

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:	89.55%	3a.(iii) Site area in FZ2:	3.05%	3a.(iv) Site area in FZ3: 7.4%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	7%	3b.(iii) 1 in 100yr event (area):	10%	3b.(iv) 1 in 1000yr event (area): 14%
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):	LP9			
7.(ii) Planning History Search	<p>F/YR18/0894/F: Erection of a 2-storey rear extension; raising roof of existing outhouse and rai... (Grant) F/YR16/0345/SC: Screening Opinion:- Residential Development (up to 600 dwellings)... (Further Details Not Required) F/YR10/0395/F: Erection of side and rear extensions and alterations to roof to form first-floor... (Grant) F/YR10/0021/SC: Screening Opinion:- Residential (up to 960 dwellings) with associated landscapin... (Further Details Required) F/YR15/3016/COND: Details reserved by condition 2 of planning permission F/YR14/0843/F (Erection o... (Approve) F/YR16/0060/CERTP: Certificate of Lawful Use (Proposed): Change of use from care home to house of m... (Refuse Certificate) F/YR14/0843/F: Erection of a 2-storey side extension and formation of a new vehicular access to... (Grant) F/YR10/0053/F: Erection of a 2-storey extension to form annexe and single-storey side extension... (Grant) F/YR12/0123/SC: Screening Opinion:- Residential Development (400 dwellings approx)... (Further Details Not Required) F/YR17/0972/F: Change of use from C2 (Residential Institution) to C3(B) (6-bed dwelling with ca... (Grant) F/YR11/0249/F: Erection of a 2-storey 4-bed dwelling involving demolition of existing dwelling... (Grant) F/YR18/0469/F: Erection of a 2-storey rear extension; raising roof of existing outhouse and rai... (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:	TA and modelling 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: Wimblington Road; Hook Drove; Barker's Lane; Lambs Hill Drove; Neale Wade College; Sherbrooke Close; Cavalry Drive; Monument View

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: Cornerstone Practice; Mercheford House

11c.(i) Proximity to shops: Less than 5 min walk (< 400m) A

11c.(ii) Shops within 5 min walk: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ

11c.(iii) Shops 5-10 min walk: Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB

11c.(iv) Shops 10-15 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA

11c.(v) Shops 15-20 min walk: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

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: Cavalry Primary School

11d.(iv) Primary schs 10-15 min walk: Burrowmoor 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: Neale-Wade Academy

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

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

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

11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre; Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:	Coleseed Business Complex, March	
12a.(i) Primary school catchment:	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment:	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	717 (SMITHY)	
14b. Env Health Officer comments:	Site of former nursery and site borders disused railway line. Phase 1 may be	

required to determined extent of any contamination from previous use.

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

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 87.47% | Grade 3: 12.53% | 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:

Gault Bank Pollard Willows

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: TPO point within 15m of the site C

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 03/06/2020 10:20:00

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

1b. Describe accessibility of site: Accesses are possible from Wimblington Road, Barkers Lane and Lambs Hill Drove.

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

2b. Describe neighbouring uses: Dwellings to the west.
Secondary school to the north.
Disused railway to the east.
Open fields to the south.

3. Describe topography and lanscape: Flat arable farmland. A tree belt protrudes half way across site, approximately half way up.

4. Describe layout, form, street pattern: Close to main March/Wimblington Road, Barkers Lane and Lambs Hill Drove are tracks/cul-de-sacs.

5. Describe building types and features: Mixture of modern and 19th Century buildings to west of site - dwellings. Very few on site.

6. Describe site's boundaries: Mix of fences / hedges to the west. Open to the south.
Hedgerows to the north.
Substantial hedgerow with mature trees to the east.

7. Describe features / constraints: Access to the site - but should be possible.

8. Describe views, sight lines or vistas: Very open from the south. Otherwise relatively well enclosed.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

The site relates well to built form and west and north, but would be visible from the south. Sufficient screening to east.

19a. Character + Place Score:

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

C

19b. Justification:

This extensive site could contribute to providing additional housing numbers subject to access being secured and screening to the south (along Lambs Hill Drive).

19c. Key considerations for policy:

Allocated previously in the Local Plan
Accesses
Screening
Delivery

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

Suitability uncertain/mixed effects

C

20b. Comments

This site represents the South-East March Broad Location for Growth, as identified by the adopted Local Plan 2014. No submission received for the full site, however, collectively, site submissions 40282 and 40442 cover the site area, and confirm that the site remains available for development, these sites have also been assessed individually.

The majority of the site is in Flood Zone 1, with small portions of the site (notably, in the south east and north east corner) located in Flood Zone 3.

Development of the site would require the provision of transport infrastructure and a new primary school. Landscaping will be required to mitigate impacts on the landscape.

The site has previously been determined to be suitable for development through the previous Local Plan process. However, there are uncertainties around deliverability of the site. There has been no progress towards the submission of a planning application. Therefore, this site scores 'amber' due to concerns around the deliverability of the site.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:	Only the eastern part of this site lies in the Mineral Safeguarding Area, and is adjacent to existing development which lies on its eastern boundary and the road into March. Given this, 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 A				
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:	96.96%	3a.(iii) Site area in FZ2:	0.66%	3a.(iv) Site area in FZ3:	2.37%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	9%	3b.(iii) 1 in 100yr event (area):	14%	3b.(iv) 1 in 1000yr event (area):	17%
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): LP9

7.(ii) Planning History Search

F/YR15/0961/F: Erection of a 2-storey building for use as offices (supported by a preliminary b... (Grant) | F/YR20/0259/TRTPO: Fell 2no Willow and works to 1no Willow trees covered by TPO 10/1974... (Grant) | F/YR12/0190/F: Erection of a 2-storey rear extension to existing dwelling... (Grant) | F/YR14/0484/NONMAT: Non-material amendment: Windows widened, changes to rear window and door and ve... (Approve) | F/YR19/0066/VOC: Variation of condition 12 to enable amendment to approved plans of planning perm... (Grant) | F/YR18/0210/O: Erection of up to 2no dwellings (outline application with matters committed in r... (Grant) | F/YR16/0433/O: Erection of 2 x dwellings (max) (Outline with matters committed in respect of ac... (Withdrawn) | F/YR15/0290/F: Erection of 20 x 2-storey dwellings comprising of 11 x 4-bed with detached garag... (Grant) | F/YR19/0893/F: Change of use of land for domestic purposes... (Grant) | F/YR11/0373/F: Erection of a 2-storey 3-bed dwelling with detached garage with storage above in... (Grant) | F/YR10/0829/TRTPO: Works to 1 Oak Tree, 1 Ash Tree and 1 Willow Tree covered by TPO M/2/485/17... (Grant) | F/YR19/0474/NONMAT: Non-material amendment: Plot 15 only - Remove ground floor bedroom/ensuite and r... (Approve) | F/YR11/0785/F: Erection of 1no x 3-storey 5/7-bed with integral garage and 2no x 4-bed dwelling... (Withdrawn) | F/YR15/0180/F: Erection of a detached garage to existing dwelling involving demolition of exist... (Grant) | F/YR11/0194/O: Erection of 5no dwellings... (Refuse) | F/YR18/3077/COND: Details reserved by condition 03 of planning permission F/YR15/0290/F (Erection ... (Refuse) | F/YR18/0154/F: Erection of a single-storey

rear extension to existing dwelling... (Grant) | F/YR09/3098/COND: Details reserved by condition 3 of planning permission F/YR09/0389/F (Enclosure ... (Approve) | F/YR17/0344/O: Erection of 2 x single-storey 3-bed dwellings involving the demolition of existi... (Refuse) | F/YR19/0563/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve) | F/YR17/1035/CERTLU: Certificate of Lawful Use (Existing): Change of use of land for the siting of a ... (Issue Certificate) | F/YR18/0225/CERTLU: Certificate of Lawful Use (Existing): Change of use of land for the siting of a ... (Issue Certificate) | F/YR19/0086/F: Erection of a single-storey extension to rear of existing dwelling... (Grant) | F/YR17/3009/COND: Details reserved by conditions 2, 3, 8, 9, 10, 11, 12, 14, 15 and 19 of planning... (Approve) | F/YR11/0810/NONMAT: Non-material amendment: Amendment to position and size of various doors and wind... (Approve) | F/YR18/1065/NONMAT: Non-material amendment: Change conservatory to garden room for Plot 14 only of p... (Approve) | F/YR15/3107/COND: Details reserved by conditions 2, 3, 4, 6 and 7 of planning permission F/YR15/03... (Approve) | F/YR13/0860/TRTPO: Works to 1 London Plane tree covered by TPO M/2/465/17... (Refuse) | F/YR13/0561/F: Erection of 1 x 3-bed 2-storey dwelling and 1 x 4-bed 2-storey dwelling with int... (Grant) | F/YR18/3115/COND: Details reserved by conditions 2, 3, 5, 7, 9, 10 and 12 of planning permission F... (Approve) | F/YR12/0859/F: Erection of 2-storey side/rear extensions and porch to front of existing dwellin... (Grant) | F/YR18/0628/F: Erection of a single-storey rear extension to existing dwelling... (Grant) | F/YR18/0233/F: Erection of 2 x 2-storey 4-bed dwellings with attached garages involving demolit... (Grant) | F/YR19/1076/NONMAT: Non material amendment Plot 11 - Replace window on right side elevation to door ... (Approve) | F/YR18/0852/NONMAT: Non-material Amendment: amendments to parking arrangements, position of bin/cycl... (Approve) | F/YR11/0037/F: Erection of a single-storey rear extension to existing dwelling... (Grant) | F/YR15/0033/F: Erection of a single-storey rear extension to existing dwelling... (Grant) | F/YR13/0004/F: Erection of first-floor rear extension and insertion of first-floor window to si... (Grant) | F/YR17/3090/COND: Details reserved by condition 03 of planning permission F/YR15/0290/F (Erection ... (Approve) | F/YR12/0448/F: Erection of 1 x 3-bed 2-storey dwelling and 1 x 4-bed 2-storey dwelling with int... (Refuse) | F/YR19/3119/COND: Details reserved by condition 4 of planning permission F/YR18/0210/O (Erection o... (Approve) | F/YR17/0431/CERTP: Certificate of Lawful Use (Proposed): Siting of concrete blocks to prevent fly g... (Permission Not Required) | F/YR14/0956/TRTPO: Works to 1 London Plane tree covered by TPO M/2/465/17\n\n... (Grant) | F/YR12/0249/F: Erection of 3 x 2-storey 3-bed dwellings with detached single garages, 6 x 2-sto... (Grant) | F/YR16/0419/F: Alterations and extension to existing outbuilding to form 2-bed annexe ancillary... (Grant) | F/YR15/1110/O: Erection of 3 dwellings involving demolition of existing buildings... (Refuse) | F/YR17/0877/AG1: Erection of an Agricultural Building... (Prior Approval Refused) | F/YR10/0291/F: Erection of a single-storey side extension to form carport with balcony over to ... (Grant) | F/YR18/3134/COND: Details reserved by conditions 2, 4, 6 and 9 relating to planning permission F/Y... (Approve) | F/YR13/0566/NONMAT: Non material amendment: Change to brick and tile types relating to planning perm... (Approve) | F/YR10/0719/TRTPO: Works to 1no Sycamore Tree covered by TPO M/2/465/17... (Grant) | F/YR11/0809/LB: Insertion of window and door on south elevation and internal alterations (design... (Grant) | F/YR17/1048/F: Erection of an Agricultural Building and restoration of existing yard area... (Grant) | F/YR14/0983/F: Formation of a cattle yard hardstanding... (Grant) | F/YR15/1090/F: Siting of mobile home (temporary for 12 months)... (Grant) | F/YR19/0927/NONMAT: Non-Material amendment: Plot 9 only - Change kitchen window to door to left side... (Approve) | F/YR16/0851/CERTLU: Certificate of Lawful Use (Existing): Change of use of land to residential curt... (Issue Certificate) | F/YR15/0311/F: Erection of 1 x 4-bed 3-storey detached dwelling with detached double garage and... (Grant) | F/YR18/0614/F: Erection of a single-storey rear extension to existing dwelling involving remova... (Withdrawn) | F/YR19/3094/COND: Details reserved by conditions 3 and 7 of planning permission F/YR19/0066/VOC (V... (Approve) | F/YR17/1090/F: Erection of 2 single-storey rear extensions and formation of pitched roof to gar... (Grant) | F/YR13/0792/F: Erection of a 2 storey side and rear extension, involving the demolition of sing... (Grant) | F/YR15/0705/F: Erection of a 2-storey building for use as offices... (Withdrawn) | F/YR15/0913/TRTPO: Works to TPO 10/1974 comprising of Section A - Tree Belt and Willows; Section B ... (Grant) | F/YR19/0146/O: Erection of up to 3no dwellings (outline application with matters committed in r... (Refuse) | F/YR20/0037/TRTPO: Works to a Deodar Cedar covered by TPO 10/1974... (Grant)

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	TA and modelling required	
9a. Strategic Road Net. impacts:		

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to multiple nearby PROW within the site boundary – including at least one Bridleway A

10b. PROW Team comments: Site has multiple PROWs within its boundary. Mixture of footpaths and byways (Byways include bridleways rights). Opportunity to design site to accommodate PROWs on existing alignment, connect them and provide circular bridleway.

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: Wimblington Road; Hook Drove; Barker's Lane; Lambs Hill Drove; Isle Of Ely Way; Neale Wade College; Sherbrooke Close; March 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: Wimblington Surgery

11c.(i) Proximity to shops: Less than 5 min walk (< 400m) A

11c.(ii) Shops within 5 min walk: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB

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

11c.(iv) Shops 10-15 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU

11c.(v) Shops 15-20 min walk: Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

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: Burrowmoor Primary School; Cavalry Primary School

11e.(i) Prox to secondary school: Less than 5 min walk (< 400m) A

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

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:	Eastwood Industrial Estate, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	1802 (GARAGE)	
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 intersects former sewage works and pit. Site also borders existing petrol station and garage. Phase 1 may be required to determine extent of any contamination from former and current usages.	

15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 41.19% Grade 3: 58.81% 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:			
	Gault Bank Pollard Willows		
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		
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 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) located on site / site intersects asset	E
18b.(ii) Listed Building on site:	BARN, REAR OF NUMBERS 29 AND 31	
18b.(iii) LB within 500m of site:	JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; HATCHWOODS; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	Setting of listed building 1216348	
18g. Archaeology comments:	Previously advised that a pre-determination evaluation is needed of this area in order to provide appropriate evidence in support of a planning application, comprising non-intrusive and intrusive works. Ridge and furrow earthworks are present towards the west of the area (MCB13688) that should be preserved in situ in line with current local plan policy. Roman villa site in in NW corner (MCB10798) and a crop marked enclosure is located in the centre of the site (MCB23322) . This part of March hosts a number of Iron Age and Roman sites.	

Site Visit

Date / Time of Site Visit: 03/06/2020 13:00:00

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

1b. Describe accessibility of site: There are access points especially to the east and north which would allow access by all users.
PROW runs approximately north-south through site.

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

2b. Describe neighbouring uses: A141 and open countryside to the west.
B1101 and open countryside to the east.
Dwellings to the north and east (part).
Petrol filling station and 3 dwellings to the south.

3. Describe topography and lanscape: An extensive area to the south-west of the town comprising agricultural fields - in the main, arable , but also including historic and furrow features especially to the west.

4. Describe layout, form, street pattern: Some cul-de-sac development to the north, but situated between A141 and B1101 and Knights End Road.

5. Describe building types and features: Few on site - sporadic development on B1101 (south part) and a PROw.
Mix of single storey and predominantly 2 storey in vicinity.

6. Describe site's boundaries: Wide mix of hedgerows, openness, garden fences and hedges including mature trees.

7. Describe features / constraints: Size of site. Heritage assets (listed building to the north) and ridge and furrow fields to the west.

Proximity of St Wendreda's Church (listed building).

8. Describe views, sight lines or vistas: *Overall would generally be an enclosed site with relatively few longer views to the wider countryside.*

9a. Relationship to built form: *Neutral*

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

9c. Historic features: *Somewhat negative*

9d. Justification: *Extensive site would be a 'natural' addition to the south of March due to its proximity to the built form, but would adversely impact on the open countryside especially to the south and west.*

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: In its extensive form there would be negative impacts on heritage assets and countryside to the west and south (within site boundary). Development in the north-east area offers best opportunity for some suitable development.

19c. Key considerations for policy: Extent of site
Impact on built form and morphology of March
Impact on countryside
Heritage assets
Deliverability

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 **Potentially unsuitable**

D

20b. Comments

This site is an existing Local Plan 2014 allocation, the South West March Broad Location for Growth'. A number of smaller site submissions were received relating to parcels of land in the eastern part of the site, these have been assessed individually. However, no single coherent site submission was received for the full extent of this site. There has been no progress towards the submission of a planning application.

It is therefore assumed that the site, as a whole, is not available for development and therefore has little realistic prospect of being delivered in the plan period.

There are a number of issues relating to heritage assets, TPOs and landscape character which require careful consideration.

The site has previously been determined to be suitable for development through the previous Local Plan process. However, there are uncertainties around deliverability of the site. There has been no progress towards the submission of a planning application. Therefore, this site scores 'amber' due to concerns around

the deliverability of the site.

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:	91.26%	3a.(iii) Site area in FZ2:	1.15%	3a.(iv) Site area in FZ3:	7.6%
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):	10%	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):	LP9			
7.(ii) Planning History Search	<p>F/YR13/0204/F: Erection of a single-storey front extension to existing dwelling... (Grant) F/YR13/0221/F: Erection of 33no dwellings comprising of 6 x 2-storey 1-bed flats, 2 x single-st... (Withdrawn) F/YR14/0271/F: Erection of 2 x 5-bed dwellings with detached garages and 1 x 4-bed dwelling wit... (Grant) F/YR13/0724/F: Erection of 22 dwellings: 2 x 2-storey block of flats comprising of 10 x 1-bed d... (Refuse) F/YR19/0090/F: Erection of 80 dwellings comprising of 14 x 2-bed flats; 53 x 2-bed and 13 x 3-b... (Refuse) F/YR18/0455/F: Erection of 94 x dwellings comprising of: 17 x 2-storey 3-bed, 63 x 2-storey 2-b... (Withdrawn) F/YR15/0278/O: Erection of a dwelling... (Grant) F/YR12/0265/O: Erection of 36 dwellings... (Grant) F/YR19/0251/F: Erection of 2 x 3-storey 5-bed and 1 x 4-bed 2-storey (with basement) dwellings ... (Grant) F/YR15/0564/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) F/YR13/0837/F: Erection of 6 x 3-storey 3-bed dwellings with detached double garages... (Withdrawn) F/YR18/0458/F: Erection of 24 x 2-storey dwellings comprising of 12 x 2-bed and 12 x 3-bed toge... (Grant) F/YR17/0272/F: Erection of single-storey extension to front of existing home gym to form garage... (Grant) F/YR15/3059/COND: Details reserved by condition 9 of planning permission F/YR12/0475/O (Erection o... (Approve) F/YR12/0764/A: Display of 2no externally illuminated fascia signs, 2no externally illuminated i... (Grant) F/YR16/0031/F: Variation of condition 25 (imposition of a condition listing approved plans) of ... (Grant) F/YR10/0673/EXTIME: Erection of 6 x 3-bed 2 and a half-storey semi-detached houses with associated g... (Grant) F/YR16/0467/F: Erection of a detached single-storey garden room (retrospective) and 2.15 (max) ... (Grant) F/YR12/0616/F: Formation of a first-floor fire escape door and external steel staircase to incl... (Grant) F/YR18/0562/F: Erection of 4 x single-storey 2-bed dwellings... (Refuse) F/YR14/0981/F: Erection of a 2 lane open practice cricket net to replace existing net... (Grant) F/YR10/0951/O: Erection of 35 dwellings... (Withdrawn) F/YR16/0191/CERTLU: Implementation of Planning Permission F/YR02/0938/O involving occupation of Plot... (Issue Certificate) F/YR17/0739/O: Erection of up to 2 dwellings and garage to serve No. 69 The Avenue (Outline app... (Refuse) </p>			

F/YR14/0577/NONMAT: Non-material amendment: Relocation of plots 25-27 and associated alterations to ... (Approve) | F/YR13/0213/F: Erection of a conservatory to rear of existing dwelling... (Grant) | F/YR19/1107/F: Erect 4 x dwellings (4 x 2-storey, 3-bed) and a double garage... (Withdrawn) | F/YR14/0128/NONMAT: Non-material amendment (all plots): Reduction in overall height and amendments t... (Approve) | F/YR12/0475/O: Erection of a dwelling... (Grant) | F/YR12/0255/F: Erection of a 5-bed 2-storey dwelling with integral single garage... (Grant) | F/YR16/0169/F: Erection of a single-storey extension and alterations to existing pavilion and s... (Grant) | F/YR15/0857/RM: Erection of a 3-storey 4-bed dwelling with integral garage involving the formati... (Approve) | F/YR10/0847/F: Erection of 2-storey side and single-storey rear extensions to existing dwelling... (Grant) | F/YR11/0888/F: Erection of a single-storey side extension and porch to front of existi... (Grant) | F/YR19/0016/F: Erection of a 2-storey 5-bed dwelling with detached garage involving the formati... (Refuse) | F/YR17/0399/O: Erection of up to 2 dwellings and garage to serve No. 69 The Avenue (Outline app... (Withdrawn) | F/YR18/0684/LB: Works to a Listed Building to replace of roof tiles with natural slate; remedial... (Grant) | F/YR12/0480/F: Erection of a 2-storey 5-bed dwelling with attached double garage... (Grant) | F/YR17/0853/F: Erection of a 2-storey side extension and single-storey front extension to exist... (Grant) | F/YR17/1183/F: Erection of a single-storey side and rear extension to existing dwelling... (Grant) | F/YR19/0578/F: Erection of a single-storey extension to rear of existing dwelling involving rem... (Grant) | F/YR18/3117/COND: Details reserved by conditions 3 and 4 of Listed Building Consent F/YR18/0684/LB... (Approve) | F/YR19/1077/F: Conversion of existing barn to a single-storey 3-bed dwelling and erection of a ... (Grant) | F/YR14/0333/NONMAT: Non-material amendment (plots 41-43 only): reduction in overall height; mirrorin... (Approve) | F/YR16/0441/F: Erection of 94 dwellings comprising of: 63 x 2-storey 2-bed, 17 x 2-storey 3-bed... (Withdrawn) | F/YR18/0599/F: Erection of a 2-storey 5-bed dwelling with detached garage involving the formati... (Refuse) | F/YR19/1078/F: Erect 1 x dwelling (2-storey 3-bed) and detached double garage involving the dem... (Refuse) | F/YR17/0258/NONMAT: Non-material amendment: Insertion of door to garage and ensuite window to side e... (Refuse) | F/YR14/3026/COND: Details reserved by Conditions 04, 07, 08, 10, 11, 12, 13, 15, 18, 22, 23 and 24... (Approve) | F/YR14/0491/F: Erection of 28no 2-storey dwellings with garages/parking comprising of 3 x 2-bed... (Withdrawn) | F/YR17/0340/NONMAT: Non-material amendment: Insertion of side door to garage and enlargement of loun... (Approve) | F/YR15/0057/F: Erection of a 2-storey side extension and single-storey front extension to exist... (Grant) | F/YR14/3119/COND: Details reserved by conditions 2, 6, 7, 8 and 10 of planning permission F/YR14/0... (Approve) | F/YR15/0600/F: Erection of a single-storey rear extension to existing outbuilding and single-st... (Grant) | F/YR16/3033/COND: Details reserved by conditions 2 and 7 of planning permission F/YR12/0480/F (Ere... (Approve) | F/YR13/0574/F: Erection of 52no 2-storey dwellings comprising of 35 x 2-bed, 13 x 3-bed and 4 x... (Grant)

Transport

8a. Local road impacts: Major infrastructure required to off-set safety or acquisition of third party land D

8b. Transport team comments: TA and modelling 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: Springfield Avenue; Wimblington Road; Scargell's Lane; Ellingham Avenue; Barker's Lane; Neale Wade College; Sherbrooke Close; The Causeway; Cherrywood Avenue; The Avenue; Monument View; Causeway Close

11b.(i) Prox to medical services: Less than 10 min walk (< 800m) B

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

11b.(iii) Medical srvs 5-10 min walk:	Riverside Practice	
11b.(iv) Medical srvs 10-15 min walk:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Europa, 25A Broad Street March Cambridgeshire PE15 8TP; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB	
11c.(v) Shops 15-20 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	Burrowmoor Primary School; Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	Cavalry Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch Academy	
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A
11e.(ii) Secondary sch in 5 min walk:	Neale-Wade Academy	
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:	March Town Centre	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Enterprise Park	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Overall there is some capacity across the March catchment area, however by	

2027/2028 there will be a shortfall of 3FE. Westwood is the largest primary provision at 4FE which is the maximum size for a CCC primary school. Cavalry is a 2FE and has a restricted site. All Saints RC CofE Primary school can be expanded by 1FE, however the academy is reluctant to expand.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	1047 (DEPOT); 1862 (GAS WORKS)	
14a.(viii) Sites for DI 50-100m:	717 (SMITHY)	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERY); 711 (CORN MILL)	
14b. Env Health Officer comments:	Site intersects historic contaminated sites. Phase 1 may be required to determine extent of any contamination from former and current usages.	
15a. Agricultural Land Classification:	No majority ALC, refer to description	N/a
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 32.96% Grade 3: 46.71% Grade 4 or 5: 0% Not agric. land: 20.33%	

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:	Gault Bank Pollard Willows	
16a.(v) CWS 500m - 1km:	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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:	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:	March				
18b.(i) Prox to Listed Building:	Asset(s) located on site / site intersects asset				E
18b.(ii) Listed Building on site:	CHERRYHOLT FARMHOUSE				
18b.(iii) LB within 500m of site:	WAYSIDE CROSS; JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; 86, HIGH STREET; NORLAND HOUSE; AUDMOOR HOUSE; MAVRON; HATCHWOODS; BARN, REAR OF NUMBERS 29 AND 31; 52,53,54,55, WEST END; 62, WEST END; 125, WEST END; 126, WEST END; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; THE MAZE; COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE); CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD				
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground				
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:	March (Conservation area - 5168)				

18f. Conservation Officer comments:	Setting of listed building 1287740 and 1287717
18g. Archaeology comments:	Previously advised that archaeological evidence is required in support of any planning application to properly inform a master plan.

