truncated from the main part of the town. The spur of development in the area is relatively small and further encroachment into the countryside will adversely affect its character.

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

D

19b. Justification: The site is some distance from the town services, without benefit of safe or sustainable transport links, including the safe crossing of the A141. It's truncated location and further encroachment into the countryside will detract from the rural character of the area in this location.

19c. Key considerations for policy: Location is in relation to town services
Lack of safe, sustainable travel modes
Impact on countryside and character of area
Extant planning permission to the South - section 106 signed/ needed?

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Next to agreed development site.

(iii) Parish Council site ranking (0-10): 9

Recommendation

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

C

20b. Comments A portion of the site is located in Flood Zone 3 (approx. 14%) and Flood Zone 2 (approx. 4%). However, this area of flood risk affects land along the south-western boundary, with the main area of the site in Flood Zone 1. It is likely that the site can be developed without risk from flooding. However further evidence may be required to demonstrate this. Where it can be demonstrated that these matters can be overcome and are not a constraint to development, the site is considered likely suitable due to its relationship to a current development site

and the existing built area

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:	CS26: Mineral Safeguarding Area - Sand and Gravel				
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0.03%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	99.97%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR12/0066/F: Variation of Condition 05 of planning permission F/YR06/0392/F (Change of use of agricultu... Withdrawn F/YR06/0392/F: Change of use of agricultural land to motorcross track and siting of units for use as toil... (Grant) F/YR11/0662/F: Variation of Condition 05 of planning permission F/YR06/0392/F (Change of use of agricultu... Withdrawn F/YR04/3160/AG1: Erection of an agricultural store, 3 polytunnels and new access... Withdrawn			

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	First Furlong Drive would require footway/ widening/improvement Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(v) Shops 15-20 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 20 min walk (< 1,600m)	D
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:	Cromwell Community College	
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Chatteris Town Centre	

12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:			
			Pidley Fen Drains
16a.(v) CWS 500m - 1km:			
			Sutton & Mepal Pumping Station Drains; Pidley Fen Drain
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 does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site		C
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site		C
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site		A
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) within 500.1 – 1000m of site		C
18e.(ii) HAR intersects site:			

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

18f. Conservation Officer comments: No heritage considerations, but important open space near local well used footpath.

18g. Archaeology comments: Score C, - further information from this series of sites locations in the fen basin is needed. A network of earthwork features, representing roddonised prehistoric tidal rivers that traversed the former coastal marsh in this area, are visible on LiDAR data - one is 200m wide and its sinuous course is matched in the field boundary pattern on the west side. Ancient occupation of the infilled rivers is typical in fenland, though not always visible on aerial photos or without fieldwork.

Site Visit

Date / Time of Site Visit: 16/11/2020 13:15:00

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

1b. Describe accessibility of site: *The site submission consists of multiple land parcels. Comments relating to the southern parcels are marked 'A', and the northern parcel as 'B'.
A: Significant infrastructure upgrades would be required for all transport modes.
B: No footway/ cycle way to site. Along a very busy Rd with fast moving traffic. Possibility of new access questionable. New infrastructure needed.*

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

2b. Describe neighbouring uses: *A: Open countryside in all directions. Motocross site to the North. Main drain to the East. Farm complex to North and South.
B: Open fields in all directions. A 141 to the South.*

3. Describe topography and lanscape: *A: Flat, arable farmland- very open.
B: Flat open farmland.*

4. Describe layout, form, street pattern: *A: First Furlong Drove takes access from the A141 and becomes a narrow farm track further South.
B: A 141 abuts the site on its southern side- busy Rd.*

5. Describe building types and features: *A: None on site. Mix of detached farm buildings and dwellings in vicinity.
B: None on site. A few individual farm buildings/ sheds in vicinity.*

6. Describe site's boundaries: *A: Generally very open with occasional trees/ bushes including mature trees to the South.
B: Farm track to West with sporadic planting. Sporadic trees on southern boundary. Open with ditches elsewhere.*

7. Describe features / constraints: *A: Infrastructure requirements. Open countryside.
B: New access required. Distance from town.*

8. Describe views, sight lines or vistas: *A: A prominent site in the landscape, visible from considerable distances.
B: An open and prominent site which would be visible from all around.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *A: The site relates poorly to the built form of the area and would be situated in*

very open countryside.

B: The site is some distance from the town and is set in wide open countryside in a prominent 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:**

A: The site would require significant infrastructure upgrades, and its location and extent would be out of keeping with the existing settlement pattern and adversely impact the character of the countryside.

B: The site is poorly related for accessibility by all transport modes thereby requiring significant infrastructure upgrades. Site would have an unacceptably adverse impact on the character of the countryside in this location.

19c. Key considerations for policy:

A: -

Impact on countryside and character of area

Infrastructure upgrade required

Accessible by all travel modes

Deliverability

Loss of agricultural land

B: -

Need for industrial/ retail knew line distance from town knew line impact on countryside and character of the area

Loss of agricultural land

Infrastructure upgrades

Deliverability and access

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Would prefer industry or commercial retail.

(iii) Parish Council site ranking (0-10): 7

Recommendation**20a. Individual site score**

Potentially unsuitable

D**20b. Comments**

The site is located in Flood Zone 3, and therefore is at greater risk from flooding. However, site promoted for employment a less vulnerable use. Site would relate poorly to the existing settlement pattern and adversely impact the character of the countryside. The site is poorly related for access thereby requiring significant infrastructure upgrades.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:	CS26: Mineral Safeguarding Area - Sand and Gravel				
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR15/0429/F: Construction of a 4.34MW solar energy farm, to include the installation of solar panels, a... (Grant) F/YR15/3120/COND: Details reserved by conditions 5, 6, 7, 8, 10, 11, 12 and 13 of planning permission F/YR15... Approve F/YR16/0164/F: Variation of condition 9 of planning permission F/YR15/0429/F (Construction of a 4.34MW so... (Grant) F/YR11/0940/AG1: Formation of an irrigation reservoir... (Further details not required) F/YR01/0245/F: Erection of implement Store, Workshop and Chemical Store together with formation of hardsu... (Granted) F/YR15/0096/SC: Screening opinion: 5MW Solar Farm and associated works... Further Details Required	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Honeysome Road would require footway/ widening/improvement Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 10 min walk (< 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: 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: George Clare Surgery

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: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT

11c.(iii) Shops 5-10 min walk: Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ

11c.(iv) Shops 10-15 min walk: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT; London Roa

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: Kingsfield Primary School

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

11d.(v) Primary schs 15-20 min walk: Glebelands Primary Academy

11e.(i) Prox to secondary school: Less than 20 min walk (< 1,600m)

D

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk: Cromwell Community College

11f.(i) Proximity to employment: Less than 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk: Honeysome Industrial Estate, Chatteris

11f.(iii) Emp area 5-10 min walk: Chatteris Town Centre

11f.(iv) Emp area 10-15 min walk: Isle of Ely Way, Chatteris

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment Glebelands Primary School

12a.(ii) Primary school capacity: **No spare places but room for expansion**

D

12b. Pri school capacity comments: There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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 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: 285944 (ENGINEERING WORKS)

14b. Env Health Officer comments: No observations as at 26.10.20

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

E

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: Mill Cottage; 56 And 58, Station Street; 73, Huntingdon Road; 19, Clare Street; 79, Huntingdon Road

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assets to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence October 2020)

Site Visit

Date / Time of Site Visit: 16/11/2020 13:25:00

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

1b. Describe accessibility of site: Honeysome Rd is a narrow/rural Lane with no footpath.

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

2b. Describe neighbouring uses: Solar panel field to the northwest. Allotments to the East. Open fields to the West and South.

3. Describe topography and landscape: Flat, arable farmland currently in production. Farm reservoir appears to occupy the central/southern part of the site.

4. Describe layout, form, street pattern: Honeysome Rd runs through the site and is a narrow-ish rural Lane with no footpath.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Generally open with drainage ditches.

7. Describe features / constraints: Narrow access Rd. Adjacent to allotments.

8. Describe views, sight lines or vistas: Are very open prominent site especially from the South and North.

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 the built form of the town in open countryside, which would have a negative 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 access Rd would need significant improvement for the development proposed. In any case the site is a significant distance from the built form of the town and development would have an adverse impact on the character of the countryside in this location.

19c. Key considerations for policy: Impact on countryside and character of area
Infrastructure upgrades
Impact on allotments
Loss of agricultural land

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Need is for industrial/commercial retail units.