Site Visit

Date / Time of Site Visit:	04/06/2020 13:00:00
1a. Accessibility: Is the site capable of being accessible to all users?:	Yes
1b. Describe accessibility of site:	Site could be accessed by all means from a number of points.
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:	Yes
2b. Describe neighbouring uses:	Built form to the north, east and west. A141 bypass to the west.
3. Describe topography and lanscape:	Generally flat arable countryside. South of Burrowmoor Road, the land slopes down gently to the west in parts.
4. Describe layout, form, street pattern:	Various cul-de-sacs, through roads and the A141 bypass - all part of the built fabric.
5. Describe building types and features:	Variety - but in the main 2 storey development.
6. Describe site's boundaries:	Built form of existing development and land uses in this west part of the town.
7. Describe features / constraints:	Power lines to the north. Gas pipeline to the south (east-west) Heritage features including St Wendreda's Church listed building.
8. Describe views, sight lines or vistas:	Variety. Key view points include St Wendreda's Church to the east. Open countryside and Whittlesey brickworks to the west. Significant groups of trees within site and St peters Church spire n the High Street from the South West direction.
9a. Relationship to built form:	Somewhat positive
9b. Visual impact on wider landscape:	Somewhat negative
9c. Historic features:	Somewhat negative
9d. Justification:	The site is adjacent to the built form of March and although a significant addition would not adversely affect its shape. There would be encroachment into open countryside with potential impacts on heritage assets if not safeguarded.
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 provides a logical sustainable extension to the town within clear boundaries, but would encroach into undeveloped countryside. And be close to the A141. Heritage assets are also potentially at risk unless safeguarded.
19c. Key considerations for policy:	Existing allocation in Local Plan 2014 Size of site Deliverability Infrastructure required

Built form of town
Impact on countryside

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

Potentially suitable

B

20b. Comments

This site forms the West March Strategic Allocation as identified in the Adopted Fenland Local Plan (2014). A Broad Concept Plan for this site was approved for this site in July 2021. A separate site submission was received for site 40285, which covers the majority of the site towards the south and has been assessed individually. However, no single coherent site submission was received for the full extent of this site. Further evidence should be sought to demonstrate the site is viable and deliverable.

The site has previously been determined to be suitable for development through the previous Local Plan process. The site extends into the open countryside, but provides a logical extension to the town. Subject to appropriate mitigation measures, there is likely to be capacity to accommodate the site without significant harm to the landscape. Specific measures will be required to mitigate potential impacts on heritage assets. Approximately 8% of the site is in Flood Zone 3. Development must comply with national policies for managing flood risk.

The site will require the provision of infrastructure, including transport, education and recreation and community facilities to meet the needs of residents.

Major Criteria

1. Site Availability	Availability unknown			N/a
2.(i) Min. + Waste Team comments:	This allocation for an industrial use (B2) is unlikely to prejudice the ongoing operations and allocations which are protected through the Waste Consultation Area and Transport Safeguarding Area.			
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; M&W Allocation; Existing Site; Sand & Gravel			
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste, CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation Area, and Policy T2G Whitemoor, March Transport Safeguarding Area.			
3. Flood Risk - Vulnerability:	Less vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	75.28%	3a.(iii) Site area in FZ2:	2.17%	3a.(iv) Site area in FZ3: 22.55%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	8%	3b.(iii) 1 in 100yr event (area):	15%	3b.(iv) 1 in 1000yr event (area): 40%
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):	LP9	
7.(ii) Planning History Search	<p>F/YR13/3029/COND: Details reserved by Condition 6 of Planning Permission F/YR12/0854/F (Variation ... (Approve) F/YR11/0031/F: Erection of a public house/restaurant with associated ventilation/extraction equ... (Grant) F/YR15/0658/F: Erection of ground mounted PV solar panels... (Grant) F/YR19/0346/NONMAT: Non-material amendment of conditions 15 & 16 (amended through F/YR18/0954/NONMAT... (Approve) F/YR12/2003/CCC: Variation of conditions 3, 10, 16 and 18 of planning permission F/90/0174/DEEMED... (Deemed consent CCC) F/YR12/2002/CCC: Variation of conditions 2, 5, 14, 23 and 30 of planning permission F/00816/95/CW... (Deemed consent CCC) F/YR10/0517/EXTIME: Erection of 3 buildings to provide 9 units for B1 (Business) B2 (General Industr... (Grant) F/YR19/3053/COND: Details reserved by Conditions 04 and 09 of Non-material amendment F/YR18/0954/N... (Approve) F/YR14/2009/CCC: Variation of Condition 12 of planning permission F/02003/12/CW... (Raise No Objection) F/YR16/0356/F: Erection of workshop/storage and covered way to existing workshop and single-sto... (Grant) F/YR13/0189/A: Display of 6 x internally illuminated fascia signs, 1 x internally illuminated p... (Grant) F/YR10/0202/A: Display of 1 internally illuminated fascia sign to front elevation and 3 x non-i... (Grant) F/YR12/0590/F: Change of use of industrial unit to 4 x 2-bed flats... (Grant) F/YR19/0076/VOC: Variation of conditions 5 and 7 of planning permission F/YR02/0789/F (Use of lan... (Grant) F/YR18/0954/NONMAT: Non-material amendment of conditions 5, 7, 8, 9, 10, 11,</p>	

12, 13, 14, 15, 16 & 26... (Approve) | F/YR14/0772/F: Change of use of part of existing retail car park to hand car wash and valeting ... (Grant) | F/YR14/0781/A: Display of 5no non-illuminated fascia signs and 6no non-illuminated free standin... (Grant) | F/YR15/0005/F: Erection of a single-storey 2-bed dwelling involving the demolition of existing ... (Grant) | F/YR19/0766/F: Erect a single-storey extension to rear of existing building... (Grant) | F/YR12/0343/F: Erection of a restaurant/drive through takeaway... (Grant) | F/YR05/0906/F: Erection of training centre incorporating workshops, teaching areas, cafe, offic... (Withdrawn) | F/YR15/3047/COND: Details reserved by Conditions 2, 3, 4 and 5 of Planning Permission F/YR14/0405/... (Approve) | F/YR15/0640/F: Hybrid application: Full planning permission for the erection of five retail uni... (Grant) | F/YR12/0854/F: Variation of condition 14 of planning permission F/YR12/0343/F (Erection of a re... (Grant) | F/YR10/3124/COND: Details reserved by Conditions 02, 03, 05 and 06 of planning permission F/YR07/1... (Approve) | F/YR10/0797/F: Siting of 2 portacabins for use as offices, 1 portacabin for use as WC , 4 stora... (Grant) | F/YR11/3032/COND: Details reserved by Conditions 5, 8, 9, 11, 12 and 13 of Planning Permission F/Y... (Approve) | F/YR11/2019/CCC: Variation of Condition 1 of planning permission F/YR01/0963/CW to extend the dat... (Deemed consent CCC) | F/YR10/0203/F: Installation of free-standing retail kiosk... (Grant) | F/YR11/0286/A: Display of 4 x externally illuminated individual letter signs, 3 x externally il... (Grant) | F/YR05/0954/F: Erection of 13.0 metre high (hub height) wind turbine... (Withdrawn) | F/YR12/3092/COND: Details reserved by conditions 3, 4, 6 8, 9 and 12 of planning permission F/YR12... (Approve) | F/YR18/0761/F: Erection of 11 x business units (B1, B2 and B8) and 1.8m high palisade fencing a... (Grant) | F/YR14/0220/F: Erection of an extension to existing garage workshop... (Grant) | F/YR14/0636/A: Display of 7 x non-illuminated signs comprising of: 4 x double sided free standi... (Grant) | F/YR15/0728/NONMAT: Non-material amendment: Additional car parking space, pathway around building an... (Approve) | F/YR08/3094/COND: Details reserved by Conditions 3,4 & 6 of Planning Permission F/YR08/0266/F (Ere... (Approve) | F/YR16/0525/F: Erection of a building and refurbishment of 1no building for B8 with trade/count... (Grant) | F/YR11/3029/COND: Details reserved by conditions 2 and 4 of planning permission F/YR11/0145/F (Ere... (Approve) | F/YR10/0121/NONMAT: Non-material amendment - amendment to the use, type and layout of containers, re... (Approve) | F/YR11/0145/F: Erection of concrete batching plant, aggregate stores and drying bays, stores an... (Grant) | F/YR14/0405/F: Erection of 13no business units for B1, B2 and non food retail warehouse with as... (Grant) | F/YR09/0746/F: Erection of a bulk store extension and car park extension to existing store... (Grant) | F/YR09/0790/F: Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Clas... (Grant) | F/YR15/2011/CCC: Section 73 planning application to operate without complying with condition 17 (... (Deemed consent CCC) | F/YR10/2013/CCC: Change of Use of vacant land to extension to skip hire depot and waste transfer ... (Deemed consent CCC) | F/YR09/2016/CCC: Amendment to planning consent for F/YR08/2011/CCC for proposed site office and o... (Deemed consent CCC) | F/YR10/0694/F: Proposed use of Units 3, 4 and 5 for purposes within Use Classes B1, B2 or B8 o... (Grant) | F/YR11/0479/F: Change of use from business unit (B1, B2 & B8) to weightlifting gym (D2) (Retros... (Grant) | F/YR17/0110/F: Erection of 2 x 8.75m high (max height) industrial buildings for B2 (General Ind... (Grant) | F/YR14/0276/A: Display of non-illuminated signs comprising of 2no freestanding signs, 3no fence... (Grant) | F/YR19/0364/F: Change of use of the land to a sui-generis use involving: Erection of workshop a... (Grant) | F/YR16/1177/F: Ancillary retail use (A1) to a commercial laundry business (B1)... (Grant) | F/YR16/0572/F: Erection of an extension to existing workshop area to form 2 additional workshop... (Grant) | F/YR15/0070/F: Change of use of agricultural land to form a temporary extension to car park inc... (Grant) | F/YR16/0547/F: Removal of condition 01 of planning permission F/YR15/0070/F (Change of use of a... (Grant) | F/YR13/0230/F: Provision of 8no tables and chairs with 2no umbrellas over also hoop vehicle bar... (Grant) | F/YR09/0789/F: Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Clas... (Grant) | F/YR12/0344/A: Display of 6 x internally illuminated wall mounted signs, 1 x internally illumin... (Grant) | F/YR17/0990/NONMAT: Non-material amendment: Individual parking spaces changed from block paving to b...

Transport

8a. Local road impacts:

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:	Robingoodfellows Lane; Peas Hill Road; Norwalde Street; Russell Avenue; Meadowlands; St Mary's Church; Wisbech Road	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy; Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	HMP Whitemoor area, March	
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk:		

12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
Land Quality		
14a.(i) Prox pot. contaminated land:	Site located on potentially contaminated land	E
14a.(ii) Intersects landfill for DI:	0500/0136 (MARCH)	
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:	3006 (RAILWAY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site intersects landfill site. Phase 1 may be required to determine extent of any contamination	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 1.49% Grade 2: 98.44% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0.07%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B	
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D	
16a.(iii) Site intersects CWS:			
	Norwood Nature Reserve; Whitemoor Marshalling Yard		
16a.(iv) CWS within 500m:			
	Whitemoor Pit and Nature Reserve		
16a.(v) CWS 500m - 1km:			
	Graysmoor Pit		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: 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:	TPO area on site	E	

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:	MORGAN HOUSE; CHURCH OF ST MARY; Water Tower	
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:

Bronze Age remains, Hundred Road, March(MCB18212) These have been excavated but indicates prehistoric activity within this major development area. Late Mesolithic/early Neolithic activity also recorded (MCB18212) and Roman remains (MCB18213). Fen Causeway Roman Road crosses two areas of this block of land (MCB15033) and further remains associated with it can be found. The site requires full archaeological evaluation to inform the development of a masterplan or Broad Concept Plan.

Site Visit

Date / Time of Site Visit: 09/06/2020 12:45:00

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

1b. Describe accessibility of site: Through the existing road and footpath network

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

2b. Describe neighbouring uses: A141 and a mix of dwellings and commercial uses to the west.
Rail line to the south.
Landfill site and fields to north, rail recycling depot.
Dwellings and commercial buildings to the east.

3. Describe topography and lanscape: An extensive flattish area of land forming the March Trading Park with a wide variety of mainly commercial uses and some large scale retail e.g. Tesco's

4. Describe layout, form, street pattern: Hostmoor Avenue is the main spine road running through site with spur roads and businesses running off it.

5. Describe building types and features: Mainly 2/3 storey buildings of relatively recent years for a wide variety of B1, B2, B8 and retail uses.

6. Describe site's boundaries: Wide mixture of fences, planting and trees.
Open to the north.

7. Describe features / constraints: Hostmoor Avenue / A141 junction needs upgrading link road to the north to join with Elm Road needed.
Fen Causeway Roman Road crosses north west area.

8. Describe views, sight lines or vistas: Prominent site and visible from some distance.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: The area is integral to the functioning of March as a Market Town as its main employment area and relates acceptably to the existing built form.

19a. Character + Place Score: Development of site will likely contribute positively to local character

B

and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

19b. Justification:

Uses within the area would be appropriate for commercial purposes although expansion northwards is into open countryside where the Fens Causeway may be affected. Infrastructure upgrades needed at western end (A1141 junction) and to the north.

19c. Key considerations for policy:

Broadly 'allocated' in the Fenland Local Plan 2014 as a Broad Location for Growth. Relevance of current policies to long term future of area. Extent of site needed for the future?

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****Potentially suitable****B****20b. Comments**

The site is an existing employment area, and is considered suitable for continued employment development. The site was identified as a broad location for growth by the Fenland Local Plan 2014.

The existing March Trading Estate is located at the southern part of the site, with some areas remaining undeveloped. The Trading Estate provides a range of commercial and industrial uses. The northern section of the site is undeveloped. Approximately 23% of the site is located in Flood Zone 3 and therefore some parts of the site are at increased risk from flooding.

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:	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):	12%	3b.(iii) 1 in 100yr event (area):	27%	3b.(iv) 1 in 1000yr event (area):	32%
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/YR09/0648/F			
	Site with full planning permission, under construction. 70 units remaining to be completed.			
7.(ii) Planning History Search	F/YR18/0708/F: Change of use of land to form Riverside Country Park... (Grant) F/YR11/0860/NONMAT: Non-Material amendment: Alterations to house type H (plots 1, 3, 21, 37, 39-40, ... (Approve) F/YR09/0648/F: Erection of 135 houses comprising of 34 x 2-bed, 48 x 3-bed and 53 x 4-bed with ... (Grant) F/YR15/0991/O: Erection of 90 dwellings (max) including open space and an attenuation area (Out... (Refuse) F/YR18/3032/COND: Details reserved by condition 3 (materials relating to Plots 36-40, 51-52, 67-75... (Approve) F/YR13/0939/NONMAT: Non-material amendment - Inclusion of a single-storey bay window to house types ... (Approve) F/YR11/3027/COND: Details reserved by conditions 2, 3 (phase 1 only), 5, 7, 8, 13, 14, 15 and 16 (... (Approve) F/YR17/3159/COND: Details reserved by condition 17 of planning permission F/YR09/0648/F (Erection ... (Approve) F/YR13/0879/F: Variation of Condition 12 of Planning Permission F/YR09/0648/F (Erection of 135 ... (Refuse) F/YR13/0610/NONMAT: Non-material amendment: Plot 131 - Reduction in garden width; Plot 132 - change ... (Approve) F/YR14/0443/PLANOB: Modification of Planning Obligation attached to planning permission F/YR03/1387/... (Grant) F/YR12/0980/F: Variation of Condition 12 of Planning Permission F/YR09/0648/F (Erection of 135 ... (Withdrawn)			

Transport

8a. Local road impacts:				
8b. Transport team comments:	TS required to understand traffic impact across highway network			
9a. Strategic Road Net. impacts:				

9b. Highways England comments:**10a. PROW Opportunities:****10b. PROW Team comments:** N/A**Access to Services****11a.(i) Proximity to public transport:** Less than 5 min walk (< 400m)

A

11a.(ii) Bus stops / rail in 5 min walk: Ellingham Avenue; Rookwood Road; Elliott Road; Yarrow Close**11b.(i) Prox to medical services:** Less than 5 min walk (< 400m)

A

11b.(ii) Medical srvs in 5 min walk: Riverside Practice**11b.(iii) Medical srvs 5-10 min walk:****11b.(iv) Medical srvs 10-15 min walk:** Cornerstone Practice; Mercheford House**11b.(v) Medical srvs 15-20 min walk:****11c.(i) Proximity to shops:** Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:**11c.(iii) Shops 5-10 min walk:** ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP**11c.(iv) Shops 10-15 min walk:** Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH**11c.(v) Shops 15-20 min walk:** Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ**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:** Burrowmoor Primary School; Westwood Primary School**11d.(iv) Primary schs 10-15 min walk:** All Saints Interchurch Academy**11d.(v) Primary schs 15-20 min walk:** Cavalry Primary School**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:** Neale-Wade Academy

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:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	1047 (DEPOT)	
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:	Phase 2 carried out - no significant pollutant linkages found.	

15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 96.77% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 3.23%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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) Existing Grassland Stepping Stone Opp:	Yes	16c.(v) Existing Wetland: No
16c.(vi) Existing Wetland Buffer:	No	16c.(vii) Existing Wetland Stepping Stone Opp:
16c.(viii) Existing Wetland Stepping Stone Opp:	No	16c.(ix) Existing Woodland: No
16c.(x) Existing Woodland Buffer:	Yes	16c.(xi) Existing Woodland Stepping Stone Opp:
16c.(xii) Existing 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:	March	
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:	BRITISH LEGION; 52,53,54,55, WEST END; 62, WEST END; 125, WEST END; 126, WEST END; 38, WEST END	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial	

Ground

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: March (Conservation area - 5168)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 04/06/2020 12:45:00

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirmed site is under construction.

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):	10%	3b.(iii) 1 in 100yr event (area):	14%	3b.(iv) 1 in 1000yr event (area):	14%
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/YR13/0724/F			
	Site with full planning permission, therefore considered deliverable within five years.			
7.(ii) Planning History Search				
	F/YR13/0221/F: Erection of 33no dwellings comprising of 6 x 2-storey 1-bed flats, 2 x single-st... (Withdrawn)			
	F/YR13/0724/F: Erection of 22 dwellings: 2 x 2-storey block of flats comprising of 10 x 1-bed d... (Refuse)			
	F/YR18/0458/F: Erection of 24 x 2-storey dwellings comprising of 12 x 2-bed and 12 x 3-bed toge... (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:	Cherrywood Avenue	
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:	Riverside Practice	
11b.(iv) Medical srvs 10-15 min walk:	Cornerstone Practice; Mercheford House	
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:	Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
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:	Burrowmoor Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Cavalry Primary School; Westwood 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:	Neale-Wade Academy	
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:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments: There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: F/YR13/0724/F - Phase 2 carried out, remediation required.

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 within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Gault Bank Pollard Willows; Norwood Nature Reserve

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

E

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: WAYSIDE CROSS; CHERRYHOLT FARMHOUSE

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 04/06/2020 11:50:00

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

1b. Describe accessibility of site: From Kingswood Park cul-de-sac which is a relatively narrow residential street.

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

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

3. Describe topography and lanscape: Enclosed site - flat - former residential home.
Site has been cleared of buildings and is a mix of natural vegetation and scrubland.

4. Describe layout, form, street pattern: Kingswood Park is a cul-de-sac which the site would utilise.

5. Describe building types and features: Mainly 2 storey in vicinity.

6. Describe site's boundaries: Enclosed by mature hedgerow and fencing.

7. Describe features / constraints: Biodiversity on the site.

8. Describe views, sight lines or vistas: An enclosed site which would not be unduly visible from surrounding vantage points (including dwellings) if designed sensitively.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The enclosed nature of the site and its proximity to existing uses means it would relate acceptably to the built form and not have an adverse impact on the streetscene or landscape.

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

C

19b. Justification: This previously developed site has the potential to relate acceptably to the existing built form, streetscene and landscape character.

19c. Key considerations for policy: Previous planning permission - extant?
Deliverable?
Links to wider allocated sites
Walking and cycling opportunities
Amount of development along Kingswood Park

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 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:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	62.05%	3a.(iii) Site area in FZ2:	20.75%	3a.(iv) Site area in FZ3:	17.19%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	6%	3b.(iii) 1 in 100yr event (area):	31%	3b.(iv) 1 in 1000yr event (area):	36%
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/YR14/0305/RM

Site has detailed planning permission (reserved matters) and is therefore considered deliverable within five years.

7.(ii) Planning History Search

F/YR19/3096/COND: Details reserved by condition 06 of planning permission F/YR19/0036/F (Erection... (Approve) | F/YR14/0305/RM: Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single g... (Approve) | F/YR16/3105/COND: Details reserved by conditions 5, 6, 7 and 8 of planning permission F/YR10/0530/... (Approve) | F/YR19/3120/COND: Details reserved by condition 8 of planning permission F/YR10/0530/O (Erection o... (Approve) | F/YR16/3106/COND: Details reserved by conditions 2, 3, 4, 5, 6, 14 and 17 of planning permission F... (Approve) | F/YR14/0536/DE1: Demolition of existing building... (Further Details Required) | F/YR18/3057/COND: Details reserved by condition 6 of planning permission F/YR14/0631/F (Erection o... (Refuse) | F/YR10/0530/O: Erection of 14 dwellings with associated garages, parking and access road involv... (Grant) | F/YR14/0631/F: Erection of 18 dwellings comprising 2 x 3-bed; 8 x 4-bed and 8 x 5-bed dwellings... (Grant) | F/YR18/0825/F: Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/03... (Refuse) | F/YR19/0036/F: Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/03... (Grant) | F/YR14/0652/DE2: Site restoration proposals and method statement for demolition of building... (Grant) | F/YR19/3059/COND: Details reserved by conditions 4, 6, 7, 9, 10, 16 and 17 of planning permission ... (Approve) | F/YR20/0036/NONMAT: Non-material Amendment: Amendments to size, position and number of openings (to ... (Approve) | F/YR20/0038/NONMAT: Non-material Amendment: Amendments to size, position and number of openings (to ... (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 Services11a.(i) Proximity to public transport: **Less than 5 min walk (< 400m)**

A

11a.(ii) Bus stops / rail in 5 min walk: Nursery Drive; Norwood Road; Maple Grove; Russell Avenue; Rookwood Road; Elliott Road; Yarrow Close

11b.(i) Prox to medical services: **Less than 10 min walk (< 800m)**

B

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

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

11b.(iv) Medical srvs 10-15 min walk: Cornerstone Practice; Mercheford House

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: **Less than 5 min walk (< 400m)**

A

11c.(ii) Shops within 5 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

11c.(iii) Shops 5-10 min walk: Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(iv) Shops 10-15 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA

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

A

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

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

11d.(iv) Primary schs 10-15 min walk: All Saints Interchurch Academy; Burrowmoor 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: March Town Centre

11f.(iv) Emp area 10-15 min walk: March Enterprise Park

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment Cavalry, Burrowmoor, All Saints and Westwood Primary School's

12a.(ii) Primary school capacity: **No spare places, no room for expansion**

E

12b. Pri school capacity comments: There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: F/YR14/0305/RM - Phase 2 carried out - further investigation and remediation required

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 within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Whitemoor Marshalling Yard

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: March

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: 52,53,54,55, WEST END; 62, WEST END; 38, WEST END

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: March (Conservation area - 5168)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 08/06/2020 11:00:00

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

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: Custom build site?
Slow progress of delivery.

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit and Cambs County Council monitoring data confirms site is currently being built out. See also 40037.

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:	69.2%	3a.(iii) Site area in FZ2:	17.3%	3a.(iv) Site area in FZ3: 13.51%
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):	9%	3b.(iv) 1 in 1000yr event (area): 24%
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/YR14/0631/F			
	Site has full planning permission and is therefore considered deliverable within five years			
7.(ii) Planning History Search	<p>F/YR19/3096/COND: Details reserved by condition 06 of planning permission F/YR19/0036/F (Erection... (Approve) F/YR14/0305/RM: Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single g... (Approve) F/YR16/3105/COND: Details reserved by conditions 5, 6, 7 and 8 of planning permission F/YR10/0530/... (Approve) F/YR19/3120/COND: Details reserved by condition 8 of planning permission F/YR10/0530/O (Erection o... (Approve) F/YR16/3106/COND: Details reserved by conditions 2, 3, 4, 5, 6, 14 and 17 of planning permission F... (Approve) F/YR14/0536/DE1: Demolition of existing building... (Further Details Required) F/YR18/3057/COND: Details reserved by condition 6 of planning permission F/YR14/0631/F (Erection o... (Refuse) F/YR10/0530/O: Erection of 14 dwellings with associated garages, parking and access road involv... (Grant) F/YR14/0631/F: Erection of 18 dwellings comprising 2 x 3-bed; 8 x 4-bed and 8 x 5-bed dwellings... (Grant) F/YR18/0825/F: Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/03... (Refuse) F/YR19/0036/F: Erection of 2 x 3-storey 5-bed dwellings (revision to plots 7 and 8 of F/YR14/03... (Grant) F/YR14/0652/DE2: Site restoration proposals and method statement for demolition of building... (Grant) F/YR19/3059/COND: Details reserved by conditions 4, 6, 7, 9, 10, 16 and 17 of planning permission ... (Approve) F/YR20/0036/NONMAT: Non-material Amendment: Amendments to size, position and number of openings (to ... (Approve) F/YR20/0038/NONMAT: Non-material Amendment: Amendments to size, position and number of openings (to ... (Approve)</p>			

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: Nursery Drive; Norwood Road; Maple Grove; Russell Avenue; Rookwood Road; Elliott Road; Yarrow Close

11b.(i) Prox to medical services: **Less than 10 min walk (< 800m)**

B

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

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

11b.(iv) Medical srvs 10-15 min walk: Cornerstone Practice; Mercheford House

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: **Less than 5 min walk (< 400m)**

A

11c.(ii) Shops within 5 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

11c.(iii) Shops 5-10 min walk: Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(iv) Shops 10-15 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA

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

A

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

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

11d.(iv) Primary schs 10-15 min walk: All Saints Interchurch Academy; Burrowmoor 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: March Enterprise Park; March Town Centre

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment Cavalry, Burrowmoor, All Saints and Westwood Primary School's

12a.(ii) Primary school capacity: **No spare places, no room for expansion**

E

12b. Pri school capacity comments: There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:** See comments from 40036**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 within 501m – 1km of site

C

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

Norwood Nature Reserve

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

Whitemoor Marshalling Yard

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:** March**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:** 52,53,54,55, WEST END; 62, WEST END; 125, WEST END; 126, WEST END; 38, WEST END**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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: March (Conservation area - 5168)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 08/06/2020 11:00:00

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: Custom build site?
Slow progress of delivery

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Site currently being built out. See also 40036.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site is a small site which has existing development on its western boundary. Given this, 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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site				B

Strategy and History

6. Settlement Hierarchy	Market Town				A
7.(i) Planning History (Form B):	F/YR14/1020/O, F/YR18/0984/RM Site has planning permission.				
7.(ii) Planning History Search	F/YR14/1020/O: Erection of 30 dwellings (max)... (Grant) F/YR18/0984/RM: Reserved Matters application relating to detailed matters of access, appearance,... (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:	Estover Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	HMP Whitemoor area, March	
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to	

550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

D

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve

16a.(iv) CWS within 500m:

Whitemoor Marshalling Yard

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

Whitemoor Pit and Nature Reserve

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

Site Visit

Date / Time of Site Visit: 02/06/2020 11:45:00

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

1b. Describe accessibility of site: From ends of 2x existing cul-de-sacs. See also 40126

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

2b. Describe neighbouring uses: Dwellings to the west - also area of open space.
Open countryside to the north, east and south.

3. Describe topography and lanscape: Very flat . Groundworks have commenced on site.

4. Describe layout, form, street pattern: Cul-de-sac development x3/4 from the B1101 to the west.

5. Describe building types and features: 1980s estate - detached. 2 storey dwellings and bungalows.

6. Describe site's boundaries: Open to the north, east and south.
Hedgerow with mature trees to the west.

7. Describe features / constraints: Access is through an existing estate.

8. Describe views, sight lines or vistas: Will be visible from the north, south and east.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Will protrude the estate further with open countryside. Impact from 3 views.

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 current estate already extends significantly into open countryside and this will compound the protrusion resulting in a somewhat incongruous built form.

19c. Key considerations for policy: Extant planning permission
Proximity to settlement
Impact on countryside
Shape of town

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Reserved matters application (F/YR18/0984/RM) approved 31/01/2020.

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:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	19%
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/YR15/0176/O

Site has outline permission, but is not major development and is therefore considered deliverable within five years

7.(ii) Planning History Search

F/YR13/0694/O: Erection of 8no 2 bed 2 storey dwellings with bin and cycle stores... (Refuse) | F/YR11/0901/O: Erection of 1 x 2-storey dwelling with detached garage and 1 x 3-storey dwelling... (Grant) | F/YR15/0176/O: Erection of 7 x 2-storey 2-bed dwellings with bin and cycle stores (Outline appl... (Grant) | F/YR15/0273/F: Change of use of offices on first and second floors only to 2 x 2-bed flats... (Withdrawn) | F/YR15/0274/LB: Internal and external works to Listed Building to change use of offices on first... (Grant) | F/YR17/0104/LB: Internal and external works to Listed Building as per submitted schedule of work... (Grant) | F/YR19/3066/COND: Details reserved by conditions 4, 5, 7, 10 and 11 of planning permission F/YR15/... (Approve) | F/YR13/0885/LB: Internal and external alterations to install extractor fan to kitchen and additi... (Grant) | F/YR13/0884/F: Conversion of building to form 7-bed dwelling... (Grant) | F/YR12/0140/EXTIME: Change of use of night club to 2 x 2-bed maisonettes, 2 x 2-bed flats and 2 x 1-... (Grant) | F/YR10/0155/O: Erection of 2 blocks of 4 terraced houses with associated bin and cycle stores... (Grant) | F/YR12/0141/EXTIME: Internal and external works to form 2 x 2-bed maisonettes, 2 x 2-bed flats and 2... (Grant) | F/YR15/0232/F: Variation of condition 15 of planning permission F/YR14/0412/F (Change of use of... (Grant) | F/YR15/0233/LB: Variation of Condition 18 of Listed Building Consent F/YR14/0413/LB (Internal an... (Grant) | F/YR15/0075/LB: Repairs to existing boundary wall... (Grant) | F/YR15/0076/F: Repairs to existing boundary wall... (Grant) | F/YR14/0300/LB: Internal and external works to Listed Building... (Grant) | F/YR14/0412/F: Change of use of night club to 2 x 2-bed flats, 2 x 1-bed flats and 3 x 2-bed ma... (Grant) | F/YR14/0413/LB: Internal and external works to form 2 x 2-bed flats, 2 x 1-bed flats and 3 x 2-b... (Grant) | F/YR13/3018/COND: Details reserved by condition 4 of planning permission F/YR11/0901/O (Erection o... (Approve) | F/YR16/3017/COND: Details of reserved by conditions 9, 10, 12 and 14 of planning permission F/YR14... (Approve) | F/YR16/3018/COND: Details reserved by conditions 8 and 11 of Listed Building Consent F/YR14/0413/L... (Approve) | F/YR16/3123/COND: Details reserved by conditions 2, 3 and 4 of

Listed Building Consent F/YR14/0300... (Approve) | F/YR20/3034/COND: Details reserved by Condition 8 (Drainage) of planning permission F/YR15/0176/O ... (Approve) | F/YR15/3050/COND: Details reserved by Conditions 5, 7, 8, 9, 10, 11, 12, 13 and 14 of Planning Per... (Approve) | F/YR15/3051/COND: Detail reserved by Conditions 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16 an... (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: Scargell's Lane; Grays Lane; Primary School; Burrowmoor Road; Darthill Road; Station Road; Bevills Place; Rookwood Road

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

A

11b.(ii) Medical srvs in 5 min walk: Cornerstone Practice; Mercheford House

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

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: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(iii) Shops 5-10 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ

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

A

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

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

11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy; Cavalry Primary School; Westwood 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:	Neale-Wade Academy	
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	March Enterprise Park	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Cavalry 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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: 2533 (MILL)

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

14a.(ix) Sites for DI 100-250m: 2406 (MADE GROUND); 3026 (REFUSE/SLAG HEAP); 707 (MADE GROUND); 715 (MADE GROUND)

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 within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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) located on site / site intersects asset

E

18a.(ii) CA intersects site: March

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:	CORONATION FOUNTAIN; YE OLDE GRIFFIN HOTEL; THE CHEQUERS PUBLIC HOUSE; SWANS HOLT; 38, HIGH STREET; 86, HIGH STREET; NORLAND HOUSE; MARCH AND DISTRICT MUSEUM; AUDMOOR HOUSE; MAVRON; TOWN HALL; ELWYN HOUSE; 3,3A AND 3B, WEST END; 25, WEST END; BRITISH LEGION; OLD BANK HOUSE; 81 AND 83, HIGH STREET; THE SHIP INN; 36, HIGH STREET; CHURCH OF ST PETER; THE MAZE; COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE); WAR MEMORIAL; LLOYDS BANK; 38, WEST END	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	March (Conservation area - 5168)	
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Consideration for conservation area and setting of listed building 1287721 and others nearby	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 04/06/2020 10:25:00

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

1b. Describe accessibility of site: Access is very narrow - but currently serves Griffin PH and others. Site cleared. Extant planning permission.

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

2b. Describe neighbouring uses: Dwelling to south. Town centre location

3. Describe topography and lanscape: Flat, presently overgrown but being cleared.

4. Describe layout, form, street pattern: Located behind the High Street B1101 main through road. Accessed between existing buildings to the west. Also possible from market Place - but also very narrow.

Likely suitable

5. Describe building types and features: 3 storey stepping down to single storey at the rear of buildings which front High Street.
Historic buildings - 2 storey dwelling (modern) to south.

6. Describe site's boundaries: Attractive (part) boundary wall to car park.

7. Describe features / constraints: Access narrow
Proximity to listed buildings and March Conservation Area.

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Somewhat negative

9d. Justification: The site is in a town centre location.
Well related to the existing built form and streetscape.

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

C

19b. Justification: Although in a town centre location, access appears problematic. Any development would need to be sensitively designed to avoid an adverse impact on existing residents and heritage assets (including listed buildings and conservation area).

19c. Key considerations for policy: Town centre location
Access possible?
Mature beech tree (copper beech)
Impact on heritage assets.

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 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 med term (6 - 10 yrs)				B
2.(i) Min. + Waste Team comments:	This small site has planning permission, and is only partially within the Transport Safeguarding Area for Whitemoor, March. Given its location, development is unlikely to prejudice the ongoing operations of the protected Transport facility.				
2.(ii) Intrsects Min. + Waste resource:	Transport Safeguarding Area;				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2G Transport Safeguarding Area Whitemoor, March.				
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):	22%	3b.(iii) 1 in 100yr event (area):	25%	3b.(iv) 1 in 1000yr event (area):	28%
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/YR16/0364/O	
	Site has outline permission.	
7.(ii) Planning History Search	F/YR16/0364/O: Erection of 34 x single-storey, 2 and 3-storey dwellings with garages or parking... (Grant) F/YR11/0233/F: Erection 3no office (B1) units and 2.4 metre high weldmesh fencing... (Withdrawn) F/YR11/0437/F: Erection of 10no 3-storey 3-bed dwellings with integral garages and formation of... (Withdrawn) F/YR18/1112/TRTPO: Felling of 9 Lombardy poplar trees covered by TPO 17/1986... (Grant) F/YR15/0696/O: Erection of 45 x 2/3-storey dwellings with garages or parking comprising of 9 x ... (Withdrawn) F/YR14/0958/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR20/0061/F: Replace existing roof with a higher dual pitched roof including the insertion of... (Grant) F/YR10/0406/EXTIME: Erection of 24 dwellings comprising; 13 x 4-bed houses with integral garage, 1 x ... (Grant) F/YR18/0430/TRTPO: Works to trees covered by TPO 17/1986 comprising of: Felling 1 x Ash tree, 1 x S... (Grant) F/YR13/0829/F: Change of use of ground floor classrooms to 1 x 2 bed flat and 2 x 1 bed flats... (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:	Norwalde Street; Cromwell Road; High School Close; Railway Station; Burn Street; Estover Road; March Rail Station	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		

11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park; March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	2647 (NURSERY)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4160 (WORKS); 1958 (GRAVEL PIT); 1958 (GRAVEL PIT); 2184 (IRON WORKS)	
14b. Env Health Officer comments:	F/YR16/0364/O - Phase 1 carried out - conclusions of report recommended	

intrusive phase 2

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 within 500m of site D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: LODGE, AT ENTRY TO CEMETERY; GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN; March East Junction Signal Box

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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: 08/06/2020 13:35:00

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

1b. Describe accessibility of site: Access would be from Queen Street.
Possibly from station car park to footpath.

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

2b. Describe neighbouring uses: Station car park to the north, dwellings to east, park and pre-school to west

3. Describe topography and lanscape: Flat overgrown site with vacant buildings.
Land to the west includes ponds rich in wildlife.

4. Describe layout, form, street pattern: Cul-de-sacs

5. Describe building types and features: Single story to east and north.
2 storey to the south.
Depot buildings - single storey and 2 storey.

6. Describe site's boundaries: Mix of fences, hedges and semi mature and mature trees.

7. Describe features / constraints: Mature trees - loss of biodiversity.
Location at end of cul-de-sac - traffic generation.
Possible contamination.
Proximity to railway station - sustainable link?

8. Describe views, sight lines or vistas: An enclosed site out of view of most vantage points in the street.
Visible from park and primary school, and rail station car park and footpath.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The eastern side of the site (e.g. 2/3rds) would relate positively to the built form but western 1/3 would have a negative impact.

Likely suitable

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 extent of the site - if all developed would have an adverse impact on nature, trees, biodiversity and the character of the area. More limited development could make a positive contribution to the street scene and character of the area, subject to traffic generation being satisfactory.
----------------------------	--

19c. Key considerations for policy:	Extant planning permission Deliverability Mature trees and biodiversity. Traffic Footpath link and station
--	--

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

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	11%	3b.(iv) 1 in 1000yr event (area):	16%
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/YR16/0436/O Site has outline permission.			
7.(ii) Planning History Search	F/YR19/3090/COND: Details reserved by conditions 4, 5, 7, 8, 10, 11, 13, 14, 15 and 16 of planning... (Approve) F/YR16/0436/O: Erection of 9 x dwellings (max) (Outline with matters committed in respect of ac... (Grant) F/YR12/0930/TRTPO: Works to 2 Lime Trees and 1 Norway Maple covered by TPO M/2/465/15... (Grant) F/YR10/0073/TRTPO: Felling of 1 Copper Beech Tree covered by TPO M/2/465/17... (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:	St Mary's Church; Superstore forecourt	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to	

550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

D

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Whitemoor Marshalling Yard

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: 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: TPO area on site

E

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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: Land evaluated finding (MCB27382 Early Roman and post medieval ditches and pits, Wisbech Road, March). Archaeological condition required.

Site Visit

Date / Time of Site Visit: 09/06/2020 11:10:00

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

1b. Describe accessibility of site: Extant planning permission
Groundworks commenced
Footway exists but no cycleway

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

2b. Describe neighbouring uses: Dwellings and commercial buildings to the south. Commercial buildings to the east.
Road to the west.
Church Hall to the north and dwelling.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Busy main road - A141

5. Describe building types and features: Mix of modern and mid 20th century buildings. 2 storeys or less.

6. Describe site's boundaries: Mature trees to the north.
Substantial hedgerows to the west. Commercial fencing to the east. Mix of fence tyres to the south.

7. Describe features / constraints: Distance from March - on busy road.

8. Describe views, sight lines or vistas: Generally on enclosed site.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Open site forming part of the sporadic character of development along the main road of Westry.

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 outside a settlement and effectively in a countryside location. Would result in the use of the private car to access key services - not a sustainable location.

19c. Key considerations for policy: Extant planning permission
Location
Impact on countryside character
Sustainable infrastructure

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

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	8%
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/YR17/0616/F Site with full planning permission			
7.(ii) Planning History Search	F/YR14/0744/F: Erection of an industrial building to house a 20MW electricity generation plant ... (Refuse) F/YR17/0616/F: Erection of 19 dwellings comprising 1 single-storey 2-bed; 5 x 2-storey 2-bed ; ... (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:	Springfield Avenue; Scargell's Lane; Primary School; Burrowmoor Road;			

Chandler's Way; The Causeway; The Avenue; Causeway Close

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Cornerstone Practice; Mercheford House; Riverside Practice	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU	
11c.(iii) Shops 5-10 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(iv) Shops 10-15 min walk:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Burrowmoor Primary School	
11d.(iii) Primary schs 5-10 min walk:	Cavalry Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
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:	Neale-Wade Academy	
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:	March Town Centre	
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	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	1862 (GAS WORKS)	
14a.(vii) Sites for DI 0-50m:	2647 (NURSERY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4160 (WORKS)	
14b. Env Health Officer comments:	F/YR17/0616/F - See EH comments regarding CL conditions and remediation required.	
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 within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
	Norwood Nature Reserve	
16a.(vi) CWS 1-2km:		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	
16c.(iii) Grassland Buffer:	No	
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
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:	March	
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:	WAYSIDE CROSS; 38, HIGH STREET; 86, HIGH STREET; NORLAND HOUSE; MARCH AND DISTRICT MUSEUM; AUDMOOR HOUSE; MAVRON; 81 AND 83, HIGH STREET; CHURCH OF ST PETER; THE MAZE; COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE)	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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: March (Conservation area - 5168)

18f. Conservation Officer comments: Non designated heritage asset and adjacent to conservation area.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 04/06/2020 11:00:00

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

1b. Describe accessibility of site: Within town location.
Local cycle route runs east of the site.
Footway along site boundaries would need to be provided.

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

2b. Describe neighbouring uses: Low density residential units - mainly bungalows.
Retail convenience store to the east.

3. Describe topography and lanscape: Generally flat.

4. Describe layout, form, street pattern: Quiet residential streets and cul-de-sacs.

5. Describe building types and features: Generally single storey

6. Describe site's boundaries: 2.5m high chain link fence with mixture of mature and semi-mature trees and hedgerows.
Mature trees especially to the south and some to the west.

7. Describe features / constraints: Former gas works - ground contamination.
Cycle route to east.
Biodiversity impact.

8. Describe views, sight lines or vistas: Reasonably enclosed, stand alone site.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Within built up area of the town.
Should be able to be developed without significant impact on neighbours.

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: Relates well to existing built form but obstacles likely to be in way to ensure delivery.

19c. Key considerations for policy: Existing cycle route.

Extant planning permission
 Trees
 Ground contamination
 Retention of planting
 Provision of footways
 Density - generally low in area away from High St / Wimblington Rd

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 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 has planning permission, and only a very small part of the site falls within the March Trading Park Waste Consultation Area i.e. that part which is to the south of the railway line. Development is unlikely to prejudice the ongoing waste operations protected through the Waste Consultation Area.			
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area			
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation 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:	74.01%	3a.(iii) Site area in FZ2:	3.74%	3a.(iv) Site area in FZ3: 22.25%
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): 8%
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/YR17/1127/O	
7.(ii) Planning History Search	F/YR17/1127/O: Erection of up to 118no dwellings (outline application with matters committed in... (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:	Peas Hill Road; Nursery Drive; Meadowlands; Superstore forecourt; Yarrow Close	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Riverside Practice	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March; March Town Centre	

12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	1047 (DEPOT); 2647 (NURSERY)	
14b. Env Health Officer comments:	F/YR17/1127/O - EH officer advised Unsuspected contamination. Nothing further to add.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 77.23% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 22.77%	

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:			
	Norwood Nature Reserve; Whitemoor Marshalling Yard		
16a.(v) CWS 500m - 1km:			
	Whitemoor Pit and Nature Reserve		
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: 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 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:	125, WEST END; 126, WEST END		
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: 08/06/2020 11:30:00

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

1b. Describe accessibility of site: From Wisbech Road involving removal of bungalows.
No officially designate cycleway along Wisbech Rd - though in the Market Town Transport Strategy potential to provide?

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

2b. Describe neighbouring uses: Dwellings and allotments to east and south.
Retail park to west.
Rail line and March Trading Park including Tesco's to north.

3. Describe topography and lanscape: Generally flat land raised recently at western end - Cambridgeshire County Council application / approval?

4. Describe layout, form, street pattern: Access from main road into March.
Generally residential streets and cul-de-sac.

5. Describe building types and features: 2 storey dwellings. A few bungalows especially along Wisbech Road.
Retail units 2 storey.

6. Describe site's boundaries: Mix of sporadic hedgerow and domestic fencing. A few mature trees on boundaries.

7. Describe features / constraints: Land has been raised - possible contamination.
Proximity to rail line.

8. Describe views, sight lines or vistas: Generally an enclosed site.
Most prominent from the railway.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Fits within the town - rational increase in site, but close to railway line and employment area (future noise / amenity issues?)

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: Employment area and rail line. May detract from amenity of residents.

19c. Key considerations for policy: Residential amenity close to non-domestic uses.

Proximity to services
Land contamination?

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

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	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/YR18/0165/F

Planning committee has resolved to grant full planning permission, subject to signing s106 agreement.

7.(ii) Planning History Search

F/YR13/0101/PLANOB: Modification of Planning Obligation attached to planning permissions F/YR10/0730... (Grant) | F/YR10/0730/EXTIME: Residential Development up to 63 residential units (renewal of planning permissi... (Grant) | F/YR13/3016/COND: Details reserved by Conditions 5, 6, 7, 8, 9, 11, 12, 13, 14 and 15 relating to ... (Approve) | F/YR11/0147/F: Installation of solar panels to east and west facing roof slopes of existing car... (Grant) | F/YR14/1012/O: Erection of 6 no dwellings involving demolition of existing dwelling... (Refuse) | F/YR18/0165/F: Erection of a single-storey retirement complex block comprising of 13 x 1-bed un... (Grant) | F/YR10/0709/SC: Screening Opinion: Residential Development (up to 63 residential units)... (Further Details Not Required) | F/YR13/0175/RM: Erection of 60 dwellings comprising of 9 x 3-storey 1-bed and 9 x 3-storey 2-bed... (Approve) | F/YR15/0793/O: Erection of 4 x dwellings involving the demolition of existing outbuildings (Out... (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:	Peas Hill Road; Nursery Drive; Norwood Road; Maple Grove; Yarrow Close	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:	Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:	March Town Centre	

11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	2647 (NURSERY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1047 (DEPOT)	
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	
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 within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km:	Norwood Nature Reserve; Whitemoor Marshalling Yard	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	
16c.(iii) Grassland Buffer:	No	
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
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:	March	
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:	125, WEST END; 126, WEST END	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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: March (Conservation area - 5168)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 08/06/2020 11:15:00

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

1b. Describe accessibility of site: Within town location.

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

2b. Describe neighbouring uses: Care home and dwellings.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Residential streets

5. Describe building types and features: Mainly 2 storey dwellings. Elliot Lodge is 2 storey.
New development to the west.

6. Describe site's boundaries: Domestic fences - close boarded to the west.

7. Describe features / constraints: Trees at front within site boundary - assume to be retained.

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

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Surrounded by residential development.

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

A

19b. Justification: 'A' assumes no loss of tree group and front of Elliot Lodge?

19c. Key considerations for policy: Extant planning permission
Loss of trees? Biodiversity?

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

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	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):	F/YR18/0759/O Site has outline permission.			
7.(ii) Planning History Search	F/YR10/0951/O: Erection of 35 dwellings... (Withdrawn) F/YR15/0458/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR11/0325/F: Erection of a single-storey side extension to existing dwelling... (Grant) F/YR18/0759/O: Erection of up to 9no dwellings (outline application with matters committed in r... (Grant) F/YR14/0491/F: Erection of 28no 2-storey dwellings with garages/parking comprising of 3 x 2-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:	Wimblington Road; Barker's Lane; Neale Wade College; Sherbrooke Close; Monument View	
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:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:	Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	Burrowmoor Primary School	
11d.(v) Primary schs 15-20 min walk:	Cavalry Primary School	
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:	Neale-Wade Academy	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk		

12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	Phase 1 from planning application F/YR18/0759/O recommends intrusive investigation	
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:		
16a.(vi) CWS 1-2km:	Gault Bank Pollard Willows	
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:	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 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:	JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; HATCHWOODS; BARN, REAR OF NUMBERS 29 AND 31; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial	

Ground

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: 04/06/2020 11:15:00

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

1b. Describe accessibility of site: Access is to the side of an existing bungalow utilising part of side garden. See also 40280 of which this is a part. Existing planning permission.

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

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

3. Describe topography and lanscape: Flat - site partly used for farm storage buildings.

4. Describe layout, form, street pattern: Local roads for town - although area to the north east is a historic attractive area centred around St Wendreda's Church.

5. Describe building types and features: Single storey to south and east. 2 storey to north. Sizeable 2 storey barns on site.

6. Describe site's boundaries: Mix of domestic fences and open to the west.

7. Describe features / constraints: Utilises part of side garden of bungalow for access.

8. Describe views, sight lines or vistas: Generally an enclosed site set behind existing frontage development.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Site relates well to the existing built form and effectively replaces existing farm building with new access.

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

Likely suitable

19b. Justification:	Development would effectively replace an existing farm operator with a new (wider) access with little adverse impact on the street scene or wider landscape.
19c. Key considerations for policy:	Extant planning permission. Relationship to built form. Access utilising garden land.

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 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 med term (6 - 10 yrs)			B	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	98.48%	3a.(iii) Site area in FZ2:	1.52%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	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:	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 moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Elm Road Level Crossing; Longhill Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)	D
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch 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:	HMP Whitemoor area, March	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of	

Potentially unsuitable

30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: Site borders disused railway which may be a source of contamination.

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

D

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

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR within 1.01km – 2km of site

B

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

D

16a.(iii) Site intersects CWS:

Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

Norwood Nature Reserve; Whitemoor Pit and Nature Reserve

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

Graysmoor Pit

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: 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, however undeveloped buffers to boundary features should be retained.

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:**18g. Archaeology comments:****Site Visit***Date / Time of Site Visit:* 02/06/2020 10:35:00

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

1b. Describe accessibility of site: Along busy rural road.
Footpath on west side of road south of Longhill Road.
Would need to provide upgrades.

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

2b. Describe neighbouring uses: Open field.
Disused railway to east and open fields to north and west.
Rugby club to west.
Paddock area to the north.

3. Describe topography and lanscape: Flat, slightly undulating.

4. Describe layout, form, street pattern: Busy rural road - back route for March - Wisbech.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Mixture of fences and sporadic hedgerows and some mature trees.

7. Describe features / constraints: Distance from settlement.
Access.

8. Describe views, sight lines or vistas: Open site with views to wider countryside especially east and west, although disused railway line to east provides a degree of enclosure.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is separated from the main built up part of March in open countryside.
Would adversely affect character of the area.

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: Located in open countryside away from other developments. Adverse impact would result on both town form and open countryside.

19c. Key considerations for policy: Distance from settlement.
Impact on open countryside.
Access - widened footway / new footway, from busy rural road in 60 mph zone.

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 Potentially unsuitable **D**

20b. Comments The site is located in the open countryside, remote from the main built area of March. Development would adversely impact on the open countryside, and would have poor access to services and facilities.

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:	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/YR19/0931/O				
7.(ii) Planning History Search	F/YR19/0931/O: Erect up to 9no dwellings (outline application with all matters reserved)... (Grant) F/YR11/0612/F: Erection of a 2-storey rear extension... (Grant)				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A	
8b. Transport team comments:					
9a. Strategic Road Net. impacts:					
9b. Highways England comments:					
10a. PROW Opportunities:	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 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:	Cornerstone Practice; Mercheford House	
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:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	Cavalry Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
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:	Neale-Wade Academy	
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:	Coleseed Business Complex, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary Primary	

Likely suitable

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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: F/YR19/0931/O see EH comments

15a. Agricultural Land Classification: 50% or more is Grade 3

C

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: 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 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) 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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

Site Visit

Date / Time of Site Visit: 21/05/2020 15:40:00

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

1b. Describe accessibility of site: Existing access for outbuilding.
Narrow access between 2 storey dwelling and bungalow.

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

2b. Describe neighbouring uses: Garden to the west (and retirement home)
Farm to north
Open to south and east

3. Describe topography and lanscape: Flat - part of dwellings curtilage (x3, gardens).

4. Describe layout, form, street pattern: Linear road (busy) leaving town.

5. Describe building types and features: Bungalow to west, 2 storey to east.

6. Describe site's boundaries: Hedge to the east and south.
Domestic fences.

7. Describe features / constraints: Lime tree to front.
Telegraph pole to east.
Existing buildings.
Edge of settlement.

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Backlund development on edge of town - impact on open countryside.

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

19b. Justification: On outskirts of town - impact on open countryside.
'Backland development' in effect.

19c. Key considerations for policy: Proximity to settlement in edge.
Impact on open countryside.
Access.
Backland - impact on neighbours.