(iii) Parish Council site ranking (0-10): 8

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

This site is located adjacent to proposed site 40497, which forms an extension to an existing business. The site is located in Flood Zone 3, and therefore is at greater risk from flooding, but proposed for employment, which is a less vulnerable use. If developed individually, the site is a significant distance from the built form of the town and development would have an adverse impact on the character of the countryside in this location. The access road would need significant improvement for the development proposed.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies across Ireton's Way (A142) from the Block Fen Allocation, which is a safeguarded minerals and waste allocation. Proposed use is industrial retail. Developers will need to satisfy Policies CS27 Mineral Consultation Areas and CS30 Waste Consultation Areas, and this should be flagged on any site requirements. However, given the proposed use, in principle, the uses appear to be compatible. This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:	CS26: Mineral Safeguarding Area - Sand and Gravel				
2.(iii) Min. and Waste policy area:	CS27 / CS5: Mineral Constulation Area - Block Fen / Langwood Fen (Mineral), CS30 / CS7 / CS20: Waste Consultation Area - Block Fen / Langwood Fen (Waste)				
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	17.64%	3a.(iii) Site area in FZ2:	14.17%	3a.(iv) Site area in FZ3:	68.19%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	33%
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:	2.01km - 5km from site			B	
Strategy and History					
6. Settlement Hierarchy	Market Town			A	
7.(i) Planning History (Form B):					
7.(ii) Planning History Search	F/YR01/0146/O: Formation of a recreation and leisure complex including an 18 hole golf course, 9 hole pay... Withdrawn F/YR02/1281/F: Erection of stable block... (Granted) F/90/0596/O: Formation of a recreation and leisure complex including an 18 hole golf course, 9 hole pay... (Granted) F/94/0684/O: Formation of a recreation and leisure complex including an 18 hole golf course, 9 hole pay... (Granted) F/97/0659/O: Formation of a recreation and leisure complex including an 18 hole golf course, 9 hole pay... (Granted)				
Transport					
8a. Local road impacts:	No objections subject to reasonable mitigation measures			C	

8b. Transport team comments: Unsustainable location for employment site. Suitable access and footway connections with site required. Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 20 min walk (< 1,600m) D

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m) E

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

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

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

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: 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: Greater than 20 min walk (>1,600m) E

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:

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

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk: Cromwell Community College

11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) D

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Lakeside Business Units, Manea	
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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:

Block Fen Gravel Pits; Langwood Hill Pit; Mepal Gravel Pits; Sutton & Mepal Pumping Station Drains; Langwood Hill Pit CWS

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: TPO point on site E

17.(ii) TPO area: TPO area on site E

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) within 500.1 – 1000m of site C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Neolithic enclosures at Grey's Farm, Horseley Fen

18c.(v) Sched Mnmt 1-2km: Bowl barrow 200m SE of Horseley Fen Farm

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Please note that this site ref covers two areas. D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There is evidence of undated cropmark remains (MCB12645, MCB23577) and former ring ditches (MCB12816) recorded on recent aerial imagery. Isolated finds from the area indicate the presence of Bronze Age and Iron Age activity (MCB1930, MCB7080, MCB1973, MCB1567, MCB12798).

Site Visit

Date / Time of Site Visit: 12/11/2020 12:05:00

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

1b. Describe accessibility of site: Site consists of two separate land parcels on either side of A142. 'A' refers to northern parcel, and 'B' to southern parcel.

A: Site is a considerable distance from the town along a very busy main road with an inadequate footway.
B: A considerable distance from town with no footway, along a very busy main road.

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

2b. Describe neighbouring uses: A: Farm complex to the South East. Dwelling and farm type buildings on opposite side of A142. Open countryside to West, North and North East.
B: Open farmland

3. Describe topography and lanscape: A: Flat rectangular shaped field used for arable farming.
B: Flat, large irregular shaped arable field.

4. Describe layout, form, street pattern: A: A142 is a very busy Rd with high and fast traffic volumes.
B: A142 is a very busy main road- site is opposite the junction, with Langwood Hill drove.

5. Describe building types and features: A: None on site. Mix of single Storey and two Storey in area.
B: None on site- sporadic buildings in the vicinity- mix of ages and two Storey and single Storey.

6. Describe site's boundaries: A: Open to west and south [Rd frontage] and mainly to the North. Hedgerow with mature trees on eastern boundary.
B: Very open with short lengths of hedgerow and occasional trees.

7. Describe features / constraints: A: Access from A142.
B: Local power line crosses site.

8. Describe views, sight lines or vistas: A: A prominent site along the main road especially when travelling from the West.

B: A very prominent site on the main road and would be visible from some distance.

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification:
A: The site is some distance from the settlement and prominent in open countryside.
B: The site is a considerable distance away from any settlement and situated in wide 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:
 A: The site is poorly related to the existing built form of the town and would have an adverse impact on the character of the area in this countryside location. Significant upgrades would be required to allow access by all travel modes.
 B: As well as having an adverse impact on the rural character of the area and countryside, the site would require considerable infrastructure investment for sustainable travel modes.

19c. Key considerations for policy:
 A:-
 Distance from town
 Impact on countryside and character of area
 Access infrastructure upgrades required.
 B:-
 Impact on character of countryside and area
 Distance from town/ settlements knew line sustainable travel modes
 Infrastructure upgrades
 Access off A141
 Loss of agricultural land

Local Preference

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

(ii) Reasons for support / object: Too far out of town.

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

Recommendation

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

D

20b. Comments
 The site consists of two land parcels. The site is poorly related to the existing built form of the town and would have an adverse impact on the character of the area in this countryside location. Significant upgrades would be required to provide access by all travel modes. The majority of the site is in Flood Zone 3 with a significant portion in Flood Zone 2, and therefore the site is at increased risk from flooding. However, site promoted for employment a less vulnerable use.

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:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	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			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR15/3097/COND: Details reserved by conditions 6, 7 and 10 of planning application F/YR14/0640/F, appeal r... Approve F/YR15/0994/AG1: Erection of an agricultural storage building... (Further details not required) F/YR15/0956/NONMAT: Non-material amendment: Reduction in height of wind turbine from 102.0 metres to 99.7 metr... Approve F/94/0422/AG1: Erection of an agricultural storage building... (Further details not required) F/0891/79/F: 11,000 volt overhead line at Chatteris, supported by wooden poles as shown on Drawing No. ... Deemed consent CCC F/YR14/0640/F: Erection of 75m high (hub height) wind turbine, substation and transformer buildings and a... (Refuse) F/95/0467/AG1: Formation of a water storage reservoir... (Further details not required) F/YR07/0427/AG1: Erection of an agricultural building... (Further details not required) </p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Pedestrian crossing A142/Improvements required to Slade End r/b Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
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:	George Clare 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:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
11c.(v) Shops 15-20 min walk:	Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Isle of Ely Way, Chatteris	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Chatteris Town Centre; Honeysome Industrial Estate, Chatteris	
12a.(i) Primary school catchment:	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D

12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.
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:

Forty Foot Drain (East)

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 does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections

but further information may be needed. Please note, however, this lies adjacent to the 17th century Vermuyden's Drain and works close to the drain edge may require additional assessment.

Site Visit

Date / Time of Site Visit: 12/11/2020 11:50:00

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

1b. Describe accessibility of site: Site is a considerable distance from the town. Both Fenton Way and the drove would need considerable upgrades.

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

2b. Describe neighbouring uses: Open countryside in all directions. Sixteen Foot Drain to the North. Farm complex in South West corner.

3. Describe topography and lanscape: Open fields with a single win turbine to the West. Major drain to the North.

4. Describe layout, form, street pattern: Long night layers drove is a narrow railroad track of poor quality.

5. Describe building types and features: Farm buildings complex comprises mix of barns/ sheds, etc.

6. Describe site's boundaries: Open with Sixteen Foot Drain to North.

7. Describe features / constraints: Poor access, countryside location.

8. Describe views, sight lines or vistas: Very open site.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is a considerable distance away from the town and would have an adverse impact on the open countryside.

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

19b. Justification: The site relates poorly to the built form and would not be able to be reached by all transport modes. It would have an adverse impact on the open countryside in this location.

19c. Key considerations for policy: Impact on countryside and character of area
Distance to town
Infrastructure upgrades needed

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Need is for industrial or commercial retail units.