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

Originally a site submission, site was granted outline planning permission for 9 dwellings in Feb 2020 (F/YR19/0931/O) 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 falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development to the south, and the B1101 to the east. Given this, and the size of the site, mineral extraction is unlikely to be 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 A				
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):	6%	3b.(iii) 1 in 100yr event (area):	7%	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		
F/YR15/0961/F: Erection of a 2-storey building for use as offices (supported by a preliminary b... (Grant) F/YR18/3115/COND: Details reserved by conditions 2, 3, 5, 7, 9, 10 and 12 of planning permission F... (Approve) F/YR18/0852/NONMAT: Non-material Amendment: amendments to parking arrangements, position of bin/cycl... (Approve) F/YR15/0705/F: Erection of a 2-storey building for use as offices... (Withdrawn)		

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Hook Drove; Isle Of Ely Way; Wimblington 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:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
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:	Neale-Wade Academy	
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:	1802 (GARAGE)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site B
16a.(iii) Site intersects CWS:	

16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
			Gault Bank Pollard Willows
16a.(vi) CWS 1-2km			
16b. Record of protected species on site: Yes			
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland: Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: No	
16c.(v) Existing Wetland: No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No	
16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:	NULL		
			Not suitable for development; site appears to support grassland, scrub, tree mosaic habitats. Significant compensation measures would be required to ensure bio net gain achieved.
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) more than 2km from site		A
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site		C
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) 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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Archaeological evidence present in this site as revealed in evaluation in 2018 (ECB5307, finding prehistoric flints, wild animal remains and features (MCB25074). Archaeological investigation programme to be secured by a planning condition.

Site Visit

Date / Time of Site Visit: 03/06/2020 11:30:00

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

1b. Describe accessibility of site: Foot/cycleway is on opposite side of very fast and busy road.
See also 40276

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

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

3. Describe topography and lanscape: Flat / scrubland. Mixture of shrubs and trees on the side.
Semi overgrown

4. Describe layout, form, street pattern: Busy road into March

5. Describe building types and features: None on site

6. Describe site's boundaries: Garage to the south.
Road to east.
PRoW to west with substantial hedgerow and mature trees.
Sporadic hedgerow to north.

7. Describe features / constraints: Excellent site for biodiversity

8. Describe views, sight lines or vistas: Powerline through site - north/south

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Removal from built form of settlement.
Impact on character of the area.

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

E

19b. Justification: The site is removed from the main part of March and if developed independently would result in piecemeal development in the countryside to the detriment of the character of the area.

19c. Key considerations for policy: Sustainable location
Distance from built form of settlement
Impact on countryside
Biodiversity

Extant planning permission?
(part of site?)

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

Potentially unsuitable

D

20b. Comments

This is located towards the south of existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006). The site forms part of a cluster of site located towards the south of site 40006. The site is removed from the main part of March and if developed independently would result in piecemeal development in the countryside to the detriment of the character of the area, and has limited access to local services. Site appears to support grassland, scrub, tree mosaic habitats. Significant compensation measures would be required to ensure biodiversity net gain achieved. (includes site 40276 submitted for employment land)

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:	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):	17%	3b.(iii) 1 in 100yr event (area):	56%	3b.(iv) 1 in 1000yr event (area):	73%
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/YR16/0332/O: Erection of 4 dwellings involving demolition of existing buildings (Outline appl... (Refuse) </p> <p>F/YR17/0042/O: Erection of 4 dwellings involving demolition of existing buildings (outline with... (Refuse) </p> <p>F/YR15/0770/O: Erection of 4 dwellings involving demolition of existing buildings (Outline appl... (Withdrawn)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Shaftesbury Avenue; Waterside Gardens	
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:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:	Riverside Practice	
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:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School; Cavalry Primary School; Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	March Enterprise Park	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

Likely unsuitable

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:	4160 (WORKS)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	Current site usage as car garage may give rise to contamination. Phase 1 may be required to determine extent of contamination from current 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 within 501m – 1km of site C
16a.(iii) Site intersects CWS:	

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.

16a.(iv) CWS within 500m:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: 93, NENE PARADE; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 02/06/2020 12:50:00

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

1b. Describe accessibility of site: Within built up part of town.
Footpath would need to be provided to join proposed access as presently stops to the west - would also need to cross sizeable drain.

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

2b. Describe neighbouring uses: Dwellings to the west and north. Garage works to the east.
Anglian Water pumping station on opposite side of road.

3. Describe topography and lanscape: Flat, adjacent to large drain to the west.

4. Describe layout, form, street pattern: Residential road within town and busy at times.

5. Describe building types and features: Single storey garage workshop.
Single storey to the east.
Mix of 2 storey and bungalows to west and north.

6. Describe site's boundaries: Low fence and drain to the front (south).
Open with drain to west.
Other fence types around site.

7. Describe features / constraints: Drain to be crossed. Neighbouring works will be retained with possible noise nuisance for occupiers - currently noisy at time (during site visit).

8. Describe views, sight lines or vistas: Within an urban setting.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Dwellings would accord with the general character of the 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: Due to the neighbouring works, this could cause potential conflict with new occupiers of dwellings in the future.

19c. Key considerations for policy: Access footpath over drain.
Proximity to services within urban fabric of town.
Adjacent works not part of proposal.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. Were the site developed, neighbouring uses could affect amenity of future occupiers. Recent appeal lost on flood risk grounds.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:	This site falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development to the west, and apparent access would be through existing residential development. Given this, and the size of the site, mineral extraction is unlikely to be 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:	Multiple zones (no majority in single zone) - see SFRA			N/a
3a.(ii) Site area in FZ1:	38.72%	3a.(iii) Site area in FZ2:	47.86%	3a.(iv) Site area in FZ3: 13.42%
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): 40%
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/YR14/1020/O: Erection of 30 dwellings (max)... (Grant) F/YR18/0984/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required. Footway and cycleway connections 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 10 min walk (< 800m)	B
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park; HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk:	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to	

Suitability uncertain/mixed effects

550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

D

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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 1.01km – 2km of site **B**

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: This area was excavated in 2018 (ECB5295) finding a large number of well preserved archaeological features: ditches, pits and ponds dating mainly to the Iron Age and Roman periods. Pottery, animal bones, flint and worked stone was

Suitability uncertain/mixed effects

collected from the various features. The site is thought to have been located on the edge of a larger settlement and some of the ditches and linear features might have formed stock enclosures adjacent to such a settlement. A report of results is awaited. No further excavation is needed.

Site Visit

Date / Time of Site Visit: 02/06/2020 11:45:00

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

1b. Describe accessibility of site: See also 40041.
Could only be accessed once adjacent 40041 is built out. No independent access is available.

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

2b. Describe neighbouring uses: Will protrude significantly into open countryside.

3. Describe topography and lanscape: Flat and open.

4. Describe layout, form, street pattern: Fields surrounding site. 1980s estate with cul-de-sacs to the west.

5. Describe building types and features: Mix of 1980s detached, 2 storey and bungalows.

6. Describe site's boundaries: Open with drain to the south.

7. Describe features / constraints: Dependent on development being completed to the west. (At least, infrastructure provided.)

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Removed from built form of settlement.
Site to west has planning permission but still not built out.

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

E

19b. Justification: The site would further extend development into open countryside resulting in an incongruous shape to the town and impacting adversely on open countryside.

19c. Key considerations for policy: Extant planning permission to the west.
Distance from settlement (shape of built form)
Impact on open countryside.

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 Suitability uncertain/mixed effects

C

20b. Comments

This site adjoins permitted site 40041 and site 40252 to the south. However, if developed independently, a significant portion of the site is in Flood Zone 2 and 3. Less than 40% of the site is in Flood Zone 1. In addition, development would likely have adverse visual impacts on the open countryside.

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):	6%	3b.(iii) 1 in 100yr event (area):	10%	3b.(iv) 1 in 1000yr event (area):	18%
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/YR15/0668/O: Outline with one matter committed detailed as access in relation to 95no dwellin... (Refuse) F/YR17/0743/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant)			

Transport

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

Access to Services

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

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March; March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21	

Potentially unsuitable

there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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: Part of site is currently used for commercial use/yard. Demolition of existing structures may give rise to contamination. Phase 1 may be required to determine extent of any contamination from the aforementioned use.

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

D

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 99.96% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0.04%

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:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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

Site is developable, however it has the potential to support protected species such as reptiles so may require mitigation measures

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: Archaeological cropmark evidence of the western edge of Flaggrass Roman settlement and saltern sites MCB10761 Fen Causeway c. 40m to the north:

Roman fen crossing road and canal communication route(MCB15033). Archaeological Investigations to the west at Estover Road in 2014 (ECB4277) confirmed Roman and Medieval features present (MCB24923). Archaeological information required for inclusion in any planning application for this site via a pre-determination trench based evaluation informed by geophysical survey results in order than an intelligent decision regarding mitigation can take place.

Site Visit

Date / Time of Site Visit: 02/06/2020 12:30:00

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

1b. Describe accessibility of site: Footway exists to east end of terraced houses to the south west. Would need to be extended across site frontage. See also 40184.

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

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

3. Describe topography and lanscape: Flat, front and eastern side is a small industrial estate with motor mechanics and double glazing production units. Area to the west is enclosed scrubland.

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

5. Describe building types and features: Mix of 2 storey and bungalows in vicinity. Generally 50 years of old and works building on eastern part of site.

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

7. Describe features / constraints: None

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Would impact on open countryside in a piecemeal form, with an adverse impact on the slope of the built form of March.

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

E

19b. Justification: Would be an adverse impact on the countryside and result in an incongruous extension of the built form of the settlement. The retention of the commercial activity would likely result in amenity and viability conflicts in the future.

19c. Key considerations for policy: Impact on countryside
Relationship to the built form
Access
Other proposal for site 40184
Retention of commercial use within site

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

Potentially unsuitable

D

20b. Comments

Potential archaeological assets on site due to proximity to Roman settlement and other assets. Site has a poor relationship to the built form. Proximity to commercial uses may adverse impact on amenity of future occupiers. Distant from local services and facilities.

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):	18%	3b.(iii) 1 in 100yr event (area):	33%	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):				
7.(ii) Planning History Search	F/YR17/0743/F: Erection of a single-storey rear extension to existing dwelling involving demoli... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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 10 min walk (< 800m)			B
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(v) Shops 15-20 min walk:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	March Enterprise Park; HMP Whitemoor area, March; March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of	

30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	Part of site is currently used for commercial use/yard. Demolition of existing structures may give rise to contamination. Phase 1 may be required to determine extent of any contamination from the aforementioned use.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 99.77% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0.23%	

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:	Norwood Nature Reserve	
16a.(v) CWS 500m - 1km:	Whitemoor Marshalling Yard	
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 is developable, however it has the potential to support protected species such as reptiles so may require mitigation measures

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

Archaeological cropmark evidence of the western edge of Flaggrass Roman settlement and saltern sites MCB10761 Fen Causeway c. 40m to the north: Roman fen crossing road and canal communication route(MCB15033). Archaeological Investigations to the west at Estover Road in 2014 (ECB4277)

confirmed Roman and Medieval features present (MCB24923). Archaeological information required for inclusion in any planning application for this site via a pre-determination trench based evaluation in order than an intelligent decision regarding mitigation can take place.

Site Visit

Date / Time of Site Visit: 02/06/2020 12:30:00

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

1b. Describe accessibility of site: See also 40183
Site is the yard itself and which is somewhat unkempt on its west side.

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

2b. Describe neighbouring uses: Dwellings to the west and east. Open countryside on opposite side of lane to the south. Businesses (motor mechanic and glazing firms, and scrubland to the north).

3. Describe topography and lanscape: Flat, established access to yard buildings.

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

5. Describe building types and features: Bungalows to north east.
Ex-Council houses to the south west (terrace)

6. Describe site's boundaries: Industrial fencing, domestic fencing and hedges / trees.

7. Describe features / constraints: Relationship of employment uses

8. Describe views, sight lines or vistas: Not that visible from the north.
Rural character would be altered.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Away from main built form of settlement in 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: Although reasonably close to the edge of the built form of March the development would be in open countryside and adversely impact on the rural character of the area. Provision of dwellings adjacent to business uses could result in amenity and viability conflicts.

19c. Key considerations for policy: Impact on rural character of the area.
Distance from services
Proximity to built form.
Long term impact of dwellings adjacent to business uses.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

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.

Recommendation**20a. Individual site score****Potentially unsuitable****D****20b. Comments**

The site is some distant from local services and facilities and site has a poor relationship to the built form. The Proximity to commercial uses may adverse impact on amenity of future occupiers. Potential archaeological assets on site due to proximity to Roman settlement and other assets.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	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				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TA required and traffic impact considered			
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:	March Public Footpath No. 8 is located along the southern boundary of the site. Potential to connect into this footpath which then connects into network of Byways.			

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:	Collingwood Avenue; Cavalry Drive	
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:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:	Riverside Practice	
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:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Cavalry Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Burrowmoor 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:	Neale-Wade Academy	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Coleseed Business Complex, March; March Town Centre	

11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:			
16a.(vi) CWS 1-2km:	Norwood Nature Reserve		
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:	No wildlife concerns, however does have potential to form future habitat restoration area due to strategic position		
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) within 500m of site	D	
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground		
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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground' is a scheduled monument (NHLE 1015200). This is 350m to the SW of the site allocation. A suitable heritage statement should accompany any planning applications to include an archaeological desk based assessment and a geophysical survey to inform a mitigation strategy, the latter to be secured by condition.

Site Visit

Date / Time of Site Visit: 21/05/2020 15:20:00

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

1b. Describe accessibility of site: Footway exists
Appears wide enough for road access

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

2b. Describe neighbouring uses: Dwellings to west, and disused rail line.
Some dwellings to north and east.
Open to south.

3. Describe topography and lanscape: Flat but undulates within site

4. Describe layout, form, street pattern: Linear road (busy) on outskirts of town.
Fast-ish traffic

5. Describe building types and features: Bungalows in the main along Upwell Road.
2 storey to west of site.

6. Describe site's boundaries: Mature hedgerows to east and west
Open to south

7. Describe features / constraints: None
Power line at southern edge of site
PRoW at rear (east/west)

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Would be adjacent to built up part of town but disused railway provides a good green buffer at present.

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local

C

Suitability uncertain/mixed effects

character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

19b. Justification: Its impact on wider countryside would be limited but visible from disused railway and PRow to the south.

19c. Key considerations for policy: Proximity to settlement and services.
Impact on open countryside.

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

Suitability uncertain/mixed effects

C

20b. Comments

Site is relatively free from constraints and is potentially suitable, providing a logical extension to the existing built area. Some potential mixed and uncertain effects relating to heritage issues. Site has opportunities for future habitat restoration area due to strategic position. Local primary schools are facing capacity issues, and will require available places to meet needs arising from development.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)					A
2.(i) Min. + Waste Team comments:	This site falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development on either side, and given this and the size of the site, mineral extraction would not be practicable.					
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:	2.01km - 5km from site				B	

Strategy and History

6. Settlement Hierarchy	Market Town					A
7.(i) Planning History (Form B):	F/YR17/1114/O					
7.(ii) Planning History Search	F/YR17/1114/O: Erection of up to 8 x dwellings (Outline application with all matters reserved)... (Refuse) F/YR16/0680/F: Erection of a 2-storey rear extension to existing building... (Grant) F/YR10/0115/NONMAT: Non-material amendment:- reduction in size of office building and alterations to... (Approve)					

Transport

8a. Local road impacts:	No objection with minor mitigation measures					A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Wisbech Road; Grandford Drove	
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 20 min walk (< 1,600m)	D
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
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:	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:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to	

Suitability uncertain/mixed effects

550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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: 91.73% | Grade 2: 8.27% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR within 1.01km – 2km of site**

B

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:

Whitemoor Marshalling Yard; Whitemoor Pit and Nature Reserve

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: 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) more than 2km from site **A**

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/06/2020 10:30:00

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

1b. Describe accessibility of site: Footpath to front, but no safe cycleway provision along busy A141 - which although 40mph is heavily trafficked at times and is relatively narrow.

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

2b. Describe neighbouring uses: Business premises to the south (MJS Construction). Detached dwellings to the north and south (industrial yard).

3. Describe topography and lanscape: Flat open countryside.

4. Describe layout, form, street pattern: Busy main road

5. Describe building types and features: Mix of modern and 20th century and more recent development. 2 storey max - some bungalows.

6. Describe site's boundaries: Open to east and west. Commercial fencing to south. Mix of hedge and fences to the north with some mature trees on boundaries.

7. Describe features / constraints: Access from busy A141. Distance form settlement. Roman Road crosses site (Fens Causeway)

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification: Site is outside March and although there is sporadic linear development in vicinity would be in effect a 'countryside location'. Impact on Roman Road.

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

E

19b. Justification: Would result in a consolidated linear development along linear development along A141 which would relate poorly to existing built form and adversely impact on character of the area and countryside. Impact on historic asset.

19c. Key considerations for policy: Distance from March
Impact on countryside
Appeal decision (recent)
Impact on heritage asset

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 **Suitability uncertain/mixed effects**

C

20b. Comments

Whilst the site adjoins existing development, and forms infill development. The site is distant from the main built area of March and services and facilities. The site is crossed by the historic Fen Causeway Roman Road, and could result in adverse impacts on this heritage feature.

Major Criteria

1. Site Availability	Available for development in med term (6 - 10 yrs)			B	
2.(i) Min. + Waste Team comments:	This site lies largely within the March Trading Park Waste Consultation area, which protects existing and allocated waste management uses. It is immediately adjacent (to the west of) and adjoins the existing March Landfill site, March. If the Local Planning Authority is minded to allocate this site further discussions must take place with the Waste Planning Authority in order to ensure that protected waste management sites will not be prejudiced, including the working and delivery of the agreed restoration form of the adjoining March landfill site. The site is also underlain by sand and gravel. However, given the size of the site prior extraction is unlikely to be 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. [This site is not in a WWTW SA]				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; WWTW Safeguarding Area; Existing Site; 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, and Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation 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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	9%	3b.(iii) 1 in 100yr event (area):	16%	3b.(iv) 1 in 1000yr event (area):	48%
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/YR12/2003/CCC: Variation of conditions 3, 10, 16 and 18 of planning permission F/90/0174/DEEMED... (Deemed consent CCC) F/YR12/2002/CCC: Variation of conditions 2, 5, 14, 23 and 30 of planning permission F/00816/95/CW... (Deemed consent CCC) F/YR14/2009/CCC: Variation of Condition 12 of planning permission F/02003/12/CW... (Raise No Objection) F/YR10/3124/COND: Details reserved by Conditions 02, 03, 05 and 06 of planning permission F/YR07/1... (Approve)	

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	TA required to understand traffic impact across highway network. Hostmoor Av junction with A141 likely to be over capacity. Mitigation 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:	St Mary's Church; Wisbech Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	All Saints Interchurch Academy; Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B

11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	HMP Whitemoor area, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	0500/0136 (MARCH)	
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site intersects landfill site. Phase 1 may be required to determine extent of any contamination	

15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
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:	Whitemoor Marshalling Yard; Whitemoor Pit and Nature Reserve	
16a.(vi) CWS 1-2km	Graysmoor Pit; Norwood Nature Reserve	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No
16c.(iv) Grassland Stepping Stone Opp:	Yes	16c.(vii) Wetland Stepping Stone Opp: 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:	No wildlife concerns	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	TPO area within 15m of the site	C

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CHURCH OF ST MARY	
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: Fen Causeway Roman Road crosses the site (MCB15033). Roman remains known at Westry Farm (MCB7188 pottery vessel, MCB10118 & 10119 - settlement remains, MCB10760 cropmarked field system). Pre-determination evaluation required to provide evidence in support of a planning application and to inform a master plan.

Site Visit

Date / Time of Site Visit: 09/06/2020 12:05:00

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

1b. Describe accessibility of site: Not clear at present - possible via Thorby Avenue but third party land would prevent this at present.

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

2b. Describe neighbouring uses: Open countryside to the north and west.
Commercial estate to the south. Landfill site to the east.
Copse / farm buildings at north-west corner.

3. Describe topography and lanscape: Flat arable land.

4. Describe layout, form, street pattern: Commercial estate - no roads direct to site other than trackway from farm. Need to go via Thornby Avenue and 3d party land.

5. Describe building types and features: None on site

6. Describe site's boundaries: Open to the west and north. Drain and boundary and hedgerow to south. Fencing for landfill site to east.

7. Describe features / constraints: Access?
Fen Causeway (Roman Road) crosses site abut 1/3 from northern boundary in east/west alignment (approx.)

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Negative

9d. Justification: Would impact on countryside.
Away from main built development at present.

Potentially suitable

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 intrude into open countryside and although the existing landfill mound line would be an appropriate end point. Relies on third party land for access. Could adversely impact on the Fen Causeway Roman Road.

19c. Key considerations for policy: Impact on countryside.
Need for more employment land
Infrastructure including access over third party land
Fens Causeway impact

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 Potentially suitable **B**

20b. Comments The site is located within the Fenland Local Plan 2014's March Trading Estate Broad location for Growth (see record 40008). The site is well-related to other non-residential development and is likely suitable for development. Access is constrained and would likely require third party land to provide a safe, suitable access. Hostmoor Ave junction with A141 likely to be over capacity. Development must not prejudice the operations of the adjacent waste management site. Site intersects landfill site, investigation required to determine extent of any contamination. Development would have some adverse visual impact on the countryside. Potential for adverse impacts on Fen Causeway Roman Road.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:	This site lies immediately adjacent to the site known as the Westry (March) AD Plant. The extent of the waste management operation now extends further than that shown on the Site Specific Proposals Plan Inset Map 140, Policy W8AH, and now fully abuts the northern boundary of the proposed site. The Waste Planning Authority (WPA) would have serious concerns about an allocation for residential development in such close proximity to an active waste management site. Core Strategy Policy CS30 Waste Consultation Areas is relevant and this states that development in such a location must only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management uses. If the Local Planning Authority is minded to allocate this site it is suggested that further discussions take place with the WPA. Only a small part of the site falls within the Sand and Gravel Safeguarding Area, and extraction of the mineral would not be practicable.			
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; WWTW Safeguarding Area; Existing Site; 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, and Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation 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:	7.6%	3a.(iii) Site area in FZ2:	1.42%	3a.(iv) Site area in FZ3: 90.98%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	10%	3b.(iii) 1 in 100yr event (area):	18%	3b.(iv) 1 in 1000yr event (area): 20%
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/YR19/0346/NONMAT: Non-material amendment of conditions 15 & 16 (amended through F/YR18/0954/NONMAT... (Approve) | F/YR19/3053/COND: Details reserved by Conditions 04 and 09 of Non-material amendment F/YR18/0954/N... (Approve) | F/YR15/2002/CCC: Variation of Condition 2 of application F/2007/14/CW to replace approved Organic... (Deemed consent CCC) | F/YR19/0734/CERTP: Certificate of Lawfulness (Proposed): Formation of a

hardstanding... (Permission Not Required) | F/YR18/0954/NONMAT: Non-material amendment of conditions 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 26... (Approve) | F/YR15/0640/F: Hybrid application: Full planning permission for the erection of five retail uni... (Grant) | F/YR11/2012/CCC: Extension of anaerobic digestion facility to increase capacity of the plan from ... (Deemed consent CCC) | F/YR14/2008/CCC: New internal access road... (Raise No Objection) | F/YR14/2007/CCC: Variation of condition 2 of application F/02012/11/CW to retain temporary AD rec... (Deemed consent CCC) | F/YR12/2005/CCC: Removal of condition 9 to make planning permission F/02012/11/CW no longer perso... (Deemed consent CCC) | F/YR12/2006/CCC: Removal of condition 12 to make planning permission F/02007/09/CW no longer pers... (Deemed consent CCC) | F/YR16/2002/CCC: Installation of gas to grid plant, ancillary to existing anerobic operation.... (Deemed consent CCC) | F/YR19/0832/F: Erect 1 dwelling (single-storey 4-bed) and detached garage involving demolition ... (Grant)

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Suitable access required with visibility (likely requirement for roundabout/signalised junction. Footway and cycleway connections required. Suitable provision required along south side of Wisbech Road. Controlled ped crossings may be 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:	Wisbech Road; St Mary's Church	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: Site borders existing AD facility and processing plant which may be a source of contamination.

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

E

15b. ALC percentage site area GRADE 1: 69.48% | Grade 2: 30.52% | 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:

Norwood Nature Reserve; Whitemoor Marshalling Yard; Whitemoor Pit and Nature Reserve

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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CHURCH OF ST MARY	
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:	Site located in a former deep part of the fen basin off 'March island' as evidenced through borehole survey (ECB3932). The Wisbech Road is located on the skirtland of the island where multi-period remains are known on the east side (e.g. MCB27382 Early Roman and post medieval ditches and pits, to the south of St Mary's Church; MCB20432 Early Iron-Age structure and linear ditch, Land south of Westry Hall; MCB5496 Bronze Age flint implements). Archaeological condition required.	

Site Visit

Date / Time of Site Visit: 09/06/2020 11:15:00

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

1b. Describe accessibility of site: No footpath on cycleway on west side of main road for some considerable distance. Busy A141 to cross.

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

2b. Describe neighbouring uses: Open countryside to the west and south. Caravan and previously single storey dwellings in small plot to the south. Sporadic development on east side of road opposite.
Packaging plot to the north.

3. Describe topography and lanscape: Generally flat but land slopes away to the west side of the road.

4. Describe layout, form, street pattern: Busy A141 through route.

5. Describe building types and features: Modern packaging plant. Most other development mid to late 20th century.

6. Describe site's boundaries: Very open to the west and south, Open to east.
Hedges and mature trees along north boundary.

7. Describe features / constraints:	<i>Distance from settlement in open countryside. Lack of foot / cycleway.</i>
8. Describe views, sight lines or vistas:	<i>Very open views from the west and east especially, also from the south.</i>
9a. Relationship to built form:	<i>Negative</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>Site is away from any substantial built form of settlement. Would impact on open countryside.</i>

19a. Character + Place Score:	Development of site is likely to result in adverse harm to local character and/or sense of place.	E
19b. Justification:	Development would be in an unsustainable location some distance from a range of services with poor sustainable infrastructure available.	
19c. Key considerations for policy:	Distance from settlement Impact on countryside Access onto busy road Sustainable location	

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score	Likely unsuitable	E
20b. Comments	The proposal is incompatible with national planning policies for managing flood risk. In addition, the site is remote from the main built area of March, extending into the open countryside. Development would therefore have a poor relationship to the built form and would likely have adverse visual impacts on the landscape.	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 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):	9%	3b.(iii) 1 in 100yr event (area):	22%	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				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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 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:	Cornerstone Practice; Mercheford House	
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:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	Cavalry 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:	Coleseed Business Complex, March	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE	

Likely unsuitable

Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	site borders railway which may be a source of contamination	
15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 0% Grade 3: 100% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	No	
16c.(i) Highest quality habitats:		

Likely unsuitable

16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer:	Yes	16c.(iv) Grassland Stepping Stone Opp:	Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer:	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

Unsuitable for development; site formed of grassland with boundary habitat features. Also could form part of future strategic ecological network.