(iii) Parish Council site ranking (0-10): 9

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments

The site is located wholly within Flood Zone 3 and therefore is at increased from flooding. However, site promoted for employment a less vulnerable use. The site is isolated from the main built form and development would have an adverse impact on the open countryside in this location. Significant investment would be required to provide safe, suitable access.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site is adjacent to the Chatteris-Nightlayer Fen Waste Water Treatment Works. As per Policy CS31 of the MWCS: Within the Safeguarding Areas there is a presumption against allowing development, which would be occupied by people. This would include new buildings or changes of use of buildings to residential, industrial, commercial, sport and recreational uses. Where new development is proposed within the Safeguarding Areas involving buildings which would normally be occupied, the application must be accompanied by an odour assessment report. The assessment must consider existing odour emissions of the waste water treatment works at different times of the year and in a range of different weather conditions. Planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation of the existing waste water treatment works. The LPA will should satisfy themselves that this policy can be met prior to allocation.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:	W7J: Waste Water Treatment Works Safeguarding Area - Chatteris-Nightlayer Fen WWTW				
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR08/0329/SC: Screening & Scoping Opinion: New potable water main... (Further details not required) F/YR09/0289/F: Change of use of land from agricultural and erection of a crematorium involving erection o... Withdrawn	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
--------------------------------	--	----------

8b. Transport team comments: Pedestrian crossing A142/Improvements required to Slade End r/b Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Fenland Way

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: George Clare Surgery

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: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG

11c.(v) Shops 15-20 min walk: Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT

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: Glebelands Primary Academy; Kingsfield 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: Less than 5 min walk (< 400m) A

11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre; Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk	Curf Farm Business Park, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 within 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
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:	287231 (WORKS); 286958 (INDUSTRIAL ESTATE)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	Grade 1: 73.18% Grade 2: 26.82% Grade 3: 0% Grade 4 or 5: 0% Not agric.	

land: 0%

Natural Environment

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

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

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence October 2020)

Site Visit

Date / Time of Site Visit: 12/11/2020 11:40:00

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

1b. Describe accessibility of site: A142 cannot presently be crossed safely .

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

2b. Describe neighbouring uses: Commercial businesses to the West and South. Also waste water treatment works to the South. Open fields to North , East and South East.

3. Describe topography and lanscape: Flat, open arable fields with sizable drains to West and South.

4. Describe layout, form, street pattern: Fenton way is accessed from A142 as the main service Rd for the employment area.

5. Describe building types and features: None on site. Commercial / warehouse buildings- 2 Storey in vicinity.

6. Describe site's boundaries: Open on all sides- and will with drains to West and South.

7. Describe features / constraints: Fenton Way need to be upgraded- currently also a public right of way.

8. Describe views, sight lines or vistas: Very open site which would be visible from surrounding vantage points.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to the employment area, but it would extend the employment area into the open countryside further away from the town.

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:

If retail related, infrastructure upgrades would be required including safe crossing of A142. Lesser impact if employment [non-retail] due to surrounding uses.

19c. Key considerations for policy:

Need for employment sites - alternative locations
Shape of town and impact on countryside.
Accessible location

Infrastructure upgrades needed

Local Preference**(i) Does Parish Council support site?:** Yes**(ii) Reasons for support / object:** Need is for industrial or commercial retail units.**(iii) Parish Council site ranking (0-10):** 10**Recommendation****20a. Individual site score****Suitability uncertain/mixed effects****C****20b. Comments**

The site is located wholly within Flood Zone 3 and therefore is at increased from flooding. A sequential approach would need to be applied. The site has some merit in providing a logical extension to the existing industrial estate to the west and/or enterprise park to the south. However, the proposed use is retail. Further consideration will need to be given to the potential impacts of other (non B-use classes) uses in this location. Additional investment required to provide safe access, including pedestrian/cycle crossing of the A142.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site is within the Chatteris-Nightlayer Fen Waste Water Treatment Works Consultation Area. As per Policy CS31 of the MWCS: Within the Safeguarding Areas there is a presumption against allowing development, which would be occupied by people. This would include new buildings or changes of use of buildings to residential, industrial, commercial, sport and recreational uses. Where new development is proposed within the Safeguarding Areas involving buildings which would normally be occupied, the application must be accompanied by an odour assessment report. The assessment must consider existing odour emissions of the waste water treatment works at different times of the year and in a range of different weather conditions. Planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation of the existing waste water treatment works. The LPA will should satisfy themselves that this policy can be met prior to allocation.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:	W7J: Waste Water Treatment Works Safeguarding Area - Chatteris-Nightlayer Fen WWTW				
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	15%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	
Strategy and History					
6. Settlement Hierarchy	Market Town			A	
7.(i) Planning History (Form B):					
7.(ii) Planning History Search					
Transport					
8a. Local road impacts:	No objection with moderate mitigation measures			B	

8b. Transport team comments: Pedestrian crossing A142/Improvements required to Slade End r/b Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 10 min walk (< 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Less than 10 min walk (< 800m)

B

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

11b.(iii) Medical srvs 5-10 min walk: George Clare 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: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ

11c.(iv) Shops 10-15 min walk: Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG

11c.(v) Shops 15-20 min walk: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT

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: Glebelands Primary Academy

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

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

11e.(i) Prox to secondary school: Less than 20 min walk (< 1,600m)

D

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk: Cromwell Community College

11f.(i) Proximity to employment: Less than 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris	
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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 Environment16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site A16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A17.(ii) TPO area: No TPO area within 15m of the site A**Heritage**18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence October 2020)

Site Visit

Date / Time of Site Visit: 13/11/2020 12:40:00

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

1b. Describe accessibility of site: Site is accessed from a narrow, poor quality track .

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

2b. Describe neighbouring uses: Open countryside in all directions with a sizable drain to the North and the A142 some distance to the South.

3. Describe topography and lanscape: Flat, very open arable field. Drain runs North / South through the site.

4. Describe layout, form, street pattern: Short Night Layers Drove is accessed directly off the very busy A142, but is little more than a farm access track.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Open on all sites with drainage ditches.

7. Describe features / constraints: Inadequate access. Distance from town.

8. Describe views, sight lines or vistas: Would be very prominent from the South [A142] in this open countryside location.

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 the town and would have an adverse impact on the open countryside.

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

E

19b. Justification:

The site relates poorly to the town would not be able to be reached by all transport modes without significant infrastructure upgrades. It would adversely affect the character of the open countryside in this location.

19c. Key considerations for policy: Impact on countryside and character of area.
Distance to town
Infrastructure upgrades needed

Local Preference

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

(ii) Reasons for support / object: Need is for industrial or commercial retail units.

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site is located wholly within Flood Zone 3 and therefore is at increased from flooding. However, site promoted for employment a less vulnerable use. The site is isolated from the main built form and development would have an adverse impact on the open countryside in this location. Significant investment would be required to provide safe, suitable access.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
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			N/a	
3b.(ii) 1 in 30yr event (area):	5%	3b.(iii) 1 in 100yr event (area):	28%	3b.(iv) 1 in 1000yr event (area):	66%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/0455/89/O: Residential development... (Refused) F/90/0276/O: Residential Development... (Refused)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Site access required with suitable visibility and geometryNeed to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)			B
--	--------------------------------	--	--	---

11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	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:	George Clare Surgery	
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:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336	

Likely unsuitable

pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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: 35.85% | Grade 2: 64.15% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 45, West Street

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Listed building at No. 45. I'm not sure it will impact the setting, but it's something to be aware of.

18g. Archaeology comments: A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020))

Site Visit

Date / Time of Site Visit: 16/11/2020 13:00:00

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

1b. Describe accessibility of site: Appears to be no connection to West Street and the public highway. Highway would need infrastructure upgrades, likely widening and footpath provision.

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

2b. Describe neighbouring uses: Frontage development along West Street to the East. Paddock areas and open fields to North, South and West. Disused railway and large drain to the West.

3. Describe topography and lanscape: Rectangular shaped site, grass area not in crop production which slopes slightly from the East and West.

4. Describe layout, form, street pattern: West Street is a semi made up road providing access to limited dwellings, businesses and pocket park to the South.

5. Describe building types and features: Mainly single Storey in the vicinity.

6. Describe site's boundaries: Mix of hedges, fences and drains.

7. Describe features / constraints: Lack of access.

8. Describe views, sight lines or vistas: Set back from the road, but visible from the North and South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would protrude incongruously into open countryside and be out of keeping with the existing built form of the area.

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

D

19b. Justification: An access and significant infrastructure upgrades would be required to service the site, which in any event would detract from the countryside character of the area.

19c. Key considerations for policy: Impact on built for man character of area
Access
Extant planning permission to the North
Infrastructure upgrades needed - deliverability

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Next to agreed development area.

(iii) Parish Council site ranking (0-10): 9

Recommendation

20a. Individual site score Likely unsuitable

E

20b. Comments

The site is wholly within Flood Zone 3. Residential development of the site is therefore incompatible with national planning policies for flood risk. A vehicular access and significant infrastructure upgrades (including provision of footway/cycleway) would be required to service the site. Development would likely adversely impact on the countryside character of the area.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	40.73%	3a.(iii) Site area in FZ2:	3.22%	3a.(iv) Site area in FZ3:	56.05%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	6%	3b.(iv) 1 in 1000yr event (area):	23%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR07/0909/F: Erection of single-storey side extension to existing dwelling... (Grant) F/0947/88/O: Residential development including estate roads - 1.88haLand adjoining 92 London Road Cha... (Refused) F/YR16/1000/F: Erection of a 2-storey 4-bed workplace home and storage shed for office/horticultural use... (Refuse) F/YR19/0152/O: Erection of up to 50no dwellings (outline application with all matters reserved)... (Grant) Subject to Prior Completion S106 F/YR16/0469/F: Erection of a 2-storey 4-bed dwelling and a workshop with B1, B2 or B8 use... (Refuse) F/0470/79/F: Erection of double garage and w.c.7 Millfield Close Chatteris... F/94/0666/F: Erection of a single-storey flank extensionto existing house... (Granted)	

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	Site access required with suitable visibility and geometryNeed major works to improve site access. Impact on A141. Full Transport Assessment and Travel Plan would be required for this site. • Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Kingsfield Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	

11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:	284842 (WORKS)	
14a.(vii) Sites for DI 0-50m:	284170 (BRICK WORKS)	
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: 10.6% Grade 2: 88.93% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0.47%	

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:			
	Pidley Fen Drains		
16a.(v) CWS 500m - 1km:			
	Sutton & Mepal Pumping Station Drains; Pidley Fen Drain		
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:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site	A	
17.(ii) TPO area:	No TPO area within 15m of the site	A	
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C	
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C	
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A	
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A	
18d.(ii) Reg P+G intersects site:			

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: No heritage considerations, but important open space near local well used footpath.

18g. Archaeology comments: Please note that this ref covers three areas. Site A (Centred TL 3858 8462) is located at Little Acre Fen. Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. This area contains a record for Roman finds recovered in the 1980s (MCB4503) while some evidence of earthwork remains of ridge and furrow is recorded immediately to the east (MCB10534). Please note that this ref covers three areas. Site B (centred TL 3853 8431) is located at Little Acre Fen. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020). Some areas of earthwork remains of ridge and furrow survive to the south (MCB24805, MCB13684). Please note that this ref covers three areas. Site C (Centred TL 3806 8395) is located at Middle moor Fen. Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. This area contains a record for a post medieval glazed jug (MCB4502). Evidence of ridge and furrow to the east is also recorded (MCB13684). Parcel is located at the edge of the 'island' at Chatteris, with the potential for fen edge deposits

Site Visit

Date / Time of Site Visit: 16/11/2020 13:05:00

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

1b. Describe accessibility of site: Significant infrastructure investment needed.

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

2b. Describe neighbouring uses: Open countryside with town to the North. Disused railway and main drain in close proximity on the western side.

3. Describe topography and lanscape: Various parcels of arable land are in open countryside, either adjacent to or some distance from the town.

4. Describe layout, form, street pattern: Farm tracks are prevalent in vicinity.

5. Describe building types and features: Sporadic farm buildings.

6. Describe site's boundaries: Generally open with a mix of drains and trees / hedges in some locations.

7. Describe features / constraints: Away from settlement. Lack of infrastructure.

8. Describe views, sight lines or vistas: Would provide sporadic development which would be prominent especially from the West and North.

9a. Relationship to built form: Negative

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

9c. Historic features: *Neutral*

9d. Justification: *Sites overall are some distance from the town and result in an incongruous development in the open countryside to the detriment of 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 three parcels of land have partly been assessed previously at no significant changes have arisen. The additional areas of land would not be acceptable for development due to their locations and impact on the wider countryside.

19c. Key considerations for policy: Impact on built form
Impact on countryside and character of area
Infrastructure required and deliverability
Loss of agricultural land

Local Preference

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

(ii) Reasons for support / object: Yes to housing on larger areas, small area at bottom of map should be industrial.

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

Recommendation

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

20b. Comments: The parcels are some distance from the town and result in an incongruous development in the open countryside, to the detriment of the wider landscape. The majority of the site (approx. 56%) is located in Flood Zone 3, and therefore those parts of the site may be incompatible with national planning policies for flood risk. Access is constrained. Major infrastructure investment and/or acquisition of third party land would be required to provide a safe, suitable access.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0.88%	3a.(iv) Site area in FZ3:	99.12%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	4%	3b.(iii) 1 in 100yr event (area):	14%	3b.(iv) 1 in 1000yr event (area):	54%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Site access required with suitable visibility and geometry Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)			B
--	--------------------------------	--	--	---

11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	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:	George Clare Surgery	
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:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:	Glebelands Primary Academy	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336	

Likely unsuitable

pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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 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: 0 (CORN MILL)

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: 36.4% | Grade 2: 63.6% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:**16e. Wildlife Officer comments:**

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

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

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 45, West Street

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

A

18c.(ii) Sched Mnmt intersects site:**18c.(iii) Sched Mnmt within 500m:****18c.(iv) Sched Mnmt 500m-1km:****18c.(v) Sched Mnmt 1-2km:**

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

A

18d.(ii) Reg P+G intersects site:**18d.(iii) Reg PG within 500m:**

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:**18e.(iii) HAR within 500m of site:****18f. Conservation Officer comments:** Listed building at No. 45. I'm not sure it will impact the setting, but it's something to be aware of.**18g. Archaeology comments:** A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020))

Site Visit

Date / Time of Site Visit: 16/11/2020 13:00:00

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

1b. Describe accessibility of site: No access to West Street. Significant upgrades needed to West Street.

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

2b. Describe neighbouring uses: Frontage development along West Street. Field/ paddock strips to the North and South, with open field beyond - also open fields to West as well as large drain and disused railway.

3. Describe topography and lanscape: Elongated rectangular field, currently grassed rather than in crop production.

4. Describe layout, form, street pattern: West Street [semi-made-up] provides access to a few dwellings, a business and pocket park.

5. Describe building types and features: Mainly single Storey in vicinity.

6. Describe site's boundaries: Mix of hedges, fences and drains.

7. Describe features / constraints: No access apparent.

8. Describe views, sight lines or vistas: Set back from Rd, but visible from the North and South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site would protrude incongruously into open countryside and be out of keeping with existing built form of the area.

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

D

19b. Justification: An access and significant infrastructure upgrades would be required to service the site. Development in any event would detract from the countryside character off the area.

19c. Key considerations for policy: Impact on built form and character of area
Access
Extant planning permission to North
Infrastructure upgrades needed
Deliverability

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Next to agreed development area.

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

Recommendation

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

E

Likely unsuitable

20b. Comments

The majority of the site (approx. 99%) is located within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. A vehicular access and significant infrastructure upgrades (including provision of footway/cycleway) would be required to service the site.

Development would likely adversely impact on the countryside character of the area.

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:				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	4.75%	3a.(iii) Site area in FZ2:	0.45%	3a.(iv) Site area in FZ3: 94.8%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area): 13%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR12/0066/F: Variation of Condition 05 of planning permission F/YR06/0392/F (Change of use of agricultu... Withdrawn F/0455/89/O: Residential development... (Refused) F/0891/79/F: 11,000 volt overhead line at Chatteris, supported by wooden poles as shown on Drawing No. ... Deemed consent CCC F/90/0276/O: Residential Development... (Refused) F/YR06/0392/F: Change of use of agricultural land to motorcross track and siting of units for use as toil... (Grant) F/YR11/0662/F: Variation of Condition 05 of planning permission F/YR06/0392/F (Change of use of agricultu... Withdrawn			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	Site access required with suitable visibility and geometryNeed major works to improve site access. Impact on A141. Full Transport Assessment and Travel Plan would be required for this site. • Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	B
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	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:	George Clare 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:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16	
11c.(v) Shops 15-20 min walk:	Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Glebelands Primary Academy; Kingsfield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk:	Curf Farm Business Park, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School	

Likely unsuitable

12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:	286958 (INDUSTRIAL ESTATE); 284842 (WORKS); 0 (CORN MILL)	
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	Grade 1: 52.31% Grade 2: 47.69% 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:

Pidley Fen Drain; Sutton & Mepal Pumping Station Drains

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 45, West Street

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: No heritage considerations, but important open space near local well used

footpath.

18g. Archaeology comments:

Please note that this site ref covers four parcels. Site A (centred TL 3957 8760) & B (centred TL 3983 8747) are located at the junction of Long Nightlayers Drive and Fenton Way. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence October 2020)Please note that this site ref covers four parcels. Site C (centred TL 3797 8548) is located between the A141 and First Furlong Drive. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020)Please note that this site ref covers four parcels. Site D (centred TL 3851 8496) is located north of Little Acre Fen Drive. A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assts to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence October 2020)

Site Visit

Date / Time of Site Visit: 12/11/2020 11:45:00

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

1b. Describe accessibility of site:

The site submission consists of several land parcels, of which some are isolated from one another. 'A' refers to northern-most parcels, 'B' the southern parcel, and 'C' the western parcel.

A: Fenton way is a narrow rural Lane significant infrastructure upgrades required.

B: Significant upgrade of West Street would be required to serve the site.

C: No foot / cycle way to site along a very busy Rd. New infrastructure needed although possibility of new access questionable.

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

2b. Describe neighbouring uses:

A: Open fields in all directions with sporadic farm buildings. Employment area some distance to the South.