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) 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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

Site Visit

Date / Time of Site Visit: 21/05/2020 16:00:00

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

1b. Describe accessibility of site:	<i>No footway or cycleway present. A busy rural road (fast moving traffic). Due to location near railway crossing and Coleseed Rd junction, not clear where access would be - maybe to the west?</i>	
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:	No	
2b. Describe neighbouring uses:	<i>Railway line to the north-west Open fields / countryside on all 3 sides</i>	
3. Describe topography and lanscape:	<i>Flat triangular site - separated from fields to the west by a substantial drain. Below road level.</i>	
4. Describe layout, form, street pattern:	<i>On busy rural road - opposite junction with Coleseed Road.</i>	
5. Describe building types and features:	<i>Single storey dwelling adjacent to railway line and crossing</i>	
6. Describe site's boundaries:	<i>Drain to the west. Mix of hedgerows, trees and open.</i>	
7. Describe features / constraints:	<i>Access to site Proximity to railway line and 'noisy' safety barrier warning sirens</i>	
8. Describe views, sight lines or vistas:	<i>Open - especially to the west and south.</i>	
9a. Relationship to built form:	<i>Negative</i>	
9b. Visual impact on wider landscape:	<i>Negative</i>	
9c. Historic features:	<i>Neutral</i>	
9d. Justification:	<i>Site is some distance from any settlement - relates poorly to both built form and landscapes / streetscape</i>	
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:	<i>Would have an adverse impact on the character of the area. Access potentially problematic. Close to rail line and crossing on potential noise impacts.</i>	
19c. Key considerations for policy:	<i>Distance from settlements. Impact on open countryside. Provision of infrastructure. Amenity of future occupiers.</i>	

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score	Likely unsuitable	E
20b. Comments	<i>The proposal is incompatible with national planning policies for managing flood risk. Access appears constrained. Amenity of future occupiers may be poor due to proximity to rail crossing. Poor relationship to built form potential impacts on</i>	

open landscape.Limited access to services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site lies wholly within the March Trading Park Waste Consultation Area, and immediately south to the now existing safeguarded waste management site (W1P), and to the allocated site for waste management site (W1R). Development should only be allowed in this location where it would not prejudice the waste management operations. A residential use (and possibly some B1 uses) are unlikely to be compatible with waste management uses development. It should also be noted that whilst not within the Transport Safeguarding Area for Whitemoor Rail Depot, the site adjoins the roundabout which gives access to this site.				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation Area				
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:			0%
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	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/YR19/0076/VOC: Variation of conditions 5 and 7 of planning permission F/YR02/0789/F (Use of lan... (Grant)				
Transport					
8a. Local road impacts:	No objection with minor mitigation measures				A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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 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: Riverside Practice

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: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

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: All Saints Interchurch Academy; Westwood 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 15 min walk (< 1,200m)

C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	0500/0136 (MARCH)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	3006 (RAILWAY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Landfill site 100-250m from site which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

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

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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

Site consists of grassland and scrub habitats, and likely to support associated protected species. May be partially developable, however mitigation and compensation measures likely to be required.

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

Site Visit

Date / Time of Site Visit: 09/06/2020 12:30:00

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

1b. Describe accessibility of site: Access could be from Melbourne Avenue or Hundred Road.

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

2b. Describe neighbouring uses: Cambridgeshire County Council recycling depot and landfill site to the north. Network rail depot to the east commercial estate to the east. FDC depot and offices and offices and commercial buildings to the south and south west. Dwelling to the south on Hundred Road.

3. Describe topography and lanscape: Flat site with semi mature trees and planting.

4. Describe layout, form, street pattern: Within an established employment area - both boundary roads are well-trafficked

5. Describe building types and features: Single storey bungalow to south. Otherwise surrounding commercial buildings are 2/3 storeys in height generally.

6. Describe site's boundaries: Post and rail fences and informal planting.

7. Describe features / constraints: Biodiversity on site - also attenuation pond to the west.

8. Describe views, sight lines or vistas: A prominent site visible from all directions especially 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 character of the area is overwhelmingly commercial and the proposed use (housing) would relate poorly to the existing built form and character of the area - B2 units would conflict with residential uses.

19a. Character + Place Score:	Development of site is likely to result in adverse harm to local character and/or sense of place.	E
19b. Justification:	The site is inappropriate for housing development due to the commercial nature and character of the area. The inclusion of B2 units would cause potential conflict with residential use in the future.	

19c. Key considerations for policy:	Surrounding uses Need for employment land Conflict of residential / B2 uses
--	---

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

Potentially unsuitable

D

20b. Comments

This site is located within an existing employment area and the March Trading Estate (see site 40008) identified as a Broad Location for Growth in the adopted Local Plan (2014). And therefore, this site is likely suitable for employment development.

However, this site was suggested as mixed use/housing allocation, the site is inappropriate for housing development due to the commercial nature and character of the area. Dwellings would have relatively poor access to services for a site located in March

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)	A
2.(i) Min. + Waste Team comments:	This site lies partly within the March Trading Park Waste Consultation Area, and immediately south to the existing safeguarded waste management site (Lion Yard). Development should only be allowed in this location where it would not prejudice the waste management operations. A residential use is unlikely to be compatible with waste management uses development, and the same may apply to proposed retail and leisure depending on their location and nature	
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area	
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, Policy W8AI March Trading Park Waste Consultation 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: 3.45%	3a.(iii) Site area in FZ2: 1.89%	3a.(iv) Site area in FZ3: 94.65%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA	N/a
3b.(ii) 1 in 30yr event (area): 20%	3b.(iii) 1 in 100yr event (area): 41%	3b.(iv) 1 in 1000yr event (area): 92%
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 objections subject to reasonable mitigation measures	C
8b. Transport team comments:	TA required to understand traffic impact across highway network. Hostmoor Av junction with A141 likely to be over capacity. Mitigation 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:	Robingoodfellows Lane; Peas Hill Road; Meadowlands; Superstore forecourt	
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:	Riverside Practice	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	

11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
Land Quality		
14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 6.32% Grade 2: 93.68% 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 500m of site D

16a.(iii) Site intersects CWS:

Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Whitemoor Pit and Nature Reserve

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: 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 for majority of site, however northern most field adjacent to Hostmoor Ave appears to be wet grassland habitat so should be retained as part of wider site green infrastructure/ SuDS provision.

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: MORGAN HOUSE; CHURCH OF ST MARY

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: 09/06/2020 12:20:00

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

1b. Describe accessibility of site: Access from Westry Avenue (off Hostmoor Avenue). Footpath exists for majority of the way.

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

2b. Describe neighbouring uses: Railway to the south, A11 to the west Tesco's to the north. Commercial buildings to the north east, fields to the east.

3. Describe topography and lanscape: A flat site below level of road (Hostmoor Avenue) used for arable farming.

4. Describe layout, form, street pattern: Hostmoor Avenue is the ain service road through the March Trading Park area.

5. Describe building types and features: Generally 2/3 storey commercial buildings.

6. Describe site's boundaries: Mix of fences, hedgerows and trees.

7. Describe features / constraints: Single access only possible?
Otherwise none.

8. Describe views, sight lines or vistas: A prominent site from north, west and railway line.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site relates acceptably to the existing commercial / employment area and whilst presently used for arable farming would relate acceptably to the built form and character of the 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:	'B' score is given on the presumption that site is to be used for commercial purposes similar to that of area to the north. Uses need to be mindful of possible residential development to the south of the railway. If for housing 'E'.	
19c. Key considerations for policy:	Existing character of the area	

Sustainable access points i.e. to the south?
Type of development acceptable

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

Potentially suitable

B

20b. Comments

The site is located mainly in Flood Zone 3, therefore the site is at increased risk from flooding. The site would be unsuitable for housing development due to employment / commercial uses in vicinity of the site, and other constraints such as flood risk. However, the site is likely to be suitable for employment / commercial uses, due to its location adjacent to existing employment and within the March Trading Estate Broad Location for Growth (see 40008). The rail line provides a clear boundary to the south.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site has residential development to the south and west, and Estover Road also lies on its southern boundary. There is a band of sand and gravel in the middle of the site, but given its limited extent prior extraction is unlikely to be 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:	>50% of site area in Zone 1				B
3a.(ii) Site area in FZ1:	98.65%	3a.(iii) Site area in FZ2:	1.35%	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):	4%	3b.(iii) 1 in 100yr event (area):	8%	3b.(iv) 1 in 1000yr event (area):	17%
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):

This site, along with adjoining land to the north east and Estover Road Playing Fields, was promoted as part of a wider site allocation during the course of the preparation of the now adopted Local Plan 2014 for up to 450 dwellings. The strategic site allocation, known as 'North-East March', was identified in the initial Submission draft of the Plan (February 2013) (see Appendix 1) but was subsequently removed as a result of opposition, particularly as the site included Estover Road Playing Fields. To confirm, the proposed allocation was not removed for technical reasons nor at the request of the Local Plan Inspector. Indeed, the Inspector notes at paragraph 128 of her report (see extract in Appendix 2) that ad-hoc windfall developments in northern March may well come forward under the Council's windfall policy.

A planning application for 97 dwellings was submitted and dismissed at appeal for land north of Estover Road (reference F/YR15/0668/O) which forms a portion of land north east of March. The Inspector concluded that this site would "result in harm to the character and appearance of the area contrary to Policy LP16(d)." It should be noted there were no outstanding technical objections from statutory consultees to this application.

It is considered that the benefits of allocating this larger site in the next Local Plan, would outweigh the limited harm to the landscape. The benefits of allocating this site include:

- ☑ This site could deliver approximately 270 dwellings;
- ☑ The site is in single ownership and is available for development;

☑ Subject to planning, it could be delivered in the next 1-5 years;

☑ There are no known technical constraints; ☑ It is located in a sustainable settlement and is in walking distance of key services and facilities including the Train Station, March Trading Estate and Fenland District Council Offices.

7.(ii) Planning History Search

F/YR15/0668/O: Outline with one matter committed detailed as access in relation to 95no dwellin... (Refuse) |

F/YR13/0077/TRTPO: Works to 5no Ash trees covered by TPO M/2/465/5... (Grant) | F/YR10/0839/F: Erection of a single-storey rear extension to dwelling involving demolition of c... (Grant)

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TA required and traffic impact considered. Likely impact on Town Centre junctions	
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:	Railway Station; Estover 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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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: 4160 (WORKS)

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

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

14b. Env Health Officer comments:

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

D

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 81.65% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 18.35%

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 500m of site

D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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: 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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: March East Junction Signal Box

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:

The southern field along Estover Rd has been evaluated (ECB4277) finding Roman and Medieval remains (MCB24293). The site lies 100m to the south of the Fen Causeway (MCB15033) the Roman road and canal communication system crossing the fen between Peterborough and Denver (Norfolk). Archaeological mitigation to be secured via a planning condition has been advised for this block. However, the majority of the northern field is crossed by the Fen Causeway (from Bramble Walk to Brownlow's Yard) and is likely to have other archaeological features in association. This wider unevaluated area will require a pre-determination geophysical survey and trial trenching programme to be undertaken to provide evidence in support of any planning application for this area.

Site Visit

Date / Time of Site Visit: 02/06/2020 12:10:00

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

1b. Describe accessibility of site: No footway on north side of the road.
No cycleway available - width in front of Estover Road - very narrow due to landscaping and drain.
Would need significant investment.

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

2b. Describe neighbouring uses: Dwellings to south (opposite of road) and to the west / north-west.
Playing fields to the west.
Open countryside to the north and east.

3. Describe topography and lanscape: Flat with slight rise to north and west.

4. Describe layout, form, street pattern: Edge of town road - only developed on south side. Alder Close is small cul-de-sac off very busy Elm Road to the west.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Various mixture of fences, hedges, drains and mature and semi-mature trees.

7. Describe features / constraints: Power line crosses site in east / west direction.

8. Describe views, sight lines or vistas: Very open from north and north-east.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Although close to housing (especially on west side).
Would protrude significantly into open countryside on north and east sides.

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: Whilst protruding into open countryside the site would relate acceptably to existing built development to the south, west and north (part of) and provide a suitable extension to the town.

19c. Key considerations for policy: Proximity to built form
Impact on open countryside
Ability (and cost) to provide sustainable infrastructure
Town morphology

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 Potentially suitable B

20b. Comments Whilst protruding into open countryside the site would relate acceptably to existing built development to the south, west and north and provide a suitable extension to the town. Potential archaeological assets. Will require a pre-determination geophysical survey and trial trenching programme to be undertaken to provide evidence in support of any planning application for this area. Would require significant investment in infrastructure, notably transport and education. May be opportunities to utilise other adjoining sites to the east.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	Only a very small part of the site lies in the Sand and Gravel Safeguarding Area, and this is immediately adjacent to existing residential development. Extraction would not be economic or practicable.				
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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	4%	3b.(iii) 1 in 100yr event (area):	10%	3b.(iv) 1 in 1000yr event (area):	14%
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/YR16/0800/F: Erection of a single-storey side extension to existing dwelling to form 1-bed an... (Grant) F/YR15/0498/F: Erection of single-storey side and rear extension to existing dwelling involving... (Grant) F/YR12/0816/F: Erection of a first-floor side extension to existing dwelling... (Grant) F/YR10/0463/F: Erection of a single-storey rear extension with living accommodation in roof spa... (Grant) F/YR11/0902/F: Erection of a detached garage to existing dwelling... (Grant) F/YR18/1139/F: Erection of a single-storey rear extension to dwelling and single-storey extensi... (Grant) F/YR10/0082/F: Erection of a 2-storey rear extension and alterations to roof of existing dwelli... (Grant) F/YR11/0179/F: Erection of a first floor side extension to existing dwelling... (Grant)				

Transport

8a. Local road impacts:	No objection with moderate mitigation measures				B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TA required to understand traffic impact across highway network				
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:	Elm Road Level Crossing; Longhill Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park; HMP Whitemoor area, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land A
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 74.82% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 25.18%

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 500m of site D
16a.(iii) Site intersects CWS:	

Norwood Nature Reserve; Whitemoor Marshalling Yard

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.

16a.(iv) CWS within 500m:

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

Graysmoor Pit; Whitemoor Pit and Nature Reserve

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

This site is 150m north of the Fen Causeway Roman Road (MCB15033) and two excavated sites confirming prehistoric to Roman period occupation evidence (ECB497 - Berry field and ECB4500 East of Berryfields development areas) in an area of cropmarks recorded from air photographic transcriptions (MCB20496). Cropmarked evidence of parallel ditches heading N from three sides of a rectilinear enclosure towards an area of cropmarks and finds of Romano-British date are recorded in the Whitmoor Rail Sidings area 350m to the west (MCB10759). Late Bronze Age remains are also recorded at Whitmoor Sidings (MCB16674). On the west side of Elm Road, immediately west of the North end of this site, a small evaluation (ECB3561) conducted in 2011 found 18th/19thC field boundaries (MCB19586) with Roman pottery finds as residual elements rather than in undisturbed features. Archaeological evaluation conducted prior to the submission of a planning application will provide evidence regarding the presence/absence, nature, date and character of archaeological remains in this location.

Site Visit

Date / Time of Site Visit: 02/06/2020 11:00:00

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

1b. Describe accessibility of site: Appears accessible.
Would need to extend footway on side of Elm Road.

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

2b. Describe neighbouring uses: Dwellings to the south and west. Open to the north and east. Flaggrass Hill Road is a quiet rural road, well used by pedestrians and cyclists.

3. Describe topography and lanscape: Very flat.

4. Describe layout, form, street pattern: Busy rural road to the west. Quiet rural lane to the north.

5. Describe building types and features: None on site.
Mixture of older and modern dwellings (especially to south).

6. Describe site's boundaries: Dwellings to the west and south.
Open to the east. Sizeable drain to the east.

7. Describe features / constraints: Potential impact on quiet rural lane (Flaggrass Hill Road).

8. Describe views, sight lines or vistas: Open location when viewed from the east and north. Intrude into open countryside.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Would be adjacent to the built form of March but some distance from town centre and services.
Would impact on open countryside especially to the east.

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

C

requirements).

19b. Justification: The site would extend the built form in its open countryside but Flaggrass Hill Road and hedgerow provides a suitable 'end stop' and the land to the west of B1101 has already been developed.

19c. Key considerations for policy: Proximity to settlement
Sustainable access
Impact on countryside
Impact on Flaggrass Hill Road

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 Potentially unsuitable

D

20b. Comments The site is distant from town centre and services. Development would adversely impact on open countryside especially to the east, and would be out of character with adjoining linear development.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:	This site falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development to the south, and the B1101 to the east. Given this, and the size of the site, mineral extraction is unlikely to be 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:	>50% of site area in Zone 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	36.02%	3a.(iii) Site area in FZ2:	8.22%	3a.(iv) Site area in FZ3: 55.76%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	58%	3b.(iii) 1 in 100yr event (area):	66%	3b.(iv) 1 in 1000yr event (area): 68%
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	Large Village	B
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:	Suitable access required with visibility. Footway and cycleway connections required. TS required to understand traffic impact across highway network	
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:	Hook Drove; Lambs Hill Drove; Wimblington Road; Isle Of Ely Way	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iv) Shops 10-15 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU	
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:	Cavalry 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:	Neale-Wade Academy	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

Gault Bank Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points: 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 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: BARN, REAR OF NUMBERS 29 AND 31

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: Setting of listed building 1216348

18g. Archaeology comments:	MCB23322 Rectilinear Enclosure 130m to the west; MCB13689 Prehistoric Enclosure 230m to the north east. Latter has been evaluated and demonstrated Iron Age settlement. MCB107998 Rectilinear enclosure and building 230m to the north. Partly excavated Roman settlement site (ECB1475) in 2003. Archaeological programme to be secured by condition.
-----------------------------------	--

Site Visit

Date / Time of Site Visit: 03/06/2020 11:45:00

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

1b. Describe accessibility of site: See also 40382 (south part)
No footway / cycleway on west side of busy road - substantial investment needed.

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

2b. Describe neighbouring uses: Open countryside to north, west and south.
Some dwellings and gardens to the north.

3. Describe topography and landscape: Flat and open.

4. Describe layout, form, street pattern: On busy through road.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Open to the north (part), west and south.
Open on opposite side of road.
Mature trees / hedgerows along Wimblington Road.

7. Describe features / constraints: Powerlines across site north/south and east/west direction

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: In open countryside away from any substantial form of built settlement.

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 there is a terraced row to the north, development of site would adversely impact on the morphology of the town and the open character of the countryside in this location.

19c. Key considerations for policy: Within allocated Broad Location for Growth area in Local Plan 2014.
Distance from settlement / services.
Impact on open countryside.
Morphology of town.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. Just 36% of the site area is in Flood Zone 1. Development of site would adversely impact on the morphology of the town and the open character of the countryside in this location.

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:	99.35%	3a.(iii) Site area in FZ2:	0.07%	3a.(iv) Site area in FZ3: 0.58%
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):	9%	3b.(iv) 1 in 1000yr event (area): 18%
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/YR13/0611/F: Change of use of existing first and second floors from retail storage and existi... (Grant) F/YR17/0125/F: Erection of a single-storey extension to side of existing dwelling involving dem... (Grant) F/YR14/0053/F: Change of use from A1 to A2 use... (Grant) F/YR17/3139/COND: Details reserved by condition 4 of planning permission F/YR16/0571/F (Erection o... (Approve) F/YR12/0774/TE1: Installation of broadband cabinet... (Further Details Not Required) F/YR18/3003/COND: Details reserved by conditions 2 and 3 of planning permission F/YR16/0571/F (Ere... (Approve) F/YR13/0408/F: Change of use of existing first and second floors from retail storage to private... (Withdrawn) F/YR10/0645/A: Display of 1 non-illuminated sign to canopy return, 2 fascia signs to front elev... (Grant) F/YR10/0931/RM: Erection of 3 no 4-bed detached dwellings with integral single garages... (Approve) F/YR14/0471/FDC: Erection of extensions to extend gym, form multi activity room and changing area... (Grant) F/YR15/0097/NONMAT: Non-material amendment: Change proposed render colour from green to blue relat... (Approve) F/YR16/0571/F: Erection of a 2-storey 3-bed dwelling and a 1.8m (max height) wall involving dem... (Grant) F/YR13/0239/NONMAT: Non-material amendment: Removal of ground floor retail access corridor and amend... (Approve) F/YR11/0532/F: Formation of 1 x 1-bed and 1 x 2-bed flats involving a first-floor extension to ... (Refuse) F/YR13/0634/F: Proposed change of use from A1 (Shops) to D1 (Chiropody/Podiatry Clinic)... (Grant) F/YR13/0133/F: Change of use of existing first and second floors from retail storage to private... (Withdrawn) F/YR13/0629/F: Erection of an entrance porch, a canopy to side, timber cladding to front and pa... (Grant) F/YR13/0102/F: Alterations to raise roof and insert 7no velux roof windows to existing building... (Grant) F/YR13/0417/F: Installation of new shop front including new splayed entrance and new brick stal... (Grant) F/YR16/3092/COND: Details reserved by conditions 2, 3 and 4 of planning permission F/YR13/0611/F (... (Approve) F/YR13/0628/A: Display of illuminated wall mounted lettering... (Grant) F/YR16/0156/F: Erection of a 2-storey garage/store attached to existing building by a covered ... (Grant) F/YR18/0345/FDL: Erection of up to 45no dwellings (outline application with all matters reserved)... (Refuse) </p>			

F/YR11/0767/F: Formation of 1 x 2-bed flat involving a first-floor extension and balcony to rea... (Grant) |
 F/YR12/0233/FDC: Installation of 140no photovoltaic panels on existing pool roof (west elevation)... (Withdrawn) |
 F/YR18/3147/COND: Details reserved by condition 6 of planning permission F/YR16/0571/F (Erection o... (Approve) |
 F/YR16/3089/COND: Details reserved by conditions 3, 4 and 5 of planning permission F/YR16/0156/F (... (Approve) |
 F/YR13/0403/A: Display of 1no internally illuminated fascia sign to rear, 1no internally illumi... (Grant) |
 F/YR17/0069/FDL: Erection of a single-storey side extension to existing dwelling... (Grant) | F/YR14/0124/F: Erection of a
 2.4 metre high timber hoarding to site perimeter involving demolit... (Grant) | F/YR13/0501/F: Installation of AC units
 and refrigeration plant to roof of existing building... (Grant) | F/YR10/0920/TRCA: Works to various trees within a
 Conservation Area... (Grant) | F/YR20/0111/RM: Reserved Matters application relating to detailed matters of access,
 appearance,... (Approve) | F/YR14/0447/F: Installation of a new shop front... (Grant) | F/YR12/0990/TRCA: Works to
 various trees within a Conservation Area... (Grant) | F/YR15/1088/F: Erection of a 2-storey 3-bed dwelling involving
 demolition of existing dwelling ... (Withdrawn) | F/YR12/0492/F: Erection of a 2-storey 4-bed dwelling with integral
 garage... (Grant) | F/YR17/0603/F: Erection of a 2.4 metre high timber hoarding to site perimeter involving demolit...
 (Grant) | F/YR15/0914/PNSOL: Installation of a 50kW solar photovoltaic array to roof of existing building... (Prior
 Approval Granted) | F/YR17/0292/O: Erection of a dwelling (Outline application with all matters reserved)... (Grant)

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	TA required to understand impact on Town Centre junctions/parking etc.	
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:	March Public Footpath No. 15 is located to the north of the site. Opportunity to connect and improve footpath along riverbank.	

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:	Scargell's Lane; Grays Lane; Primary School; Burrowmoor Road; Darthill Road; Station Road; Rookwood Road; Bevills Place; The Causeway	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co	

Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT;
Premier, 62 St Peters Road March Cambridgeshire PE15 9NA

11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	Burrowmoor Primary School	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy; Cavalry 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:	Neale-Wade Academy	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Enterprise Park	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	

13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	2406 (MADE GROUND); 2533 (MILL); 3026 (REFUSE/SLAG HEAP)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:	712 (CORN MILL)	
14a.(ix) Sites for DI 100-250m:	705 (SMITHY); 706 (MALTHOUSE); 715 (MADE GROUND)	
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 within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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:
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) located on site / site intersects asset	E
------------------------------------	--	---

18a.(ii) CA intersects site:	March
------------------------------	-------

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:	CORONATION FOUNTAIN; YE OLDE GRIFFIN HOTEL; THE CHEQUERS PUBLIC HOUSE; SWANS HOLT; 38, HIGH STREET; 86, HIGH STREET; NORLAND HOUSE; MARCH AND DISTRICT MUSEUM; AUDMOOR HOUSE; MAVRON; TOWN HALL; ELWYN HOUSE; 3,3A AND 3B, WEST END; 25, WEST END; BRITISH LEGION; 52,53,54,55, WEST END; 62, WEST END; OLD BANK HOUSE; 81 AND 83, HIGH STREET; THE SHIP INN; 36, HIGH STREET; CHURCH OF ST PETER; THE MAZE; COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE); WAR MEMORIAL; LLOYDS BANK; 38, WEST END
-----------------------------------	---

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground
-------------------------------	--

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:	March (Conservation area - 5168)
-------------------------------	----------------------------------

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

18f. Conservation Officer comments:	This site is partially located within the March Conservation Area and includes listed buildings and buildings of local interest. These heritage interests will need to be given explicit regard in any proposals which involve identifying this area for development. It is considered that the area would benefit from development but a heritage-led regeneration should be advocated.
-------------------------------------	--

18g. Archaeology comments:	
----------------------------	--

Site Visit

Date / Time of Site Visit:	04/06/2020 10:40:00
----------------------------	---------------------

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

1b. Describe accessibility of site:	<i>Town centre location, easily accessible by all transport modes.</i>	
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:	<i>Yes</i>	
2b. Describe neighbouring uses:	<i>Re-development / new development must ensure uses are compatible.</i>	
3. Describe topography and lanscape:	<i>Flat with a range of mainly commercial buildings, vacant sites and buildings, car park areas, trees, roads, etc., including leisure centre, library and electricity substation.</i>	
4. Describe layout, form, street pattern:	<i>Road access is from Burrowmoor Road / High Street junction. A number of footways provides links to the wider centre and West End park.</i>	
5. Describe building types and features:	<i>Mix of mainly 2 and 3 storey - some dating back to 18th and 19th century.</i>	
6. Describe site's boundaries:	<i>Variety - extensive mix.</i>	
7. Describe features / constraints:	<i>Provision of car and lorry parking spaces. Electricity substation - sizeable. Various trees, March Conservation Area and listed buildings.</i>	
8. Describe views, sight lines or vistas:	<i>Visible from many vantage points although generally set behind the main High Street frontage so not generally visible from main through route.</i>	
9a. Relationship to built form:	<i>Positive</i>	
9b. Visual impact on wider landscape:	<i>Positive</i>	
9c. Historic features:	<i>Neutral</i>	
9d. Justification:	<i>The enhancement of this area would be a positive benefit to the town if carried out sympathetically and in a coordinated way.</i>	
19a. Character + Place Score:	Development of site will likely enhance local character and/or sense of place significantly	A
19b. Justification:	<i>The area is in need / has the potential for new development which could provide a positive boost for the town and its centre. Detailed assessment needed to retain important assets.</i>	
19c. Key considerations for policy:	<i>Impact on Conservation Area and Listed Buildings. Providing direct access to Broad Street. Retaining numbers of positive elements - buildings, trees, etc. Viewpoints of listed buildings. Comprehensive plan required as a whole for the area.</i>	

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

Potentially suitable

B

20b. Comments

The site is and under-utilised area located close to March's town centre. The site provides an opportunity for regeneration of the town centre area. Therefore

Potentially suitable

potentially suitable for development. Detailed assessment will be required to protect valued assets, including heritage assets such as the Conservation Area and listed buildings, trees, views of landmarks, access points and routes.