B: Commercial premises and dwellings to the North East and East. Paddock areas to the North. Open fields to the western South. Pocket park to the South. Disused railway and drain to the West.

C: Open fields in all directions. A 141 to North. Packing station to the East.

3. Describe topography and lanscape:

A: Flat, open arable fields of varying sizes.

B: Irregular shape site. Open arable field on edge of town which slopes marginally from East to West.

C: Flat, open arable field.

4. Describe layout, form, street pattern:

A: Narrow rural Lane accessed from A142 and a continuation through employment area.

B: West Street becomes an unmade road in this location - runs into Blackmill Rd, effectively a farm track.

C: A141 is adjacent to site on its northern side- very busy Rd. Narrow rural

lanes on both East and Southside.

<p>5. Describe building types and features:</p>	<p>A: None on site. Farm type buildings in vicinity. B: None on site. Large commercial sheds and detached and semi detached dwellings in vicinity. C: None on site. Packing station and sporadic farm buildings in the vicinity.</p>	
<p>6. Describe site's boundaries:</p>	<p>A: Generally open with drainage ditches. B: Generally open , hedgerows/ planting to west and North. C: Generally open, drains to west and north. Lanes to east and south.</p>	
<p>7. Describe features / constraints:</p>	<p>A: Width of Fenton way. Countryside location. B: Access and upgrades required. C: Narrow access lane.</p>	
<p>8. Describe views, sight lines or vistas:</p>	<p>A: Very prominent site visible from a considerable distance. B: Land is slightly elevated and therefore would be prominent from the West. C: A very prominent site from all directions.</p>	
<p>9a. Relationship to built form:</p>	<p>Somewhat negative</p>	
<p>9b. Visual impact on wider landscape:</p>	<p>Somewhat negative</p>	
<p>9c. Historic features:</p>	<p>Neutral</p>	
<p>9d. Justification:</p>	<p>A: A significant distance from built development and located in open countryside. B: Whilst adjacent to the built form of the town the site would intrude incongruously to open countryside and be out of keeping with the existing built form of the area. C: The site is outside the town limits and set in wide open countryside in a prominent location.</p>	
<p>19a. Character + Place Score:</p>	<p>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</p>	<div style="border: 1px solid black; padding: 2px; display: inline-block; background-color: #f4a460;">D</div>
<p>19b. Justification:</p>	<p>A: The site would require significant infrastructure upgrades for access and its prominent location in the landscape would have an unacceptably adverse impact on the countryside in this location. B: Significant upgrades to West Street would be required to service the site and development would detract from the countryside character of the area. C: Site is poorly served by all transport modes therefore significant infrastructure upgrades needed. Site would have an unacceptably adverse impact on the open character of the countryside in this location.</p>	
<p>19c. Key considerations for policy:</p>	<p>A:- Impact on countryside character Infrastructure upgrades required Loss of agricultural land Distance from town</p> <p>B:- Impact on town morphology Impact on countryside Infrastructure upgrades required Deliverability Distance to services</p>	

Loss of arable land

C:-

Need for industrial/ retail

Distance from settlement

Impact on countryside

Loss of agricultural land

Infrastructure upgrades

Local Preference

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

(ii) Reasons for support / object: Yes to housing on area at bottom of map (next to Fairview Avenue) but to area (off First Furlong Drove) should be industrial/commercial.

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site submission consists of four isolated land parcels, promoted as a single site submission. The area of land is located mainly within Flood Zone 3 - approx. 95% of the site area is in Flood Zone 3. Residential development of the site is therefore incompatible with national planning policies for flood risk.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	28.38%	3a.(iii) Site area in FZ2:	5.24%	3a.(iv) Site area in FZ3:	66.38%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	12%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search		

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Unsustainable location for employment site.	
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 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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:	Glebelands Primary Academy	
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	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336	

pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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: Ground investigation may be required as historical records/maps indicate possible unidentified previous use/structures.

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

E

15b. ALC percentage site area Grade 1: 72.59% | Grade 2: 27.41% | 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:

Forty Foot Drain (East)

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

Langwood Hill Pit CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There are a number of records identifying prehistoric and Roman finds in the vicinity of this site (MCB14126, MCB7087, MCB7084, MCB7091).

Site Visit

Date / Time of Site Visit: 12/11/2020 12:30:00

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

1b. Describe accessibility of site: New Road is a straight and relatively busy road with fast moving traffic. No footway exists.

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

2b. Describe neighbouring uses: Dwellings and business uses to the West [part] open fields in other directions.

3. Describe topography and lanscape: An enclosed elongated site comprising mainly grassland but appears not to have been regularly maintained. Bramble clumps formed. Slight rise in the landscape away from road.

4. Describe layout, form, street pattern: New Road provides a direct link to the Chatteris to the West – rural road with fast moving traffic.

5. Describe building types and features: Mix of two Storey and single Storey in area. None on site.

6. Describe site's boundaries: Hedgerows with some mature trees to the West, South and North. More open to the East.

7. Describe features / constraints: None of significant note.

8. Describe views, sight lines or vistas: Would be prominent along New Rd.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site relates poorly to the town and any other settlement and would have a negative impact on the character the countryside in this location.

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

E

19b. Justification: The distance from the town and lack of any sustainable infrastructure mean the site would be inappropriate for development and to it be detrimental to its countryside setting.

19c. Key considerations for policy: Impact on countryside and character of the area
Accessible
Infrastructure upgrades required

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10): 8

Recommendation

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

D

20b. Comments The majority of the site is in Flood Zone 3, and therefore is at increased risk from

Potentially unsuitable

flooding. However, site promoted for employment a less vulnerable use. The site is isolated from any settlement and would have a negative impact on the character of the countryside in this location. The site lacks pedestrian/cycle access.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	18.1%	3a.(iii) Site area in FZ2:	1.82%	3a.(iv) Site area in FZ3:	80.08%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	3%	3b.(iv) 1 in 1000yr event (area):	10%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	<p>F/0761/80/F: Extension to form new office building Honeysome Road Chatteris... F/0805/84/F: Construction of a car park for Stainless Metalcraft Western Bypass Chatteris... Deemed consent CCC F/YR01/0926/F: Erection of single-storey extensions to form new offices and first aid room... (Granted) F/1726/89/F: Renewal of temporary permission for storage building, office, access road and car park... (Granted) F/YR13/3050/COND: Details reserved by Conditions 2, 4, 5, 6, 7, 8 and 9 of Planning Permission F/YR12/0483/F... Approve F/0746/79/F: Erection of an office block Honeysome Road Chatteris... F/0063/78/F: Erection of a workshop Honeysome Road Chatteris... F/YR13/0389/NONMAT: Non-material amendment: Amendment to location of electricity substation, relating to planning... Approve F/YR12/0483/F: Variation of Conditions 13 and 15 of Planning Permission F/YR11/0661/F (Erection of foodst... (Grant) F/YR14/0400/NONMAT: Non-material amendment: Amendment to design of windcatchers and addition of walkway on roof... Approve F/0742/85/F: Erection of security fence - part chain link and part close-boarded fencing Honeysome Road... F/YR16/1101/F: Variation of condition 2 of planning permission F/YR14/0400/NONMAT (Non-material amendment... Withdrawn F/0445/83/F: Construction of an access onto Chatteris western bypass Stainless Metalcraft Ltd. Honeyso... F/0209/80/RM: Erection of a workshop Honeysome Road Chatteris... Approve F/0209/80/O: Erection of a workshop Honeysome Road Chatteris... F/98/0432/A: Display of externally illuminated freestanding sign... (Granted) F/98/0677/F: Erection of extension to existing building; new loading canopy and re-cladding of front elevation... (Granted) F/0903/86/F: Construction of production building, office, access road and car park,</p>	

including the provi... | F/YR09/0774/F: Erection of a carrot storage building... (Grant) | F/YR04/3586/F: Erection of an extension and canopy to existing building... (Grant) | F/YR10/0070/F: Installation of 4 no fume extract stacks to existing industrial building... (Grant) | F/0048/83/F: Erection of a garage and installation of an oil storage tank (partly retrospective)Honey... | F/94/0834/REG3: Change of use of existing agricultural landto Household Waste Recycling Centre involving... Raise no objection | F/0652/81: Provision of skips for disposal of household wasteStation Road Chatteris... Deemed consent CCC | F/93/0742/REG3: Extension to existing household wasterecycling centre, to provide 783 sq.metrefenced are... Withdrawn | F/YR13/3096/COND: Details reserved by condition 15 of planning permission F/YR12/0483/F (Variation of Condit... Approve | F/0187/82/F: Erection of a two-storey office blockStainless Metalcraft Ltd Honeysome Road Chatteris... | F/0285/84/F: Erection of a materials storeHoneysome Road Chatteris... | F/YR14/0675/A: Display of 1 internally illuminated sky sign above canopy and 1 internally illuminated dou... (Grant) | F/YR12/3057/COND: Discharge of Condition 2 of planning permission F/YR11/0661/F (Erection of foodstore (A1) ... Approve | F/0456/78/F: Erection of a workshopHoneysome Road Chatteris... | F/98/0317/O: Erection of industrial buildings (Use ClassB2) together with ancillary parking andlandsc... (Granted) | F/YR09/0754/O: Erection of foodstore (A1), petrol filling station, car parking and associated highway wor... (Grant) | F/YR11/0661/F: Erection of foodstore (A1) and petrol filling station, builders merchants (B8) with extern... (Grant) | F/0010/84/F: Erection of building for vacuum testing, developing, X-ray and officeHoneysome Road Chat... | F/0230/79/F: Erection of an industrial fabrication building with office blockHoneysome Road Chatteris... | F/95/0578/REG3: Change of use of existing agricultural landto Household Waste Recycling Centre involving... Deemed Consent (CCC) | F/0523/88/F: Renewal of temporary permission for production building, office, access road and car park... | F/98/0435/F: Erection of 2.6 metre high security fence andgates; use of land for additional carparkin... (Granted) | F/YR16/1062/F: Variation of Condition 13 and 18 of planning permission F/YR12/0483/F (Variation of Condit... (Grant) | F/YR01/0245/F: Erection of implement Store, Workshop andChemical Store together with formation ofhardsu... (Granted) | F/92/0276/F: Continued use of storage building, office,access road and car park... (Granted) | F/0037/86/F: First floor extension to offices and conversion of existing garage to officesHoneysome R... | F/91/0115/F: Continued use of storage building, office,access road and car park... (Granted) | F/0269/80/F: Construction of Chatteris Western BypassChatteris disused railway line and adjoining lan... No Objection - C1490 |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Pedestrian and cycle connectivity/site access Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	West Street; York 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:	George Clare Surgery	

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:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(iii) Shops 5-10 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE	
11c.(iv) Shops 10-15 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
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:	Kingsfield Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Chatteris Town Centre	
11f.(iv) Emp area 10-15 min walk:	Isle of Ely Way, Chatteris	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of	

210.

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 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: 285944 (ENGINEERING WORKS); 0 (RAIL VARIOUS)

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

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

14a.(ix) Sites for DI 100-250m: 286097 (NURSERIES)

14b. Env Health Officer comments: No observations as at 26.10.20

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

E

15b. ALC percentage site area Grade 1: 96.81% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 3.19%

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: 2, Station Road; 10, Station Road; Gresham House; Mill Cottage; 56 And 58, Station Street; 45, West Street; 73, Huntingdon Road; 10, Huntingdon Road; 19, Clare Street; 3 And 5, Railway Lane; 4 And 6, Station Road; 17, Station Road; 24 And 26, Station Road; 79, Huntingdon Road; 14, West Park Street

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evidence for Roman saltern sites nearby (MCB22675) and for post medieval activity (MCB16931, MCB20920, MCB23939).

Site Visit

Date / Time of Site Visit: 16/11/2020 13:30:00

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

1b. Describe accessibility of site: Safe crossing of the A141 is required, both close to the roundabout and at A141 junction with Clare St and station street .

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

2b. Describe neighbouring uses:	A141 and residential parts of the town to the East. Commercial premises to the South, North and northwest. Allotments and open fields to West. A 141 to the South.	
3. Describe topography and lanscape:	Mix of existing businesses and arable fields divided by a main drain.	
4. Describe layout, form, street pattern:	A141 skirts around the eastern and southern sides of the site. Honeysome Rd to the North is a relatively quiet, narrow rural Lane.	
5. Describe building types and features:	Mainly industrial sheds on site.	
6. Describe site's boundaries:	Generally open to the West with fencing around industrial premises.	
7. Describe features / constraints:	Safe crossing of the A141. Proximity to main drain - flood risk issues?	
8. Describe views, sight lines or vistas:	Very prominent site on main entrance to town from the West/ South.	
9a. Relationship to built form:	Somewhat positive	
9b. Visual impact on wider landscape:	Somewhat negative	
9c. Historic features:	Neutral	
9d. Justification:	Part of the site forms part of the built form of the town, but new development would encroach into open countryside in a very visually prominent location.	
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:	With transport infrastructure upgrades [safe crossing of A141 in two locations] and care on boundary treatment in this gateway entrance, the site could provide a positive addition to the town.	
19c. Key considerations for policy:	Impact on built form in countryside Employment opportunities Infrastructure upgrades Safe crossing of A141 x 2 deliverability Gateway entrance to town	

Local Preference

- (i) Does Parish Council support site?:** Yes
- (ii) Reasons for support / object:** Town Council firmly in support of all ideas for site.
- (iii) Parish Council site ranking (0-10):** 10

Recommendation

20a. Individual site score	Potentially suitable	B
20b. Comments	The proposal is principally for a mixture of employment uses (Use Class E (formerly B1(b), B1(c), B2 and B8) to create a new, modern Business Park that will build upon the success of a well-renowned local business, with ancillary retail and leisure. The site adjoins the existing Honeysome Industrial Estate. With transport infrastructure upgrades (safe crossing of A141 in two locations) and care on boundary treatment in this gateway entrance, the site could provide a	

positive addition to the town.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:	CS26: Mineral Safeguarding Area - Sand and Gravel				
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	<p>F/90/0327/O: Erection of 2 bungalows... Withdrawn F/93/0955/O: Erection of 2 detached bungalows with garages... (Granted) F/1067/86/O: Erection of one bungalowLand rear of 92 London Road Chatteris... (Refused) F/0947/88/O: Residential development including estate roads - 1.88haLand adjoining 92 London Road Cha... (Refused) F/0929/87/O: Erection of a bungalowLand between 92 and 104 London Road Chatteris... (Refused) F/YR17/0618/F: Erection of a detached double garage with attached store for existing dwelling, involving ... (Grant) F/90/0803/O: Erection of 2 detached bungalows with garages... (Granted) F/0934/87/O: Erection of a dwelling (bungalow)Land to south of 92 London Road Chatteris... (Refused) F/0935/87/O: Erection of a dwelling (bungalow)Land to the south of 92 London Road Chatteris... (Refused) F/YR19/0152/O: Erection of up to 50no dwellings (outline application with all matters reserved)... (Grant) Subject to Prior Completion S106 F/YR00/0252/F: Erection of a 3-bed detached bungalow withdetached double garage... (Granted) F/YR00/0546/F: Erection of a 3-bed detached bungalow withdetached double garage... (Granted) F/0496/85/O: Erection of single storey dwelling... F/0125/86/O: Erection of a dwelling (bungalow)... (Refused) F/0126/86/O: Erection of a dwelling (bungalow)Land between 92 and 104 London Road Chatteris... (Refused) </p>	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access required with suitable visibility and geometry• Transport Statement required for this site• Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
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:	Kingsfield Primary School	
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		

11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:	Chatteris Town Centre	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:	284842 (WORKS)	
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:

Sutton & Mepal Pumping Station Drains

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

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

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 earthwork remains of ridge and furrow immediately south of the site (MCB10534) and further afield records of Bronze Age finds (MCB4527, MCB4614). Parcel is located at the edge of the 'island' at Chatteris, with the potential for fen edge deposits

Site Visit

Date / Time of Site Visit: 12/11/2020 12:55:00

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

1b. Describe accessibility of site: Footpath exists along London Road as far as site.

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

2b. Describe neighbouring uses: Dwellings to the East. Open fields to the North, South and West. Farm complex further to the South.

3. Describe topography and lanscape: Generally flat, open field . Currently grassland in a relatively prominent position in the landscape.

4. Describe layout, form, street pattern: London Road is a well used, rural Rd providing connections to Somersham to the South, which has a number of cul de sac developments off it.

5. Describe building types and features: None on site. Single Storey along London Road frontage.

6. Describe site's boundaries: Mix of domestic fences / hedges, post and wire fences and open.

7. Describe features / constraints: Local power line on southern boundary of the site.

8. Describe views, sight lines or vistas: Due to its slightly raised elevation , likely to be visible in views from the West.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to the built form of the town but would protrude into open countryside.

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:

In its location adjacent to the town the site would be in a relatively good sustainable location. Given there are extant planning permissions on land to the North of the site it would be a possible candidate for inclusion for development,

despite the use of Greenfield land.

19c. Key considerations for policy: Extant planning permission on land to North
Impact on countryside and built form
Distance form services

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Next to agreed development site.