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):	14%
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/YR06/0178/RM F/YR06/0178/RM - Implemented			
7.(ii) Planning History Search	F/YR11/0134/F: Siting of a mobile classroom for use by playgroup/out of school club (renewal of... (Grant) F/YR15/0924/F: Variation of condition 5 of planning permission F/YR15/0692/F (Erection of a sin... (Grant) F/YR15/0419/F: Installation of external wall insulation to existing dwelling... (Grant) F/YR15/0692/F: Erection of a single-storey building for use as a pre-school nursery... (Grant) F/YR10/0576/O: Erection of a dwelling... (Refuse) F/YR18/1112/TRTPO: Felling of 9 Lombardy poplar trees covered by TPO 17/1986... (Grant) F/YR11/0973/F: Erection of a detached building for use as a pre-school nursery... (Grant) F/YR15/0385/F: Installation of external wall insulation to existing dwelling... (Refuse) F/YR10/0857/O: Erection of a dwelling... (Refuse) F/YR17/0648/F: Installation of external wall insulation (render) to front, rear and side elevat... (Grant) F/YR10/0345/F: Erection of a 2.5 metre high sentry vehicular and pedestrian gates and fencing... (Grant) F/YR18/0430/TRTPO: Works to trees covered by TPO 17/1986 comprising of: Felling 1 x Ash tree, 1 x S... (Grant) F/YR15/0720/F: Installation of external wall insulation to existing dwelling... (Refuse)			

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:	Robingoodfellows Lane; Norwalde Street; Cromwell Road; High School Close; Railway Station; Burn Street; March Rail Station	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(iv) Shops 10-15 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B

11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park; March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	2184 (IRON WORKS)	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERY)	
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 within 500m of site D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: 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 subject to current planning app

16e. Wildlife Officer comments:

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

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: MORGAN HOUSE; LODGE, AT ENTRY TO CEMETERY; GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN; March East Junction Signal Box

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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: 08/06/2020 12:50:00

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

1b. Describe accessibility of site: Remove hedgerow for access through turning head.

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

2b. Describe neighbouring uses: Dwellings to the west and south park to north.
Cambridgeshire County Council Officer to the east.

3. Describe topography and lanscape: Flat scrubland with informal access running north / south to park.

4. Describe layout, form, street pattern: Cul-de-sac to the south backs of dwellings on Robin Goodfellows Lane - through road to the west.

5. Describe building types and features: Mainly 2 storey in vicinity

6. Describe site's boundaries: Mix of fences, hedges. Mature trees on the northern boundary with park.

7. Describe features / constraints: Access would be through a turning area and involve loss of hedgerow / trees.
Mature trees to north.

8. Describe views, sight lines or vistas: Generally an enclosed site to the rear of existing dwellings.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site would relate acceptably to the existing built form and have little impact on the existing street scene.

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:	An appropriate scheme could be designed for the site but would need to be mindful to retain north / south pedestrian and cycle links to the park. Access is possible but not ideal.	

19c. Key considerations for policy:	Access Pedestrian / cycle links to park Mature trees to the north
--	---

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	Originally site submission, site now has extant planning permission for 19 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):	0%	3b.(iii) 1 in 100yr event (area):	2%	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/YR19/1068/F			
7.(ii) Planning History Search	F/YR18/0872/TRTPO: Works to 1no Plane Tree covered by TPO 16-1986... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:				
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	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:	Robingoodfellows Lane; Norwood Road; Norwalde Street; Cromwell Road; Maple Grove; Russell Avenue; Elliott 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:	Riverside Practice	
11b.(iv) Medical srvs 10-15 min walk:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy; Westwood Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

Likely suitable

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:	Land intersects a contaminated site (unknown). Phase 1 desk study may be required to determine extent of any contamination from this.
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 within 500m of site D
16a.(iii) Site intersects CWS:	

Norwood Nature Reserve

16a.(iv) CWS within 500m:

Whitemoor Marshalling Yard

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

E

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: MORGAN HOUSE

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 08/06/2020 12:30:00

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

1b. Describe accessibility of site: Very narrow access
Insufficient to serve sizeable development.
Adjacent to dwellings.
Pre-app exercise undertaken?

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

2b. Describe neighbouring uses: Dwellings to west, north and east (including areas of open space).
Primary school to south.

3. Describe topography and lanscape: Former Cambridgeshire County Council maintenance depot and open fields, parts of which have previously been developed to the north and east.

4. Describe layout, form, street pattern: Norwood Road is a busy through road in the town linking the north and south parts.
Existing cul-de-sacs within vicinity.

5. Describe building types and features: Disused depot buildings on site.
2 storey to north of access.
Bungalow to south. Mix of 2 storey and single storey in area.

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

7. Describe features / constraints: Access width
Mature trees (and biodiversity) on site - TPO?
Adjacent to two areas of open space - north and east which should be joined to include sustainable accesses.

8. Describe views, sight lines or vistas: An enclosed site with very limited views from existing streets.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Somewhat negative

9d. Justification: The site is surrounded by existing development and will have a limited impact on the street scene though would be in close proximity to a listed building to the north west.

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

C

19b. Justification: The access to the site appears limited and it would potentially impact on the listed building. Opportunity to link adjacent areas of open space should be taken.

19c. Key considerations for policy: Impact on residential amenity

Access width
 Open space and adjacent open space areas
 Impact on listed building
 Impact on trees / biodiversity

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

Former council depot site, originally site submission, however permission granted December 2020. Therefore has been determined to be suitable for development through the planning system.

Major Criteria

1. Site Availability	Availability unknown				N/a
2.(i) Min. + Waste Team comments:	This site lies in the southern extent of the Whitemoor, March Transport Safeguarding Area, and its northern boundary abuts the train line. Within Transport Safeguarding Areas there is presumption against development which could prejudice the existing or potential use of the safeguarded transport facility. It is noted that this site has been proposed for mixed use. If the Local Planning Authority is minded to allocate it for this purpose careful consideration should be given to the nature of development, and only that which would be compatible with the continued operation of the Whitemoor facility should be located within the Whitemoor Transport Safeguarding Area.				
2.(ii) Intrsects Min. + Waste resource:	Transport Safeguarding Area;				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan T2G Whitemoor, March Transport Safeguarding 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):	5%	3b.(iii) 1 in 100yr event (area):	6%	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):					
7.(ii) Planning History Search	F/YR12/0656/F: Erection of a first floor rear extension to existing dwelling... (Grant) F/YR16/0007/TRTPO: Works to an Ash tree covered by TPO14/1988... (Grant) F/YR16/0364/O: Erection of 34 x single-storey, 2 and 3-storey dwellings with garages or parking... (Grant) F/YR11/0233/F: Erection 3no office (B1) units and 2.4 metre high weldmesh fencing... (Withdrawn) F/YR11/0437/F: Erection of 10no 3-storey 3-bed dwellings with integral garages and formation of... (Withdrawn) F/YR12/0906/F: Erection of a first and second floor rear extension to existing dwelling... (Grant) F/YR18/1112/TRTPO: Felling of 9 Lombardy poplar trees covered by TPO 17/1986... (Grant) F/YR15/0696/O: Erection of 45 x 2/3-storey dwellings with garages or parking comprising of 9 x ... (Withdrawn) F/YR14/0958/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR12/0073/F: Erection of a 2-storey 3-bed dwelling involving demolition of existing dwelling... (Withdrawn) F/YR19/0392/O: Erection of a dwelling (outline application with matters committed in respect of... (Grant) F/YR14/3110/COND: Details reserved by Condition 2 of Planning				

Permission F/YR14/0209/F (Change of ... (Withdrawn) | F/YR17/0942/F: Formation of dormer roof extensions to front and rear of existing dwelling to en... (Grant) | F/YR12/0714/F: Erection of a single-storey 3-bed dwelling involving demolition of existing dwel... (Grant) | F/YR14/0209/F: Change of use of first-floor to 3-bed flat... (Grant) | F/YR17/3055/COND: Details reserved by condition 2 of planning permission F/YR12/0714/F (Erection o... (Approve) | F/YR20/0061/F: Replace existing roof with a higher dual pitched roof including the insertion of... (Grant) | F/YR10/0406/EXTIME: Erection of 24 dwellings comprising; 13 x 4-bed houses with integral garage, 1 x... (Grant) | F/YR18/0430/TRTPO: Works to trees covered by TPO 17/1986 comprising of: Felling 1 x Ash tree, 1 x S... (Grant) | F/YR13/0829/F: Change of use of ground floor classrooms to 1 x 2 bed flat and 2 x 1 bed flats... (Grant)

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Existing access to station may not be suitable to support further development/increase traffic flow. Junction safety will need to be audited. Network Rail may object due to level crossing safety concerns.	
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:	March Public Footpath No. 2 is located to the west of site boundary providing a link across rail line. Opportunity to improve this link to the footpath.	

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:	Robingoodfellows Lane; Norwalde Street; Cromwell Road; High School Close; Burn Street; Railway Station; Estover 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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	

11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	2647 (NURSERY)	
14a.(vii) Sites for DI 0-50m:	4160 (WORKS)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1958 (GRAVEL PIT); 1958 (GRAVEL PIT); 2184 (IRON WORKS)	
14b. Env Health Officer comments:	site borders railway which may be a source of contamination	
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 within 500m of site	D	
16a.(iii) Site intersects CWS:			
	Norwood Nature Reserve; Whitemoor Marshalling Yard		
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
	Whitemoor Pit and Nature Reserve		
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		
	Site known to support range of protected species including bats and great crested newts/ site also forms valuable natural green space and important part of strategic ecological network. Therefore development potential is limited, with significant mitigation and compensatory measures required.		
16e. Wildlife Officer comments:			

17.(i) TPO points:	TPO point on site	E
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:	MORGAN HOUSE; LODGE, AT ENTRY TO CEMETERY; GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN; March East Junction Signal Box	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	Setting of listed building 1408197 and important open space.	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 08/06/2020 13:10:00

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

1b. Describe accessibility of site: Access could be provided from Robingoodfellow's Lane and theoretically from Station Road.

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

2b. Describe neighbouring uses: Site is in a town location with railway to the north, dwellings to the west and east, offices and primary school to the south.

3. Describe topography and lanscape: An extensive area of land comprising the railway station, former county council depot, wooded areas and ponds and Robingoodfellow's Park.

4. Describe layout, form, street pattern: *Mix of cul-de-sacs to south and east and west and through roads.*

5. Describe building types and features: *Disused buildings for Cambridgeshire County Council depot.
Railway station is a non-designated heritage asset 1800s building - 2 storey.*

6. Describe site's boundaries: *Mix of fences, hedgerows and mature / semi mature trees.*

7. Describe features / constraints: *Site is occupied by a well used park and recreation ground.
Loss of biodiversity.*

8. Describe views, sight lines or vistas: *Would be most visible from the railway line and from the rear of existing dwellings / buildings and Robingoodfellow's Lane.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *The site would result in the loss of parkland which contributes to the built form of the settlement in this location, and would have a negative impact on the street scene and the character of the area and biodiversity.*

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 existing park is well used by local residents and its loss to development would be detriment of the health and wellbeing of local people and the character of the area and biodiversity.

19c. Key considerations for policy: Loss of parkland
Extant planning permission for Cambridgeshire County Council depot
Health and well being of residents

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 **Potentially unsuitable**

D

20b. Comments The site is well located to access services (especially March rail station) and is contained within the built area of March.
However, opportunities for development are likely to be limited, as the site is currently in use as a park / recreation ground. In addition, the site is known to support range of protected species and forms a valuable natural green space and important part of strategic ecological network.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	Only a very small corner of this site falls within the Consultation and Safeguarding Areas. No concerns are raised by the Mineral and Waste Planning Authority.				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; WWTW Safeguarding Area; Transport Safeguarding Area; Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste, Policy CS30 Waste Consultation Areas, and Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C. Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan T2G Whitemoor, March Transport Safeguarding Area, and Policy W8AI March Trading Park Waste Consultation 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):	1%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	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	<p>F/YR16/1132/F: Erection of 1 x 3-storey 6-bed and 3 x 2-storey 4-bed dwellings with garages... (Grant) F/YR19/0321/VOC: Variation of conditions 2, 3, 4 and 9 to enable amendment to approved plans of p... (Grant) F/YR15/0095/F: Erection of a 2-storey office building and smoking shelter with associated parki... (Grant) F/YR10/3058/COND: Details reserved by conditions 2 and 5 of planning permission F/YR09/0472/F (Ere... (Approve) F/YR19/0020/F: Erection of single-storey 3-bed dwelling with detached garage... (Grant) F/YR17/3010/COND: Details reserved by condition 7 (C, D, E and F) relating to planning permission ... (Approve) F/YR18/3136/COND: Details reserved by conditions 2, 3 and 4 (Plot 1 only) of planning permission F... (Approve) F/YR18/0892/F: Temporary siting of a caravan during construction of dwelling in association wit... (Grant) F/YR16/3036/COND: Details reserved by conditions 3, 4, 6, 7 and 9 of planning permission F/YR15/09... (Approve) F/YR15/0953/F: Change of use of Car Hire and MOT Centre to 2-storey 4-bed dwelling including er... (Grant)</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:	Elm Road Level Crossing; Longhill Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)	D
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A

11f.(ii) Emp area in 5 min walk:	HMP Whitemoor area, March	
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	3006 (RAILWAY)	
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D

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

Natural Environment

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

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

16a.(iii) Site intersects CWS:

Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Graysmoor Pit; Whitemoor Pit and Nature Reserve

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: 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

Note that development appears to have already commenced, however site had appeared likely to support grassland, scrub and associated protected species.

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

Site Visit

Date / Time of Site Visit: 02/06/2020 11:05:00

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

1b. Describe accessibility of site: Access across drain provided at 2 points.
Footway on frontage.

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

2b. Describe neighbouring uses: Railway to west.
New dwellings already adjacent to site.

3. Describe topography and lanscape: Flat. Triangular site effectively.
New dwellings on road frontage.

4. Describe layout, form, street pattern: Busy rural road.

5. Describe building types and features: Mixture of dwellings and industrial building on the site. Dwellings newly constructed.

6. Describe site's boundaries: Railway to west. Rear of new dwellings to the east.

7. Describe features / constraints: Comprehensive layout of site needed to avoid piecemeal development which has commenced.

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Would be to the rear of the site so not visible from street and not in open countryside.

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

B

19b. Justification: Site forms a 'natural' extension to the built form of March and the frontage development has set the precedent for the development of the remainder of the

site which will be enclosed by railway to the west and B1101 to the east.

19c. Key considerations for policy:	<ul style="list-style-type: none"> Access Proximity to settlement Permissions on road frontage
--	---

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	Potentially unsuitable	D
20b. Comments	<p>Whilst the site adjoins development at the northernmost extent of March, development is remote from services and facilities located in the town.</p>	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development within it and the B1101 to the east. Given this, and the size of the site, mineral extraction is unlikely to be 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:	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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site				A

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):		
7.(ii) Planning History Search		
F/YR15/0961/F: Erection of a 2-storey building for use as offices (supported by a preliminary b... (Grant)		
F/YR18/3115/COND: Details reserved by conditions 2, 3, 5, 7, 9, 10 and 12 of planning permission F... (Approve)		
F/YR18/0852/NONMAT: Non-material Amendment: amendments to parking arrangements, position of bin/cycl... (Approve)		
F/YR15/0705/F: Erection of a 2-storey building for use as offices... (Withdrawn)		

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network	
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:	Hook Drove; Isle Of Ely Way; Wimblington 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:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
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:	Neale-Wade Academy	
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:	1802 (GARAGE)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	F/YR15/0961/F - EH comments "no objections"
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site B
16a.(iii) Site intersects CWS:	

16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km:			Gault Bank Pollard Willows
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		
Not suitable for development; site appears to support grassland, scrub, tree mosaic habitats. Significant compensation measures would be required to ensure bio net gain achieved.			
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) more than 2km from site		A
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site		C
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:			
18c.(i) Prox to Scheduled Monument:	Asset(s) 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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 03/06/2020 11:30:00

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: As for 40115
Previous planning permission on site has not come forward although may be extant by virtue of provision of access.

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 **Potentially unsuitable**

D

20b. Comments

This is located towards the south of existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006), it is also located within part of site 40115. These sites form part of a cluster of site located towards the south of

Potentially unsuitable

site 40006. The site is removed from the main part of March and if developed independently would result in piecemeal development in the countryside to the detriment of the character of the area, and has limited access to local services. Site appears to support grassland, scrub, tree mosaic habitats. Significant compensation measures would be required to ensure biodiversity net gain achieved.

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):	11%	3b.(iii) 1 in 100yr event (area):	15%	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	F/YR10/0007/LB: Refitting of 4 bathrooms involving installation of 2 extractor flues to rear of ... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required.			
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:	Site is located to the south of March Public Footpath No. 12. Opportunity to improve footpath as part of any development.			

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:	Barker's Lane; Neale Wade College; The Avenue; Monument View; Causeway Close	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:	Riverside Practice	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
11c.(iv) Shops 10-15 min walk:	Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
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:	Burrowmoor Primary School; Cavalry 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:	Neale-Wade Academy	
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:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		

12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	711 (CORN MILL)	
14a.(ix) Sites for DI 100-250m:	717 (SMITHY)	
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:		
16a.(vi) CWS 1-2km:	Gault Bank Pollard Willows	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(viii) Exstg Woodland:	Yes	16c.(ix) Woodland Buffer: Yes
16c.(iv) Grassland Stepping Stone Opp:	Yes	16c.(vii) Wetland Stepping Stone Opp: 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:	Site not shown on SHELAA map	
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:	WAYSIDE CROSS; JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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 13:00:00

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

1b. Describe accessibility of site: Access from The Avenue is very narrow although claim that Highway Authority consider it acceptable.

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

2b. Describe neighbouring uses: Public footpath and dwellings and care home to the north and east. Paddock type fields to the west and south.

3. Describe topography and lanscape: Flat, narrow, rectangle site presently used for well-maintained allotments.

4. Describe layout, form, street pattern: Cul-de-sac development to the north. Accessed from main B1101 March through road.

5. Describe building types and features: 2 storey to site frontage - listed building. Buildings in Coronation Close to north are mix of single and 2 storey elements e.g. care home.

6. Describe site's boundaries: Well screened by hedgerow and mature trees to the north (adjacent to PRoW), west and south.

7. Describe features / constraints: Access is very narrow. Proximity of PRoW. Site well used for allotments.

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

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Negative

9d. Justification: The site is on the edge of the town and would not generally impact on the streetscene or landscape, but would be adjacent to a listed building and could adversely affect its setting.

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 the well-maintained allotments without suitable replacement in an

Potentially unsuitable

appropriate location, together with the restricted access and proximity to the listed building means there is likely to be adverse impacts on the character and amenity / facilities.

19c. Key considerations for policy:	Access Proximity / setting of listed building Loss of well maintained allotments
--	--

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	Potentially unsuitable	D
20b. Comments	Development of the site would result in the loss of allotments, thereby reducing provision of recreation space. Development is likely to adversely impact on the character of the area and the setting of a listed building.	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	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):	8%	3b.(iii) 1 in 100yr event (area):	21%	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/YR10/0951/O: Erection of 35 dwellings... (Withdrawn) F/YR11/0325/F: Erection of a single-storey side extension to existing dwelling... (Grant) F/YR18/0759/O: Erection of up to 9no dwellings (outline application with matters committed in r... (Grant) F/YR14/0491/F: Erection of 28no 2-storey dwellings with garages/parking comprising of 3 x 2-bed... (Withdrawn)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Wimblington Road; Barker's Lane; Neale Wade College; Sherbrooke Close; Monument View	
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:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:	Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ	
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:	Burrowmoor Primary School	
11d.(v) Primary schs 15-20 min walk:	Cavalry Primary School	
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:	Neale-Wade Academy	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:

Gault Bank Pollard Willows

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: 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

No specific wildlife concerns, however could form part of future strategic ecological network linking to meadows to north

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:

JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; HATCHWOODS; BARN, REAR OF NUMBERS 29 AND 31; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD

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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 04/06/2020 11:25:00

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

1b. Describe accessibility of site: As with 40093 access located to the side of an existing bungalow through its garden area.

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

2b. Describe neighbouring uses: Dwellings and farm buildings to the east and south.
Farm and associated yard area and open countryside to the west.
Fields to the north.

3. Describe topography and lanscape: Flat, enclosed arable field.

4. Describe layout, form, street pattern: Cul-de-sac development to the east (north part).
Linear development along Knights End Road to the south.

5. Describe building types and features: 2 storey to the east.
Single storey to the south.
Farm buildings - 2 storey height.

6. Describe site's boundaries: Mix of garden fences and hedgerows with some mature trees.

7. Describe features / constraints: Access width and acceptability due to extensive size of site.

8. Describe views, sight lines or vistas: Generally an enclosed site but would be very visible from the west and north.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: The site relates acceptably to adjacent development but encroaches into open countryside. May impact views of St Wendreda's Church.

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

D

19b. Justification: The site has the potential to be developed if done sensitively, but access for extent of site, may need further consideration on impact on setting of St Wendreda's Church.
Development as a more comprehensive scheme could bring benefits (see 40285).

19c. Key considerations for policy: Impact on countryside
Part of existing site allocation in Local Plan

Access

Setting of St Wendreda's Church.

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****Potentially suitable****B****20b. Comments**

Site is located within the West March Strategic Allocation as identified in the Adopted Local Plan (2014). Site adjoins a site which has been granted permission. Would need mitigation to reduce visual impact on landscape and setting of St Wendreda's church.

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:	0.35%	3a.(iii) Site area in FZ2:	0.2%	3a.(iv) Site area in FZ3: 99.46%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	7%	3b.(iii) 1 in 100yr event (area):	14%	3b.(iv) 1 in 1000yr event (area): 17%
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/YR17/1171/F: Change of use of agricultural land to surface water lagoon, and associated drain... (Grant) F/YR15/0991/O: Erection of 90 dwellings (max) including open space and an attenuation area (Out... (Refuse) F/YR08/0069/F: Erection of Further Education College and Sports Hall with football pitches, edu... (Finally Disposed of) F/YR16/0275/F: Formation of a footway, cycleway and associated works to facilitate the signal c... (Grant) F/YR08/0069/F: Erection of Further Education College and Sports Hall with football pitches, edu... (Finally Disposed of) F/YR11/0813/F: Erection of a 3-bed single-storey dwelling with detached double garage in associ... (Withdrawn)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network			
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:	March Public Footpath No. 15 is located to the north of the site. The footpath is currently recorded as a dead-end route and therefore of limited benefit to the public. Opportunity to resolve this and improve the path. Additionally, the size of			

the allocation should give raise to the creation of circular bridleway(s) within the site.

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:	Yarrow Close	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(iv) Shops 10-15 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP; Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	Burrowmoor Primary School; Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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: Neale-Wade Academy

11f.(i) Proximity to employment: **Less than 15 min walk (< 1,200m)**

C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: March Enterprise Park; March Town Centre

11f.(v) Emp area 15-20 min walk: March Enterprise Park

12a.(i) Primary school catchment: Cavalry, Burrowmoor, All Saints and Westwood Primary School's

12a.(ii) Primary school capacity: **No spare places, no room for expansion**

E

12b. Pri school capacity comments: There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

15b. ALC percentage site area GRADE 1: 47.08% | Grade 2: 52.92% | 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:

Gault Bank Pollard Willows; Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: 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, however will require significant undeveloped habitat buffer to river which forms northern site boundary.

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: 125, WEST END; 126, WEST END; CHERRYHOLT FARMHOUSE

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	An evaluation (ECB2778) was undertaken over 15 acres on the proposed site for a new campus for the College of West Anglia. The evaluation provided a model of the palaeotopography and confirmed that 85% of the site was deep fen and of little potential. Further work concentrated on the higher E part of the site, where fieldwalking confirmed the presence of a Neolithic/Bronze Age flint scatter. With the exception of an undated ditch, no further remains were encountered during the evaluation. Bronze Age palstave axe find from the south boundary of the site (MCB7184). 19th century rifle range (MCB24252) at north eastern edge of area.	

Site Visit

Date / Time of Site Visit: 04/06/2020 12:15:00

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

1b. Describe accessibility of site: Would require significant infrastructure upgrades for this to happen - although theoretically possible.

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

2b. Describe neighbouring uses: Open countryside to the west and south. Open countryside with sporadic buildings and the River Nene to the north. A141 bypass, open fields and march town to the east.

3. Describe topography and lanscape: Generally very flat with occasional farm buildings / other employment uses. Visibly blow level of land to the east.

4. Describe layout, form, street pattern: A141 bypass located to the east.
Two rural lanes run east / west to the south and in the middle of the site.

5. Describe building types and features: Occasional farms (or former farms) running a variety of business in including garage repairs

6. Describe site's boundaries: Very open in all directions.
Drains, River Nene, lane and A141 define the boundaries.

7. Describe features / constraints: Pylons cross the site to the north with a power line further south.
Present lack of infrastructure to serve a large site.

8. Describe views, sight lines or vistas: Very open from all directions.

Would be very prominent from the east along A141.

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 main built form of March and located in open countryside visible from a considerable distance in nearly all directions.*

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

E

19b. Justification: The site would be separated from the main part of March significantly and adversely affecting the town's shape and the open character of the countryside in the vicinity.

19c. Key considerations for policy:

- Impact on open countryside
- Impact on town morphology
- Infrastructure required
- Deliverability
- Location of pylons / powerlines

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 **Suitability uncertain/mixed effects**

C

20b. Comments

Site suggested for housing, employment, and leisure.
The proposal is incompatible with national planning policies for managing flood risk, (99% of site in Flood Zone 3) therefore rejected for housing development. Connectivity to March is severed by the A141.
Development would encroach into the open countryside and would have adverse visual impacts on the landscape.
Development would change the morphology of March, with the built area currently generally limited by the A141.
However, site has been identified in the draft Local Plan as a broad location for future open space, sports and recreation (See Policy LP38). Due to deficit of open space and sports provision in March. There is also clear community aspiration to deliver new and enhanced open space facilities for the community.

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:	59.21%	3a.(iii) Site area in FZ2:	6.23%	3a.(iv) Site area in FZ3: 34.56%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	8%	3b.(iii) 1 in 100yr event (area):	13%	3b.(iv) 1 in 1000yr event (area): 18%
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/YR18/0894/F: Erection of a 2-storey rear extension; raising roof of existing outhouse and rai... (Grant) F/YR16/0345/SC: Screening Opinion:- Residential Development (up to 600 dwellings)... (Further Details Not Required) F/YR10/0395/F: Erection of side and rear extensions and alterations to roof to form first-floor... (Grant) F/YR10/0021/SC: Screening Opinion:- Residential (up to 960 dwellings) with associated landscapin... (Further Details Required) F/YR15/3016/COND: Details reserved by condition 2 of planning permission F/YR14/0843/F (Erection o... (Approve) F/YR14/0843/F: Erection of a 2-storey side extension and formation of a new vehicular access to... (Grant) F/YR10/0053/F: Erection of a 2-storey extension to form annexe and single-storey side extension... (Grant) F/YR12/0123/SC: Screening Opinion:- Residential Development (400 dwellings approx)... (Further Details Not Required) F/YR11/0249/F: Erection of a 2-storey 4-bed dwelling involving demolition of existing dwelling... (Grant) F/YR18/0469/F: Erection of a 2-storey rear extension; raising roof of existing outhouse and rai... (Refuse) F/YR10/0021/SC: Screening Opinion:- Residential (up to 960 dwellings) with associated landscapin... (Further Details Required)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network			
9a. Strategic Road Net. impacts:				

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to nearby PROWs outside the site boundary **D**

10b. PROW Team comments: March Public Byway No, 24 in located to the north of the site. Opportunity to connect into this PROW.

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: Wimblington Road; Hook Drove; Barker's Lane; Lambs Hill Drove; Neale Wade College; Sherbrooke Close; Cavalry Drive

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: Cornerstone Practice; Mercheford House

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: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB

11c.(iv) Shops 10-15 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB

11c.(v) Shops 15-20 min walk: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

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: Cavalry Primary School

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

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

11e.(i) Prox to secondary school: **Less than 5 min walk (< 400m)** **A**

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

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

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

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

11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre; Eastwood Industrial Estate, Wimblington; Coleseed Business Complex, March	
11f.(v) Emp area 15-20 min walk	Coleseed Business Complex, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		

14b. Env Health Officer comments:

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

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 85.61% | Grade 3: 14.39% | 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:

Gault Bank Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

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

No wildlife concerns

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: ["TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; BARN, REAR OF NUMBERS 29 AND 31; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 03/06/2020 10:45:00

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

1b. Describe accessibility of site: See also 40005
Potentially to the west and south.
But Bakers Lane is well-used by cyclists and pedestrians and would not be an appropriate access.

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

2b. Describe neighbouring uses: As with 40005. However land east of the railway line and south of Lambs Hill Drive is next to extensive open countryside.

3. Describe topography and lanscape: Flat. Disused railway runs through middle of site.
Sporadic hedgerow / mature trees and tree belt on site.

4. Describe layout, form, street pattern: Accessed from the busy Wimblington Road.

5. Describe building types and features: Very few on site.

6. Describe site's boundaries: Open to the south, east and west (part).
Dwellings to the north (part) and west (part).
Mature trees to the west (south of Lambs Hill Drive)

7. Describe features / constraints: None obvious

8. Describe views, sight lines or vistas: Very open to the south and east (extensive farmland especially to the east).

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

Parts of the site abut the built form, but the site extends extensively into open countryside and would adversely impact it.

19a. Character + Place Score:

Development of site is likely to result in adverse harm to local character and/or sense of place.

E**19b. Justification:**

Development would adversely impact on the countryside.

19c. Key considerations for policy:

Impact on countryside
Proximity to settlement
Deliverability and infrastructure.

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**

Suitability uncertain/mixed effects

C**20b. Comments**

This site submission covers much of the area allocated by the Local Plan 2014 as the South-east March broad location for growth (40005), and therefore confirms the majority of the site area remains available for development. However, the extent of this site differs from the broad location for growth as it excludes some areas of land on the western edge of the site, and includes additional land to the south and east. Despite inclusion in the Local Plan 2014, the site has made little progress toward development.

The omission of pockets of land on the western side partly severs the connection to the main built area of March. However, the omitted land parcels were submitted separately as site 40442. To ensure a good relationship to the built form, development should be coordinated with adjacent site 40442.

The inclusion of land to the south may adversely impact on landscape character, and parts of this area are in Flood Zones 2 and 3, and would require further investigation through SFRA level 2.

The eastern parcel of land extends into the open countryside, and therefore may have adverse visual impacts upon the landscape. The location of the eastern boundary of the current broad location for growth may be more suitable.

The majority of the site is in Flood Zone 1, with small portions of the site (notably, in the south east and north east corner) located in Flood Zone 3.

Development of the site would require the provision of transport infrastructure and a new primary school.

Landscaping will be required to mitigate impacts on the landscape.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 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):	14%	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):	F/YR15/0991/O – Refused			
7.(ii) Planning History Search	F/YR18/0708/F: Change of use of land to form Riverside Country Park... (Grant) F/YR11/0860/NONMAT: Non-Material amendment: Alterations to house type H (plots 1, 3, 21, 37, 39-40, ... (Approve) F/YR17/1171/F: Change of use of agricultural land to surface water lagoon, and associated drain... (Grant) F/YR09/0648/F: Erection of 135 houses comprising of 34 x 2-bed, 48 x 3-bed and 53 x 4-bed with ... (Grant) F/YR15/0991/O: Erection of 90 dwellings (max) including open space and an attenuation area (Out... (Refuse) F/YR18/3032/COND: Details reserved by condition 3 (materials relating to Plots 36-40, 51-52, 67-75... (Approve) F/YR13/0939/NONMAT: Non-material amendment - Inclusion of a single-storey bay window to house types ... (Approve) F/YR11/3027/COND: Details reserved by conditions 2, 3 (phase 1 only), 5, 7, 8, 13, 14, 15 and 16 (... (Approve) F/YR17/3159/COND: Details reserved by condition 17 of planning permission F/YR09/0648/F (Erection ... (Approve) F/YR13/0879/F: Variation of Condition 12 of Planning Permission F/YR09/0648/F (Erection of 135 ... (Refuse) F/YR13/0610/NONMAT: Non-material amendment: Plot 131 - Reduction in garden width; Plot 132 - change ... (Approve) F/YR16/0275/F: Formation of a footway, cycleway and associated works to facilitate the signal c... (Grant) F/YR12/0980/F: Variation of Condition 12 of Planning Permission F/YR09/0648/F (Erection of 135 ... (Withdrawn)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network			

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to nearby PROWs outside the site boundary **D**

10b. PROW Team comments: March Public Footpath No. 15 is located to the north of the site. Potential link into March Town Centre along this PROW so improvements may be necessary from development.

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: Norwood Road; Ellingham Avenue; Elliott Road; Yarrow Close

11b.(i) Prox to medical services: Less than 10 min walk (< 800m) **B**

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

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

11b.(iv) Medical srvs 10-15 min walk: Cornerstone Practice

11b.(v) Medical srvs 15-20 min walk: Mercheford House

11c.(i) Proximity to shops: Less than 10 min walk (< 800m) **B**

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

11c.(iv) Shops 10-15 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(v) Shops 15-20 min walk: Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

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: Westwood Primary School

11d.(iv) Primary schs 10-15 min walk: All Saints Interchurch Academy; Burrowmoor 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:** March Town Centre**11f.(iv) Emp area 10-15 min walk:** March Enterprise Park**11f.(v) Emp area 15-20 min walk****12a.(i) Primary school catchment** Cavalry, Burrowmoor, All Saints and Westwood Primary School's**12a.(ii) Primary school capacity:** No spare places, no room for expansion

E

12b. Pri school capacity comments: There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy**13a.(ii) Secondary school capacity:** Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:** 1047 (DEPOT)

14b. Env Health Officer comments:

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

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 83.75% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 16.25%

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:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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: 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

No wildlife concerns, however will require significant undeveloped habitat buffer to river which forms northern site boundary.

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: March

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: 52,53,54,55, WEST END; 62, WEST END; 125, WEST END; 126, WEST END

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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: March (Conservation area - 5168)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 04/06/2020 12:30:00

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

1b. Describe accessibility of site: A new access would be needed from Gaul Road - foot / cycle way along site frontage.
Connections possible from development to east and from River Nene footpath.

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

2b. Describe neighbouring uses: New development being built to the east. River Nene to the north. A141 bypass to the west.
Gaul Road and open fields to the south.

3. Describe topography and lanscape: Generally flat
Land is set below the level of surrounding roads and the embanked River Nene.
A significant main pylon / power line crosses the site.

4. Describe layout, form, street pattern: A141 bypass to the west with Gaul Road acting as a main access into the town.
Cul-de-sac development to the east and on the north side of River Nene.

5. Describe building types and features: None on site. Mainly 2 storey modern dwellings to the east and south.

6. Describe site's boundaries: Generally open on all sides.

7. Describe features / constraints: Land below level of surrounding features and proximity to the River Nene
Significant pylons across site.
Proximity to noisy A141 bypass.

8. Describe views, sight lines or vistas: Would be visible from all directions.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

Likely unsuitable**9d. Justification:**

The site is adjacent to a site currently being developed and therefore would be a natural extension to the built form, but would encroach into undeveloped countryside.

19a. Character + Place Score:

Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

D**19b. Justification:**

The site would push the built form all the way to the bypass which would not be conducive to future residential amenity. Similarly the significant pylon line would impact residential amenity and potentially health and wellbeing.

19c. Key considerations for policy:

Impact on built form.
Proximity to A141 - noise issues
Power lines and residential amenity
Level of land adjacent to River Nene.

Local Preference**(i) Does Parish Council support site?:****(ii) Reasons for support / object:****(iii) Parish Council site ranking (0-10):****Recommendation****20a. Individual site score****Likely unsuitable****E****20b. Comments**

The proposal is incompatible with national planning policies for managing flood risk. Development would adversely impact on the built form and open countryside landscape. Residential amenity likely to be poor due to proximity to A141 and power lines crossing site.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	91.57%	3a.(iii) Site area in FZ2:	1.19%	3a.(iv) Site area in FZ3:	7.24%
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):	7%	3b.(iv) 1 in 1000yr event (area):	8%
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):

Site allocated / identified as location for growth in current Fenland Local Plan.

No planning application has been submitted, however Persimmon Homes are in pre-application discussions with Planning Policy and Development Management officers of Fenland District Council.

7.(ii) Planning History Search

F/YR13/0204/F: Erection of a single-storey front extension to existing dwelling... (Grant) | F/YR13/0724/F: Erection of 22 dwellings: 2 x 2-storey block of flats comprising of 10 x 1-bed d... (Refuse) | F/YR15/0278/O: Erection of a dwelling... (Grant) | F/YR15/0564/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) | F/YR18/0458/F: Erection of 24 x 2-storey dwellings comprising of 12 x 2-bed and 12 x 3-bed toge... (Grant) | F/YR15/3059/COND: Details reserved by condition 9 of planning permission F/YR12/0475/O (Erection o... (Approve) | F/YR16/0722/F: Erection of single-storey front, side and rear extensions to existing dwelling i... (Grant) | F/YR10/0951/O: Erection of 35 dwellings... (Withdrawn) | F/YR12/0475/O: Erection of a dwelling... (Grant) | F/YR12/0255/F: Erection of a 5-bed 2-storey dwelling with integral single garage... (Grant) | F/YR15/0857/RM: Erection of a 3-storey 4-bed dwelling with integral garage involving the formati... (Approve) | F/YR11/0888/F: Erection of a single-storey side extension and porch to front of existing dwelli... (Grant) | F/YR18/0684/LB: Works to a Listed Building to replace of roof tiles with natural slate; remedial... (Grant) | F/YR12/0480/F: Erection of a 2-storey 5-bed dwelling with attached double garage... (Grant) | F/YR18/3117/COND: Details reserved by conditions 3 and 4 of Listed Building Consent F/YR18/0684/LB... (Approve) | F/YR14/0491/F: Erection of 28no 2-storey dwellings with garages/parking comprising of 3 x 2-bed... (Withdrawn) | F/YR16/3033/COND: Details reserved by conditions 2 and 7 of planning permission F/YR12/0480/F (Ere... (Approve)

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network	
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:	March Public Footpath No. 12 is located within the site. The size of the allocation should give raise to the creation of circular bridleway(s) within the site.	

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:	Neale Wade College; Cherrywood Avenue; The Avenue; Monument View; Causeway Close	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
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:	Burrowmoor Primary School	
11d.(iv) Primary schs 10-15 min walk:	Cavalry Primary School	

11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
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:	Neale-Wade Academy	
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:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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: 22.84% | Grade 3: 62.66% | Grade 4 or 5: 0% | Not agric. land: 14.5%

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:

Gault Bank Pollard Willows

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: 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

No wildlife concerns, however adjacent land to east (40007) consists of valuable wildlife habitats (meadows, scrub, trees, hedgerows) which should not be developed.

16e. Wildlife Officer comments:

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

A

17.(ii) TPO area: TPO area within 15m of the site

C

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:	WAYSIDE CROSS; JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; HATCHWOODS; BARN, REAR OF NUMBERS 29 AND 31; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHERRYHOLT FARMHOUSE; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	Setting of listed building 1216347	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 04/06/2020 11:45:00

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

1b. Describe accessibility of site: Opportunities for access for all modes exist around the site.

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

2b. Describe neighbouring uses: The site is located near to the western edge of the town. As proposed would be countryside to the north, east and linear dwellings along Knights End Road. A141 to the west and open countryside beyond.

3. Describe topography and lanscape: Generally flat and mainly open but rises from the west up to the east with a focus on St Wendreda's Church and groups of trees and St Peter's Church in March High Street.

4. Describe layout, form, street pattern: Busy A141 bypass to the west. Town access road comprising Knights End Road to the south.

5. Describe building types and features: Mixture of dwelling types, but mainly 2 storey adjacent to site. None on site.

6. Describe site's boundaries: Wide mixture of garden fences, hedgerows, mature trees and open land. Hedgerows forming field boundaries predominate to the east and north. Tree belt to the north-west.

7. Describe features / constraints: St Wendreda's Church as a key focal point. Suitable access. Unknown proposals for land to the east.

8. Describe views, sight lines or vistas: Extensive views to open countryside to the west as far as brick chimneys in Whittlesey.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Somewhat negative

9d. Justification: The site will assist in retaining the shape of March in an acceptable way up to the A131 without encroaching on the wider landscape. The site is important to setting of St Wendreda's Church.

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 would result in a linkage of the built form between the Burrowmoor Road and Knights End Road areas whilst being to the east of the A141. As part of an existing allocated area it should come forward now comprehensively with other adjacent sites.

19c. Key considerations for policy: Impact on countryside and built form
Allocated in Local Plan 2014
Impact on heritage assets
Infrastructure and deliverability
East and south accesses

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 Potentially suitable

B

20b. Comments The site makes up part of the main area of the existing Local Plan 2014 West March strategic allocation (40007). A Broad Concept Plan approved in July 2021 for the main site (40007). Whilst this is an extensive undeveloped site, it is bound by the A141 and existing built development and therefore can be appropriately accommodated into the landscape and built form of the town. Careful consideration needs to be given to the potential impacts on heritage assets. The site will require the provision of additional infrastructure, namely transport, education and community/recreation facilities, etc.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site falls partially within the Safeguarding Area for Sand and Gravel. The site has existing development to the north within it and is adjacent to the B1101. Given this, and the size of the site, mineral extraction is unlikely to be 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:	Less vulnerable				
3a.(i) Main Flood Zone:	Multiple zones (no majority in single zone) - see SFRA			N/a	
3a.(ii) Site area in FZ1:	39.62%	3a.(iii) Site area in FZ2:	19.64%	3a.(iv) Site area in FZ3:	40.74%
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):	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 objections subject to reasonable mitigation measures			C	
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network				
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:	Hook Drove; Isle Of Ely Way; Wimblington Road; March 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:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
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:	Thomas Eaton 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:	Neale-Wade Academy	
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:	Eastwood Industrial Estate, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.
13a.(i) Secondary school catchment	Neale-Wade Academy
13a.(ii) Secondary school capacity:	Limited capacity C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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:	1802 (GARAGE)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site B
16a.(iii) Site intersects CWS:	

16a.(iv) CWS within 500m:

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

Gault Bank Pollard Willows

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: 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: NULL

No wildlife concerns

16e. Wildlife Officer comments:

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

E

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

A

Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) 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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 03/06/2020 10:50:00

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

1b. Describe accessibility of site: Adjacent to a footway/cycleway
Bus stop on north west corner

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

2b. Describe neighbouring uses: Petrol station and garage and about 3 dwellings on opposite side of roundabout. Open countryside to north, east and south.
Bypass is to the south too.

3. Describe topography and lanscape: Flat and open.
Below road level. Drains around site to north east and south.

4. Describe layout, form, street pattern: Next to busy junction of A141 and Wimblington Road.

5. Describe building types and features: None on site

6. Describe site's boundaries: Drains to north, east and south. Open to west, north and east.
Hedgerow and trees along bypass.

7. Describe features / constraints: Proximity to roundabout.
Noise possible.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Relates poorly to any substantial built form.
Would be situated in open countryside.

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

E

19b. Justification: The site would effectively be a stand alone development in open countryside away from the main built form and other key services and adversely impact on the openness of the countryside character of the area in this location.

19c. Key considerations for policy: Impact on countryside.
Distance from built form.
Noise, proximity to roundabout.
Sustainable location.

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

Potentially unsuitable

D

20b. Comments

Approximately 41% of the site is located in Flood Zone 3. Approximately 40% is in Flood Zone 1, with the remainder in flood zone 2. Therefore the site is at increased risk from flooding.

The site is isolated from the main built area of March and close to the A141 Isle of Ely Way. However, it is noted that the proposal is for 'roadside services-led mixed employment uses'.

The site would effectively be a stand alone development in open countryside away from the main built form and other key services.

Development of the site would likely adversely impact on the openness of 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:	Less vulnerable			
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E
3a.(ii) Site area in FZ1:	0.83%	3a.(iii) Site area in FZ2:	0.96%	3a.(iv) Site area in FZ3: 98.21%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	11%	3b.(iii) 1 in 100yr event (area):	17%	3b.(iv) 1 in 1000yr event (area): 25%
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/YR15/0640/F, F/YR18/0954/NONMAT, F/YR19/0346/NONMAT			
7.(ii) Planning History Search	F/YR11/0031/F: Erection of a public house/restaurant with associated ventilation/extraction equ... (Grant) F/YR19/0346/NONMAT: Non-material amendment of conditions 15 & 16 (amended through F/YR18/0954/NONMAT... (Approve) F/YR19/3053/COND: Details reserved by Conditions 04 and 09 of Non-material amendment F/YR18/0954/N... (Approve) F/YR18/0954/NONMAT: Non-material amendment of conditions 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 26... (Approve) F/YR15/0640/F: Hybrid application: Full planning permission for the erection of five retail uni... (Grant) F/YR11/3032/COND: Details reserved by Conditions 5, 8, 9, 11, 12 and 13 of Planning Permission F/Y... (Approve) F/YR11/0286/A: Display of 4 x externally illuminated individual letter signs, 3 x externally il... (Grant)			

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
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:	Meadowlands; St Mary's Church; Superstore forecourt	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils	

living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	Phase 1 submitted with planning application - no plausible pollutant linkages.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 79.92% Grade 2: 20.08% 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:		

Nearest Nature Reserve: Whitmoor Marshalling Yard, Whitmoor Ditch and

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.

Nature Reserve

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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:

Site Visit

Date / Time of Site Visit: 09/06/2020 10:20:00

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

1b. Describe accessibility of site: Out of town location
Busy A141 to cross safely

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

2b. Describe neighbouring uses: Open countryside to west and south.
Trees of gardens to north. A141 Road to east. With detached dwellings,
Kentucky Fried Chicken and pub / restaurant.

3. Describe topography and lanscape: Flat and below level of road.

4. Describe layout, form, street pattern: Busy A141 through road.

5. Describe building types and features: Mix of modern and mid 20th century buildings including bungalows.

6. Describe site's boundaries: Open to west and south. No clear demarcation (drains). Mature trees to the north. Open to the east.

7. Describe features / constraints: In open countryside. Access from A141. Safe crossing of A141.

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site is in open countryside away from main 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: Whilst close to the edge of March, the site is located in open countryside which would be visible for a considerable distance. Poor pedestrian and cycle access and ability to cross A141.

19c. Key considerations for policy: Location
Impact on countryside
Sustainable access
Safety
Extant planning permission

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

Planning approval of retail development, with works having started on site.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	Only a small part of this site is in the Sand and Gravel Safeguarding Area, and this is immediately adjacent to existing development. Extraction would not economic or practicable.				
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:	95.19%	3a.(iii) Site area in FZ2:	4.76%	3a.(iv) Site area in FZ3:	0.05%
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):	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:	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 moderate mitigation measures			B	
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network				
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:	Elm Road Level Crossing; Longhill Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)	D
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch 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:	HMP Whitemoor area, March	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to	

550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	Part of the site intersects an agricultural yard which may be a source of contamination	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR within 1.01km – 2km of site	B
16a.(ii) Prox to County Wildlife Sites:	CWS within 500m of site	D
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:	Whitemoor Marshalling Yard	
	Norwood Nature Reserve	

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

Graysmoor Pit; Whitemoor Pit and Nature Reserve

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: 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) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 02/06/2020 11:20:00

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

1b. Describe accessibility of site: No footway other than in western corner, next to railway crossing.

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

2b. Describe neighbouring uses: Extensive open arable fields, farm buildings and odd dwellings. Irregular shaped.

3. Describe topography and lanscape: Very flat arable landscape.

4. Describe layout, form, street pattern: Quiet rural lane (to south), well used by cyclists and pedestrians.

5. Describe building types and features: Farm buildings within site.

6. Describe site's boundaries: Disused railway line to the west. Drain to south. Very open in general, Some hedgerows to the west.

7. Describe features / constraints: Quiet rural lane.
Access onto site.

8. Describe views, sight lines or vistas: Very open from all sides especially south, east and north.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Away from settlement in open countryside.

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

E

19b. Justification: Would adversely impact on open countryside and relate very poorly to the existing morphology of the town.

19c. Key considerations for policy: Distance form built form
Impact on countryside
Impact on quiet rural lane
Access
Proximity to key services

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 **Potentially unsuitable**

D

20b. Comments Site is remote from the main built area, located int the open countryside.

Development would have adverse visual impacts on the landscape. The site is isolated from service and facilities.

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:	99.74%	3a.(iii) Site area in FZ2:	0.23%	3a.(iv) Site area in FZ3:	0.02%
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):	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	<p>F/YR13/0221/F: Erection of 33no dwellings comprising of 6 x 2-storey 1-bed flats, 2 x single-st... (Withdrawn) </p> <p>F/YR13/0724/F: Erection of 22 dwellings: 2 x 2-storey block of flats comprising of 10 x 1-bed d... (Refuse) </p> <p>F/YR18/0458/F: Erection of 24 x 2-storey dwellings comprising of 12 x 2-bed and 12 x 3-bed toge... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required. TS/Required to understand traffic impact across highway network			
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:	Cherrywood Avenue	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
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:	Burrowmoor Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Cavalry Primary School; Westwood 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:	Neale-Wade Academy	
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:	March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	

12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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 not agricultural land	A
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 18.9% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 81.1%	

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:			
Gault Bank Pollard Willows			
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) Existing Wetland:	No	16c.(v) Wetland Buffer:	No
16c.(vi) Exstg Woodland:	No	16c.(vii) Woodland Buffer:	Yes
16c.(iii) Grassland Stepping Stone Opp:			Yes
16c.(vi) Wetland Stepping Stone Opp:			No
16c.(ix) Woodland Stepping Stone Opp:			Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:	NULL		
No wildlife concerns			
16e. Wildlife Officer comments:			
17.(i) TPO points:	TPO point within 15m of the site		C
17.(ii) TPO area:	No TPO area within 15m of the site		A
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) within 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:	CHERRYHOLT FARMHOUSE		
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground		
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: 04/06/2020 12:00:00

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

1b. Describe accessibility of site: Access would be from Kingswood Road cul-de-sac.

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

2b. Describe neighbouring uses: A141 bypass to the west. Dwellings and former residential home site to the north.
Open countryside to the south and east.

3. Describe topography and lanscape: Flat arable field - extensive.

4. Describe layout, form, street pattern: Cul-de-sac developments (modern generally) to the north.

5. Describe building types and features: Mainly 2 storey dwellings. None on site.

6. Describe site's boundaries: Substantial hedgerows to the north east and south with sporadic poplar line to the west.
Also garden fences to the north,
Substantial poplar tree belt to hedgerow to the east.

7. Describe features / constraints: Access from Kingswood Road appears limited for number of dwellings proposed (260).
A141 to the west.

8. Describe views, sight lines or vistas: Generally an enclosed site and if designed sensitively would have limited impact on wider area.

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 existing built form of March but would encroach further south and west into the countryside thereby having an impact on the countryside 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 development of the site would impact on town's morphology to a degree and encroach into open countryside.
Access appears problematic.
If developed comprehensively with other sites in area, these concerns may be overcome.

19c. Key considerations for policy: Within existing allocated area in Local Plan
Access
Encroachment into countryside

Impact on built form
Proximity to A141

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

Potentially suitable

B

20b. Comments

Site is located within existing Local Plan 2014's West March strategic allocation (see 40007) and broad location for growth area. Development of site would extend into open countryside to some degree, but is confined by A141 and existing built area. Access may require further investigation to confirm a safe suitable access can be provided.