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

Recommendation

20a. Individual site score Potentially suitable

B

20b. Comments In its location adjacent to the town the site would be in a relatively sustainable location, and is relatively free from constraints. The site adjoins extant planning permissions on land to the north of the site, and would likely be suitable for development

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)				A
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site				A

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	F/YR19/0355/F	
7.(ii) Planning History Search	<p>F/YR19/0706/LB: Internal and external works to a curtilage listed building involving the erection of a sin... (Refuse) F/YR04/3126/F: Erection of a 2-bed chalet bungalow with integral garage... (Refuse) F/0454/87/O: Residential development - one plotLand adj 20 London Road Chatteris... F/96/0103/F: Erection of single-storey office extension to existing building... (Granted) F/0411/85/O: Erection of house and integral garage, erection of double garage for existing houseWestb... F/YR04/4005/F: Erection of a 2-bed chalet bungalow with integral garage... (Grant) F/0792/88/F: Alterations and extension to house20 London Road Chatteris... F/YR19/0705/F: Change of use and refurbishment of existing building to form a 2-storey 3-bed dwelling inv... (Refuse) F/YR03/1171: Felling and works to 2 no. Ash Trees coveredby TPO 9/85... (Granted) F/YR12/0851/F: Erection of 2-storey side and single-storey rear extensions and porch to front of existing... (Grant) F/92/0509/F: Erection of 5 x 2-bed retirement homes... (Granted) F/0395/83/F: Change of use from public open space to residential/private and construction of new bounda... F/92/0050/O: Erection of a dwelling... Withdrawn F/YR06/1419/TRCA: Felling of 1 Horse Chestnut Tree within a Conservation Area... (Grant) F/90/0746/F: Conversion of part of outbuildings to formgranny annexe... (Granted) F/97/0732/F: Erection of 3 x 3-bed detached bungalows with attached garages and associated road andlan... (Granted) F/0348/86/LB: Renewal of part fenestration to incorporate individual double-glazed panes24 London Road ... F/YR19/0355/F: Erection of 6no single storey dwellings comprising of 2 x 2-bed and 4 x 3-bed; change of u... (Grant) </p>	

F/YR19/0356/LB: Works to a Listed Building to change the use of office building to 2-storey 5-bed dwelling... (Grant) | F/0726/83/LB: Brick boundary wall including demolition of glasshouse and toilet24 London Road Chatteris... | F/YR05/0109/TRCA: Works to 3 Hawthorns and 1 Birch within a Conservation Area... (Grant) | F/YR07/1208/TRCA: Felling of 25 Leylandi Trees within a Conservation Area... (Grant) | F/97/0320/LB: Erection of a 1.75 metre high boundary wall and 1.8 metre high close boarded fence... (Granted) | F/0431/79/F: Change of use from showroom to office and store and replacement shopfront Travis & Arnold ... | F/97/0629/F: Erection of 5 x 2-bed retirement homes... (Granted) | F/YR12/0687/F: Erection of 2-storey side and single-storey rear extensions and porch to front of existing... Withdrawn |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access required with suitable visibility and geometry	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	The Sycamores; Cromwell Community College; York Road; East Park Street	
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:	George Clare Surgery	
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:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(iii) Shops 5-10 min walk:	Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(iv) Shops 10-15 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(v) Shops 15-20 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ	
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:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A

11e.(ii) Secondary sch in 5 min walk:	Cromwell Community College	
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre	
11f.(iii) Emp area 5-10 min walk:	Honeysome Industrial Estate, Chatteris	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Isle of Ely Way, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 319 primary aged children living in the catchment area. Forecasts show upward projection to 336 pupils in 2029/2030. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 554 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 549 pupils in 2029/2030. Combined catchment forecasts for Glebelands and Kingsfield show a total number of 873 primary aged pupils in 2020/2021 rising to 895 in 2029/2030. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.	
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 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:** 285329 (NURSERY)**14b. Env Health Officer comments:** Historical mapping data shows this site has previous use (farm & builders depot). Both uses could give rise to potential ground contamination. A phase 1 contaminated land risk assessment will be required to determine site is suitable for further use.**15a. Agricultural Land Classification:** 50% or more is not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%**Natural Environment****16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

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

A

16a.(iii) Site intersects CWS:**16a.(iv) CWS within 500m:****16a.(v) CWS 500m - 1km:****16a.(vi) CWS 1-2km****16b. Record of protected species on site:** Yes**16c.(i) Highest quality habitats:****16c.(ii) Existing Grassland:** No **16c.(iii) Grassland Buffer:** No **16c.(iv) Grassland Stepping Stone Opp:** No**16c.(v) Existing Wetland:** No **16c.(vi) Wetland Buffer:** No **16c.(vii) Wetland Stepping Stone Opp:** No**16c.(viii) Extstg Woodland:** No **16c.(ix) Woodland Buffer:** No **16c.(x) Woodland Stepping Stone Opp:** No**16d.(i) Goose and Swan IRZ** Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:**16e. Wildlife Officer comments:****17.(i) TPO points:** No TPO point within 15m of the site

A

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

A

Heritage**18a.(i) Prox to Conservation Area:** Asset(s) located on site / site intersects asset

E

18a.(ii) CA intersects site: CHATTERIS**18a.(iii) CA within 500m:****18b.(i) Prox to Listed Building:** Asset(s) located on site / site intersects asset

E

18b.(ii) Listed Building on site: 22, London Road**18b.(iii) LB within 500m of site:** Post Office; 2, Park Street; 6, Park Street; 14, Park Street; 2, Station Road; 10, Station Road; Gresham House; Barn, Stables And Cowhouse To Manor House; 2, Wenny Road; 45, West Street; 26 And 28, West Park Street; 1, Wood Street; 73,

Huntingdon Road; 10, Huntingdon Road; 11 And 13, London Road; 39, London Road; 16, London Road; United Reformed Church; 4,6 And 8, East Park Street; 12A And 12C, East Park Street; 3, East Park Street; 19, East Park Street; 8, London Road; 4 And 6, Station Road; Manor House; 7, West Park Street; 32, West Park Street; Hollies; 24 And 26, Station Road; Wall To Manor House And Number 19 Wenny Road; 6, Wenny Road; 8, Park Street; 24, London Road; 79, Huntingdon Road; 31,31A,31B And 31C, London Road; 9, East Park Street; 1, East Park Street; 10, East Park Street; 14, East Park Street; 7, East Park Street; 33, Park Street; 4, Park Street; 20, Park Street; Icehouse,100 Yards East Of Number 19 Wenny Road; 4 And 4A, Wenny Road; 14, West Park Street; 36, West Park Street; Seymour Place; 7, Park Street; 9, London Road

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) located on site / site intersects asset

E

18e.(ii) HAR intersects site: Chatteris

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

18f. Conservation Officer comments:

18g. Archaeology comments: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. CHET has commented on this site previously under planning reference (F/YR19/0355/F) and has recommendations in place for evaluation prior to development based on the current scheme.

Site Visit

Date / Time of Site Visit: 13/11/2020 13:10:00

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

1b. Describe accessibility of site: Site is within easy walking distance of the town centre and access already exists.

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

2b. Describe neighbouring uses: Residential dwellings on all sides in area.

3. Describe topography and lanscape: Flat, built up part of the town.

4. Describe layout, form, street pattern: London Road is a busy Rd providing access to the town from the South.

5. Describe building types and features: Mix of heritage assets and modern sheds for former builders merchants. Listed buildings on site.

6. Describe site's boundaries:	Variety including fences and built structures.
7. Describe features / constraints:	List of buildings on site. Retention and setting key considerations.
8. Describe views, sight lines or vistas:	Generally an enclosed site due to existing buildings on London Road. Visible from surrounding residential properties.
9a. Relationship to built form:	Positive
9b. Visual impact on wider landscape:	Somewhat positive
9c. Historic features:	Somewhat positive
9d. Justification:	The site is well related to the existing built form and has the potential to positively benefit the street scene, provided all listed structures and their settings are retained and enhanced.

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 score assumes limited redevelopment of only modern structures with all listed structures retained under settings preserve. A good location with potential positive benefits for the area.	
19c. Key considerations for policy:	Extant planning permission Retention of all listed structures and settings preserved Extent of redevelopment and details. Distance from services	

Local Preference

(i) Does Parish Council support site?:	Yes
(ii) Reasons for support / object:	Permission exists.
(iii) Parish Council site ranking (0-10):	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.	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	11%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	-------------	----------

7.(i) Planning History (Form B): F/YR20/0365/F

Site with full planning permission: F/YR20/0365/F, granted 11 August 2020.

7.(ii) Planning History Search

F/YR16/0587/LB: Internal and external works to Listed Building involving demolition of attached lean-to an... (Granted); F/YR13/0368/F: Erection of 7 x 3-bed and 1 x 4-bed 2-storey dwellings with associated parking and erectio... (Application Withdrawn); F/YR13/0370/CA: Demolition of outbuildings (in conjunction with Full Planning reference F/YR13/0368/F and ... (Application Withdrawn); F/YR16/0247/F: Conversion of existing outhouse to a part single-storey part 2-storey 3-bed dwelling and e... (Granted); F/0343/80/F: Erection of a bungalow with garageAdjoining 6 Black Horse Lane Chatteris... (Application Permitted); F/YR19/3003/COND: Details reserved by conditions 11 and 12 of planning permission F/YR16/0247/F (Conversion ... (Approved); F/YR05/0746/O: Residential Development (max 6 dwellings)... (Refused); F/YR14/0608/F: Formation of vehicular access and provision of parking and turning areas, involving demoli... (Application Withdrawn); F/YR14/0240/F: Erection of 3 x 2-storey 4-bed dwellings with garages, 2.0 metre high brick wall and assoc... (Granted); F/YR14/0241/LB: Internal and external works to existing Listed Building involving demolition of existing a... (Granted); F/YR19/3057/COND: Details reserved by conditions 6, 7, 9, 10, 13 & 14 relating to planning permission F/YR16... (Pending Consideration); F/YR15/1096/F: Conversion of existing outhouse to a part single-storey part 2-storey 3-bed dwelling and e... (Application Withdrawn); F/0542/78/F: Stationing of a residential caravan (retrospective)Blackhorse Lane Chatteris... (Application Refused); F/YR13/0369/LB: Internal and external works to existing Listed Building involving demolition of existing a... (Application Withdrawn); F/YR17/3066/COND: Details reserved by conditions 2, 3, 4, 5, 9, 10, 16, 17 and 18 relating to planning permi... (Pending Consideration); F/YR17/1193/VOC: Removal of condition 11, relating to planning permission F/YR16/0247/F (Conversion of exis... (Refused)

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:

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:	Beaufort Drive, Dock Road, Ash Grove, Fenland Way, Dock Road	
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:	George Clare 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)	A
11c.(ii) Shops within 5 min walk:	Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT	
11c.(iii) Shops 5-10 min walk:	Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG	
11c.(iv) Shops 10-15 min walk:	Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ; Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT	
11c.(v) Shops 15-20 min walk:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
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:	Kingsfield Primary School	
11d.(iv) Primary schs 10-15 min walk:	Glebelands Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Less than 15 min walk (< 1,200m)	C
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Cromwell Community College	
11e.(v) Secondary sch 15-20 min walk:		

11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Chatteris Town Centre; Isle of Ely Way, Chatteris; Honeysome Industrial Estate, Chatteris	
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 within 50m of potentially contaminated land	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:	CHATTERIS,DOCK ROAD	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	DEPOT; SMITHY	
14a.(viii) Sites for DI 50-100m:	GARAGE	
14a.(ix) Sites for DI 100-250m:	DEPOT; INDUSTRIAL ESTAT	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is not agricultural land	A
15b. ALC percentage site area	Grade 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km:		

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

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) located on site / site intersects asset

E

18a.(ii) CA intersects site: Chatteris

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: 35,37 AND 39, NEW ROAD (Grade II), BURNSFIELD HOUSE (Grade II), 97, HIGH STREET (Grade II), 99 AND 99A, HIGH STREET (Grade II), 105, HIGH STREET (Grade II), 42, HIGH STREET (Grade II), 84, HIGH STREET (Grade II), 112, HIGH STREET (Grade II), KENT HOUSE (Grade II), 8, BRIDGE STREET (Grade II), 49, HIGH STREET (Grade II), CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED) (Grade II), 74, HIGH STREET (Grade II), 94, HIGH STREET (Grade II), 130, HIGH STREET (See details for further address information) (Grade II), 59,61 AND 61A, HIGH STREET (Grade II), 81 AND 83, HIGH STREET (Grade II), Row of three cottages to rear of No 97 in Porters Yard (Grade II), 133, HIGH STREET (Grade II), 48 AND 50, HIGH STREET (Grade II), 110, HIGH STREET (Grade II), 15 AND 17, NEW ROAD (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) located on site / site intersects asset

E

18e.(ii) HAR intersects site: Chatteris Conservation Area

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.

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:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	59.44%	3a.(iii) Site area in FZ2:	15.74%	3a.(iv) Site area in FZ3:	24.82%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	13%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town	A
--------------------------------	-------------	----------

7.(i) Planning History (Form B): F/YR20/0124/F

Site with full planning permission (F/YR20/0124) granted 25/03/2020

7.(ii) Planning History Search

F/91/0599/O: Erection of a petrol filling station, restaurant, and buildings for B1, B2 and B8 uses... (Granted);
 F/97/0466/O: Erection of a petrol filling station, restaurant, motel and buildings for B1, B2 and B8 us... (Refused);
 F/0269/89/F: Formation of vehicular access to serve industrial development... (NULL); F/YR01/1147/O: Erection of a petrol filling station, restaurant, motel and buildings for B1, B2 and B8 us... (Granted); F/YR13/3050/COND: Details reserved by Conditions 2, 4, 5, 6, 7, 8 and 9 of Planning Permission F/YR12/0483/F... (Approved);
 F/YR13/0389/NONMAT: Non-material amendment: Amendment to location of electricity substation, relating to plann... (Approved); F/YR12/0483/F: Variation of Conditions 13 and 15 of Planning Permission F/YR11/0661/F (Erection of foodst... (Granted); F/YR14/0400/NONMAT: Non-material amendment: Amendment to design of windcatchers and addition of walkway on roo... (Approved); F/YR18/0728/A: Display of 1no 7.0 metre high double-sided internally illuminated roadside gantry; 1no int... (Granted); F/YR16/1101/F: Variation of condition 2 of planning permission F/YR14/0400/NONMAT (Non-material amendment... (Application Withdrawn); F/91/1032/O: Erection of a motel... (Granted); F/YR03/1120/F: Variation of Condition 02 of planning permission F/YR01/1147/O to permit the Reserved Matt... (Granted); F/YR13/3096/COND: Details reserved by condition 15 of planning permission F/YR12/0483/F (Variation of Condit... (Approved); F/YR14/0675/A: Display of 1 internally illuminated sky sign above canopy and 1 internally illuminated dou... (Granted); F/YR09/0159/O: Erection of foodstore (A1), petrol filling station, car parking and associated highway wor... (Refused); F/YR12/3057/COND: Discharge of Condition 2 of planning permission F/YR11/0661/F (Erection of foodstore (A1) ... (Approved); F/YR09/0754/O: Erection of foodstore (A1), petrol filling station, car parking and associated highway wor... (Granted); F/YR11/0661/F: Erection of foodstore (A1) and petrol filling station, builders merchants (B8) with extern... (Granted); F/1052/87/O: Use of site for general industry, warehousing and petrol filling station... (Application Permitted); F/YR16/1062/F: Variation of Condition 13 and 18 of planning permission

F/YR12/0483/F (Variation of Condit... (Granted); F/YR20/0124/F: Change of use from retail to flexible floorspace for either Class A1 (Retail) or Class B8 ... (Granted)

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:

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: Ash Grove, Dock Road

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: George Clare 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)

A

11c.(ii) Shops within 5 min walk: Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT

11c.(iii) Shops 5-10 min walk: Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ; Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB; Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG; Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ

11c.(iv) Shops 10-15 min walk: Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT

11c.(v) Shops 15-20 min walk: London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS

11d.(i) Prox to primary school: Less than 5 min walk (< 400m)

A

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

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

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

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

11e.(i) Prox to secondary school: Less than 15 min walk (< 1,200m)

C

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk: Cromwell Community College

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk: Chatteris Town Centre

11f.(iii) Emp area 5-10 min walk: Isle of Ely Way, Chatteris

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 within 50m of potentially contaminated land

D

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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 not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 9% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 91%

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

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

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: BURNSFIELD HOUSE (Grade II), MILL COTTAGE (Grade II), 56 and 58, Station Street (Grade II), 97, HIGH STREET (Grade II), 99 AND 99A, HIGH STREET (Grade II), 105, HIGH STREET (Grade II), 42, HIGH STREET (Grade II), 84, HIGH STREET (Grade II), 112, HIGH STREET (Grade II), KENT HOUSE (Grade II), 8, BRIDGE STREET (Grade II), 49, HIGH STREET (Grade II), CHARLES COLE AND VERMICULITE (CHATTERIS LIMITED) (Grade II), 74, HIGH STREET (Grade II), 94, HIGH STREET (Grade II), 3 AND 5, RAILWAY LANE (Grade II), 130, HIGH STREET (See details for further address information) (Grade II), 24 AND 26, STATION ROAD (Grade II), 59,61 AND 61A, HIGH STREET (Grade II), 81 AND 83, HIGH STREET (Grade II), Row of three cottages to rear of No 97 in Porters Yard (Grade II), 133, HIGH STREET (Grade II), 48 AND 50, HIGH STREET (Grade II), 110, HIGH STREET (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) within 500m of site

D

18e.(ii) HAR intersects site:

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

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 employment development through the planning system.