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):	8%	3b.(iii) 1 in 100yr event (area):	17%	3b.(iv) 1 in 1000yr event (area):	28%
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/YR11/0134/F: Siting of a mobile classroom for use by playgroup/out of school club (renewal of... (Grant) F/YR15/0924/F: Variation of condition 5 of planning permission F/YR15/0692/F (Erection of a sin... (Grant) F/YR15/0692/F: Erection of a single-storey building for use as a pre-school nursery... (Grant) F/YR11/0119/TRTPO: Felling of 1 Cedar Tree covered by TPO 05/2010... (Grant) F/YR10/0576/O: Erection of a dwelling... (Refuse) F/YR18/1112/TRTPO: Felling of 9 Lombardy poplar trees covered by TPO 17/1986... (Grant) F/YR11/0973/F: Erection of a detached building for use as a pre-school nursery... (Grant) F/YR10/0857/O: Erection of a dwelling... (Refuse) F/YR10/0345/F: Erection of a 2.5 metre high sentry vehicular and pedestrian gates and fencing... (Grant) F/YR18/0430/TRTPO: Works to trees covered by TPO 17/1986 comprising of: Felling 1 x Ash tree, 1 x S... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Highway impact needs to be fully understood			
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:	Robingoodfellows Lane; Norwalde Street; Cromwell Road; High School Close; Railway Station; Burn Street; March Rail Station	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(iv) Shops 10-15 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park; March Town Centre	

11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	2184 (IRON WORKS)	
14a.(ix) Sites for DI 100-250m:	2647 (NURSERY)	
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	
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 within 500m of site	D
16a.(iii) Site intersects CWS:		
	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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	
	Valuable boundary hedgerows and trees which should be retained; majority of site ok to develop.	
16e. Wildlife Officer comments:		
17.(i) TPO points:	TPO point within 15m of the site	C
17.(ii) TPO area:	No TPO area within 15m of the site	A
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 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:	MORGAN HOUSE; LODGE, AT ENTRY TO CEMETERY; GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN; March East Junction Signal Box	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	

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: 08/06/2020 12:55:00

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

1b. Describe accessibility of site: Presently from County Road - joint access for Primary School and residential development.

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

2b. Describe neighbouring uses: Primary school to east, park to north, scrubland to west, dwellings to south.

3. Describe topography and lanscape: Existing office buildings with car park on a flat site.

4. Describe layout, form, street pattern: Comprises part of cul-de-sac developments from County Road

5. Describe building types and features: 2 storey office building
2 storey dwellings in area
Primary school, single storey

6. Describe site's boundaries: Fencing and hedges / planting to the north, west and east.

7. Describe features / constraints: Amount of traffic using shared access potentially an issue?
Opportunity to provide link for all public to the north.

8. Describe views, sight lines or vistas: Not visible from the street but would be from the park

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Would be in keeping with the existing built form with little impact on the wider streetscape.

19a. Character + Place Score:	Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).	C
19b. Justification:	Expansion of the site for offices would be in keeping with its current character and should have little impact on the surrounding uses although traffic and access would need to be considered. Should be subject to providing proper and workable sustainable links through to	

the park and station.

19c. Key considerations for policy: Access acceptable?
Provide sustainable through links to join with park footpath with easy links to station.

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

Potentially suitable

B

20b. Comments

The site is an existing developed site within the built area, and is relatively free from constraints. There are valuable boundary hedgerows and trees which should be retained. Highway impacts need to be fully understood. The site is currently in use as Council offices so is unlikely to be available for development in the short term.

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):				
7.(ii) Planning History Search	<p>F/YR17/0685/VOC: Variation of condition 1 (condition listing approved plans) relating to planning... (Grant) F/YR10/0215/O: Erection of 10 x 3-bed houses with associated parking... (Refuse) F/YR14/3124/COND: Detail reserved by Conditions 5, 6, 7, and 8 of Appeal Decision APP/D0515/A/11/2... (Approve) F/YR17/0433/ENQDIS: Application to seek confirmation of compliance of Condition 3 (commencement of w... (Enquiry Dis - Complied with conditions) F/YR11/0388/O: Erection of 6 x 3-bed and 4 x 2-bed terraced houses... (Refuse) F/YR11/0716/EXTIME: Erection of 8 x 2-bed houses (renewal of planning permission F/YR08/0774/O)... (Grant) F/YR14/0537/F: Variation of Condition 7 of Appeal Decision APP/D0515/A/11/2160783 relating to F... (Withdrawn) F/YR09/0681/O: Erection of 12 x 3-bed houses with integral garages... (Withdrawn) F/YR14/0886/RM: Erection of 6 x 3-storey, 3-bed dwellings with balcony to front and integral gar... (Approve) F/YR13/0829/F: Change of use of ground floor classrooms to 1 x 2 bed flat and 2 x 1 bed flats... (Grant) F/YR19/0179/VOC: Variation of condition 4 of planning permission F/YR17/0685/VOC (Erection of 6 x... (Refuse)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Turning head required at the end of Queen Street Close			
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:	Norwalde Street; Cromwell Road; High School Close; Railway Station; Burn Street; March Rail Station	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	All Saints Interchurch Academy	
11d.(iii) Primary schs 5-10 min walk:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		

11f.(iii) Emp area 5-10 min walk:	March Enterprise Park; March Town Centre	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	2647 (NURSERY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4160 (WORKS); 2184 (IRON WORKS)	
14b. Env Health Officer comments:	Site borders former nursery which may be a source of contamination.	
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 within 500m of site	D
16a.(iii) Site intersects CWS:		
	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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) Extg 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 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:	LODGE, AT ENTRY TO CEMETERY; GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY; CEMETERY CHAPEL AND MORTUARY; CHURCH OF ST JOHN; March East Junction Signal Box	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial	

Ground

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: 08/06/2020 13:20:00

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

1b. Describe accessibility of site: Access available from Queen Street Close.

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

2b. Describe neighbouring uses: Primary school to the west and north, and back of station.
Care home to east, vacant land to south - see 40039.

3. Describe topography and lanscape: Flat and vacant land covered with tarmac.

4. Describe layout, form, street pattern: Cul-de-sacs

5. Describe building types and features: Mix of single storey and 2 storey in vicinity.
Care home - 2 storey
Primary school and ambulance station - single storey.

6. Describe site's boundaries: Hedgerows to west, north and east - well screened
Open to south

7. Describe features / constraints: Existing hard surfacing - possible contamination?
Adjacent primary school - noise issues?

8. Describe views, sight lines or vistas: A enclosed site at the end of a cul-de-sac.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site is surrounded by developed land and it would contribute to a positive improvement to the street scene in this location.

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

19b. Justification: The site is well located in relation to existing services and should not have an adverse impact on the street scene although traffic generation would need to be considered (cumulative with other developments in Queen Street).

19c. Key considerations for policy:	Deliverability Traffic generated (cumulative) Possible contamination Most appropriate development type considering neighbouring use.
--	---

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	Potentially suitable	B
20b. Comments	The site is an existing car park within March's built area. The site is relatively free from constraints and likely suitable for development. Consideration will need to be given to the transport impacts of any scheme.	

Major Criteria

1. Site Availability	Available for development in med term (6 - 10 yrs)			B	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	21%
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/YR10/3035/COND: Details reserved by conditions 3, 4, 5, 9, 10 and 11 of planning permission F/YR... (Approve)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required to connect site with East Close			
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:	Robingoodfellows Lane; Nursery Drive; Norwood Road; Maple Grove; Russell Avenue			

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:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Westwood Primary School	
11d.(iii) Primary schs 5-10 min walk:	All Saints Interchurch Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils	

living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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 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 within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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 appears unsuitable for development as it consists of grassland, scrub and trees/ former gardens etc. Potentially ok subject to mitigation and compensatory measures.

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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: MORGAN HOUSE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: 08/06/2020 12:15:00

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

1b. Describe accessibility of site: No access possible via East Close.
Possibly via Burberry Close - but currently very narrow at its southern end and road has been made up into a shared surface.

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

2b. Describe neighbouring uses: Dwellings

3. Describe topography and lanscape: Flat - area used for allotments (well-maintained) within a residential area.

4. Describe layout, form, street pattern: Between 2 cul-de-sacs - East Close and Burberry Avenue - both with access difficulties.

5. Describe building types and features: 2 storey in the main to west and north.
Single storey to the east.

6. Describe site's boundaries: Mixture of fences and hedges with some mature trees.

7. Describe features / constraints: Access
Current use as allotments

8. Describe views, sight lines or vistas: An enclosed site with very limited views from the wider area.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site is within the built form of March and will have little impact on the streetscape.

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 to the site is problematic and it is well used at the moment for allotments.

19c. Key considerations for policy: Access
Loss of allotments (well maintained)
Impact on residential amenity

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 Potentially unsuitable D

20b. Comments

The site is located within the existing built area of March, in proximity of existing services and facilities. Suitable access to connect site with East Close is required. However the site is currently in use as allotments. Development would therefore result in the loss of an existing recreation facility.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A
2.(i) Min. + Waste Team comments:	This site lies in the southern extent of the March Trading Park Waste Consultation Area, south of the railway line. Any development must not prejudice the safeguarded waste management facility protected by the Waste consultation Area. [This site in not in a WWTW SA]			
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; WWTW Safeguarding Area;			
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AI March Trading Park Waste Consultation 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:	62.34%	3a.(iii) Site area in FZ2:	12.59%	3a.(iv) Site area in FZ3: 25.07%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	27%	3b.(iii) 1 in 100yr event (area):	43%	3b.(iv) 1 in 1000yr event (area): 55%
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/YR16/0563/F: Erection of a 2-storey extension to side of existing dwelling... (Grant) F/YR19/0396/F: Erection of a 2-storey extension to rear of existing dwelling... (Refuse)	

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections 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:	Robingoodfellows Lane; Peas Hill Road; Nursery Drive; Maple Grove; Russell Avenue; Meadowlands; Superstore forecourt	
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:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy; Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre	

11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
Land Quality		
14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	site borders railway which may be a source of contamination	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Norwood Nature Reserve; Whitemoor Marshalling Yard	
16a.(vi) CWS 1-2km:	Whitemoor Pit and Nature Reserve	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	
16c.(iii) Grassland Buffer:	No	
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:	Unsuitable for development; site appears to be formed of grassland and scrub mosaic. Also could form part of future strategic ecological network.	
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:	MORGAN HOUSE	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: 08/06/2020 12:05:00

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

1b. Describe accessibility of site: Narrow access between 2 dwellings - likely to be insufficient for large scale development.
Alternative accesses required?

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

2b. Describe neighbouring uses: Dwellings to the east and south.
Railway line to the north.

3. Describe topography and lanscape: Generally unkempt area. Low scrub and trees. Used as paddocks for horses and informal recreation.

4. Describe layout, form, street pattern: Residential street serving 1950s estate

5. Describe building types and features: Linked semis forming terraces of 4 dwellings - well spaced.

6. Describe site's boundaries: Mix of hedgerow and domestic fences - also mature trees especially along railway boundary.

7. Describe features / constraints: Access inadequate
Biodiversity value
Proximity to rail line - amenity issues

8. Describe views, sight lines or vistas: Generally an enclosed site - not visible from the street but would be from rear of properties and rail line.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Development of the site would relate well to the existing built form of the town and have little impact on the streetscene.

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: Whilst this appears a suitable site, the lack of access, proximity to railway line and potential loss of biodiversity means that it is potentially problematic.

19c. Key considerations for policy:	Access Biodiversity Rail line Planning permission to the west Residential amenity Safeguarded? Alternative uses?
--	--

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

Potentially unsuitable

D

20b. Comments

Potential adverse impacts on biodiversity / ecology - site appears to be formed of grassland and scrub mosaic. Vehicular access appears constrained. Site has poor relationship to built form, located at the rear of existing dwellings. Proximity to rail line may adversely affect residential amenity. A significant portion of the site is located in Flood Zones 2 and 3.

Major Criteria

1. Site Availability	Available for development in med term (6 - 10 yrs)			B	
2.(i) Min. + Waste Team comments:	This site falls entirely within the Safeguarding Area for Sand and Gravel. The site has existing development along its eastern boundary. Given this, and the size of the site, mineral extraction is unlikely to be practicable.				
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:	77.49%	3a.(iii) Site area in FZ2:	12.86%	3a.(iv) Site area in FZ3:	9.65%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	30%	3b.(iii) 1 in 100yr event (area):	42%	3b.(iv) 1 in 1000yr event (area):	44%
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 required with visibility. Footway and cycleway connections 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:	Wimblington Road; Hook Drove; Lambs Hill Drove	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	Cavalry Primary School	
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:	Neale-Wade Academy	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: Site of former allotments and current sewage works. Phase 1 desk study may be required to determine extent of any contamination from aforementioned uses.

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:

Gault Bank Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site appears to be an allotment, therefore likely to support range of protected species as well as being inappropriate for development

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 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: BARN, REAR OF NUMBERS 29 AND 31

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

Site Visit*Date / Time of Site Visit:* 03/06/2020 12:00:00**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

1b. Describe accessibility of site: Footway exists along road frontage.
Cycleway on opposite side of road.
Within 30mph limit.
Access to the south inadequate.
Wider to the north?
Impact neighbours.
Bus stops very close - adjacent to northern access point and toward south of site.

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

2b. Describe neighbouring uses: Terraced row of houses to the east.
Open farmland to west, south.
Dwellings (with gardens) to the north.

3. Describe topography and lanscape: Used as allotments - appears to be well used.
Anglian Water building in north part of site.

4. Describe layout, form, street pattern: On busy through road.**5. Describe building types and features:** Dwelling built by March UDC - 1940s/50s?**6. Describe site's boundaries:** Variety of fences

7. Describe features / constraints: Access to site. Existing well used allotments.
Views of St Wendreda's Church to the north.

8. Describe views, sight lines or vistas: Open form south, east and partly north.**9a. Relationship to built form:** Somewhat negative**9b. Visual impact on wider landscape:** Somewhat negative**9c. Historic features:** Neutral

9d. Justification: Would impact on openness of countryside.
In effect backland development on larger scale involving loss of established allotments.

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: Result in the loss of allotments.
Impact on openness of countryside and built form.
Access appears inadequate.

19c. Key considerations for policy: Loss of allotments.
Distance from services.
Impact on countryside

Access including impact on neighbours at north end.
Setting of St Wendreda's Church

Local Preference

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

(ii) Reasons for support / object: Inadequate access.

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site is located at the rear of existing dwellings on the site of an existing allotments. Development would result in the loss of the allotments, and important community facility. Development would not harm the character of the built form, which is principally linear development in this location. The site would constitute 'backland' development.
Access appears constrained.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This south eastern part of the site falls within the Safeguarding Area for Sand and Gravel. Given this, and the size of the site, mineral extraction is unlikely to be 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 A				
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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site				A

Strategy and History

6. Settlement Hierarchy	Open countryside				E
7.(i) Planning History (Form B):					
7.(ii) Planning History Search					

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures				C
8b. Transport team comments:	Access to the site is difficult. New access onto bypass will be very costly				
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:	March Public Byway No. 22 is located to the east of the site. Opportunity to connect and improve byway to provide route to the north.				

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:	Hook Drove; Isle Of Ely Way; Wimblington 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:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
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:	Neale-Wade Academy	
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	1802 (GARAGE)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 74.95% Grade 3: 25.05% 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:

Gault Bank Pollard Willows

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: 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: TPO area within 15m of the site

C

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) 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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

Site Visit

Date / Time of Site Visit: 03/06/2020 11:15:00

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

1b. Describe accessibility of site: Adjacent to bypass - access problematic?
PROW is an unmade track/
Upgrades would be very expensive.

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

2b. Describe neighbouring uses: Open countryside to the east, north, west.
Mature trees of small copse / woodland to the south.
Bypass A141 to the west.

3. Describe topography and lanscape: Flat, used for arable farming.

4. Describe layout, form, street pattern: Adjacent A141 bypass which is a main through route with fast moving traffic.

5. Describe building types and features: None on site.

6. Describe site's boundaries: Bypass and hedgerow to the west.
PROW and mature trees / hedgerows to the east.
Small woodland to the south.

7. Describe features / constraints: Access to the site.
Potential loss of mature wooded areas is accessed from the south, and loss of biodiversity.

8. Describe views, sight lines or vistas: Visible from the west (A141) and east, especially.
Otherwise enclosed.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Away from built form.
Impact on 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 is isolated from the built form and if developed independently would have an adverse impact on the open countryside and character of the area.

19c. Key considerations for policy: Distance from settlement
Part of Broad Location for Growth in Local Plan 2014.
Impact on countryside
Visual prominence adjacent to bypass.
Infrastructure and deliverability.

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

Potentially unsuitable

D

20b. Comments

This is located towards the south of existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006). It forms part of a cluster of site located towards the south of site 40006. The site is removed from the main part of March and if developed independently site would require a new vehicular access to the bypass which would be costly. Development would be have adverse visual impacts on the open countryside landscape.

Major Criteria

1. Site Availability	Availability unknown			N/a
2.(i) Min. + Waste Team comments:	This site has a band of sand and gravel through its middle, with the B1101 to the east. Given this, and the size of the site, mineral extraction is unlikely to be 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:	>50% of site area in Zone 1			B
3a.(ii) Site area in FZ1:	98.68%	3a.(iii) Site area in FZ2:	0.88%	3a.(iv) Site area in FZ3: 0.45%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a
3b.(ii) 1 in 30yr event (area):	14%	3b.(iii) 1 in 100yr event (area):	23%	3b.(iv) 1 in 1000yr event (area): 24%
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/YR17/0344/O: Erection of 2 x single-storey 3-bed dwellings involving the demolition of existi... (Refuse) F/YR15/1110/O: Erection of 3 dwellings involving demolition of existing buildings... (Refuse) F/YR10/0719/TRTPO: Works to 1no Sycamore Tree covered by TPO M/2/465/17... (Grant) F/YR17/1090/F: Erection of 2 single-storey rear extensions and formation of pitched roof to gar... (Grant)	

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Suitable access required with visibility. Footway and cycleway connections required.	
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: March Public Byway No. 18 is located to the west of the site. Opportunity to connect and improve byway to provide route to the north.

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:	Hook Drove; Lambs Hill Drove; Isle Of Ely Way; Wimblington Road; Barker's Lane; Neale Wade College; Sherbrooke Close	
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:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iv) Shops 10-15 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU	
11c.(v) Shops 15-20 min walk:	ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
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:	Burrowmoor Primary School; Cavalry Primary School	
11e.(i) Prox to secondary school:	Less than 5 min walk (< 400m)	A
11e.(ii) Secondary sch in 5 min walk:	Neale-Wade Academy	
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:	Neale-Wade Academy	
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington	

11f.(v) Emp area 15-20 min walk	March Town Centre; Eastwood Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	1802 (GARAGE)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 82.95% Grade 3: 17.05% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km:	Gault Bank Pollard Willows		
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		
16e. Wildlife Officer comments:	No wildlife concerns		
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 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	JENYNS HOUSE, TWO CHEST TOMBS, 25 YARDS EAST OF ST WENDREDA'S CHURCH, CHEST TOMB, ABOUT 15 YARDS NORTH OF NORTH AISLE OF CHURCH OF ST WENDREDA; 11, CHURCH STREET; CHEST TOMB, ABOUT TEN YARDS SOUTH OF SOUTH AISLE, AT CHURCH OF ST WENDREDA; HATCHWOODS; BARN, REAR OF NUMBERS 29 AND 31; CHEST TOMB ABOUT 20 YARDS NORTH OF NORTH AISLE, AT ST WENDREDA CHURCH; CHURCH HOUSE; CHURCH OF ST WENDREDA; CHEST TOMB, ABOUT 20 YARDS SOUTH OF CHURCH OF ST WENDREDA IN CHURCHYARD	
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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
18c.(v) Sched Mnmt 1-2km:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	Setting of listed building 1216348	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 03/06/2020 12:45:00

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

1b. Describe accessibility of site: Northern parcel is accessible. However southern parcel is problematic.
For south - no footway / cycleway.
For north - potentially OK, quite wide.

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

2b. Describe neighbouring uses: No for south. Yes for north.
South area is in open countryside largely away from any development.
Road to east. PRow to west. Open to north - countryside / scrubland.

3. Describe topography and lanscape: For southern parcel see comments on 40257 which are applicable.
Northern parcel - flat arable field. Generally open with linear row of dwellings to the north and east.

4. Describe layout, form, street pattern: Mainly linear development along Knights End Road with new cul-de-sac development to the north-east and established historic cul-de-sac to the west (Mill Hill Lane).

5. Describe building types and features: None on site. Mainly 2 storey adjacent to site.

6. Describe site's boundaries: Various hedges and hedgerows with some mature trees.

7. Describe features / constraints: None obvious on site.
Setting / views of St Wendreda's Church - Listed Building

8. Describe views, sight lines or vistas: Generally quite an enclosed site, but none prominent to the south (near allotments behind terraced houses on B1101).

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification:

The site would encroach into the open countryside but would be a natural extension to the town which has already expanded further south along the B1101 to the east.

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:**

Score based on northern parcel only.
The site is relatively enclosed and would relate reasonably to existing development to the north and east although it would extend into open countryside.

19c. Key considerations for policy:

Distance from services
Access
Proximity to built form
Impact on countryside
Status of land to the east (access fronting B1101)

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****Suitability uncertain/mixed effects****C****20b. Comments**

The site consists of two separate parcels of land, located within existing Local Plan 2014 allocation, the South West March Broad Location for Growth (40006).

The northern site is relatively free from constraints and is connected to the built area of March, and therefore has some merit as a development option. Whilst both sites extend into the open countryside, the southern parcel is remote and isolated from the built area. This would limit access to services and infrastructure.

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/YR17/0063/F Site with Full planning permission			
7.(ii) Planning History Search	F/YR17/0063/FDL: Erection of a 2-storey storage building involving demolition of existing buildin... (Grant) F/YR10/0227/F: Variation of condition 13 of Planning Permission F/95/0548/F (Erection of food s... (Grant) F/YR15/0010/F: Formation of car park access and exit from/to Creek Road... (Grant) F/YR13/0323/F: Erection of a 2-storey storage/office building involving demolition of existing ... (Refuse) F/YR13/0324/CA: Demolition of existing store and part of wall... (Grant) F/YR13/0887/F: Erection of a 2-storey storage/office building... (Grant) F/YR14/0120/A: Display of 2 no. externally illuminated fascia sign and 1 no. non-illuminated pr... (Grant) F/YR14/3142/COND: Details reserved by Condition 2 of Planning Permission F/YR14/0125/F (Replacemen... (Refuse) F/YR14/0125/F: Replacement of wooden windows and doors with upvc to side and rear elevations on... (Grant) F/YR11/0412/LB: Demolition of a Listed Building and formation of a garden with 600mm high wall a... (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:	Grays Lane; Burrowmoor Road; Darthill Road; Station Road; Bevills Place; Rookwood Road	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Cornerstone Practice; Mercheford House	
11b.(iii) Medical srvs 5-10 min walk:	Riverside Practice	
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:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(v) Shops 15-20 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
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:	Burrowmoor Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy; Cavalry Primary School; Westwood 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:	Neale-Wade Academy	
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	March Enterprise Park	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	705 (SMITHY)	
14a.(viii) Sites for DI 50-100m:	2533 (MILL); 706 (MALHOUSE)	
14a.(ix) Sites for DI 100-250m:	2406 (MADE GROUND); 3026 (REFUSE/SLAG HEAP); 2647 (NURSERY); 707 (MADE GROUND)	
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	

Likely suitable

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 within 1.01km – 2km of site	B
---	---------------------------------	---

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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) located on site / site intersects asset	E
------------------------------------	--	---

18a.(ii) CA intersects site: March

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: CORONATION FOUNTAIN; YE OLDE GRIFFIN HOTEL; THE CHEQUERS PUBLIC HOUSE; SWANS HOLT; 38, HIGH STREET; 86, HIGH STREET; MARCH AND DISTRICT MUSEUM; AUDMOOR HOUSE; TOWN HALL; ELWYN HOUSE; 93, NENE PARADE; 3,3A AND 3B, WEST END; 25, WEST END; BRITISH LEGION; OLD BANK HOUSE; 81 AND 83, HIGH STREET; THE SHIP INN; 36, HIGH STREET; CHURCH OF ST PETER; THE MAZE; WAR MEMORIAL; LLOYDS BANK; 38, WEST END

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	March (Conservation area - 5168)	
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Adjacent to Conservation Area	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 08/06/2020 10:30:00

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

1b. Describe accessibility of site: 2 motorcycle shops
Extant planning permission for storage
Appears not to have been implemented

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

2b. Describe neighbouring uses: Fishing tackle shop, scout hut, Sainsburys (rear)
Rear of Boots, M&Co and other shops. 2 storey storage building and garages.
Car park.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Town centre location within Conservation Area and Car Park to the front of the unit.

5. Describe building types and features: Mixture of listed buildings and more modern additions. Generally the views are those of the rear / service areas of buildings.

6. Describe site's boundaries: Walls, fences, sides of neighbouring buildings.

7. Describe features / constraints: Neighbouring listed buildings and within the Conservation Area.

8. Describe views, sight lines or vistas: Visible, commencing from the junction of Mill View / Creek Road and prominent within the area.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Would depend on details of proposal - could be positive or negative - partly depends if retail units are lost.

Likely suitable

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:	Without further detailed proposals not possible to ascertain the effect of development on character and amenity.	
19c. Key considerations for policy:	Create a lo of dead frontage if retail units are lost. Impact on neighbouring amenity. Impact on heritage assets.	

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 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 in the western extent of the Waste Consultation Area of the March Trading Park. B2 development would be complimentary to the safeguarded waste management sites on the Trading Park, and unlikely to prejudice the March landfill site. Whilst the site may be underlain by sand and gravel, mineral extraction would not be practicable.				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AI March Trading Park Waste Consultation Area. Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
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:	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):	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:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	F/YR07/0147/F Site with Full planning permission	
7.(ii) Planning History Search	F/YR10/0517/EXTIME: Erection of 3 buildings to provide 9 units for B1 (Business) B2 (General Industr... (Grant) F/YR19/0766/F: Erect a single-storey extension to rear of existing building... (Grant) F/YR15/3047/COND: Details reserved by Conditions 2, 3, 4 and 5 of Planning Permission F/YR14/0405/... (Approve) F/YR18/0761/F: Erection of 11 x business units (B1, B2 and B8) and 1.8m high palisade fencing a... (Grant) F/YR15/0728/NONMAT: Non-material amendment: Additional car parking space, pathway around building an... (Approve) F/YR14/0405/F: Erection of 13no business units for B1, B2 and non food retail warehouse with as... (Grant) F/YR11/0479/F: Change of use from business unit (B1, B2 & B8) to weightlifting gym (D2) (Retros... (Grant) F/YR17/0110/F: Erection of 2 x 8.75m high (max height) industrial buildings for B2 (General Ind... (Grant) F/YR19/0364/F: Change of use of the land to a sui-generis use involving: Erection of workshop a... (Grant) F/YR16/1177/F: Ancillary retail use (A1) to a commercial laundry business (B1)... (Grant) F/YR17/0990/NONMAT: Non-material amendment: Individual parking spaces changed from block paving to b... (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: St Mary's Church; Superstore forecourt

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: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX

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

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

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: All Saints Interchurch Academy; Westwood Primary School

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

E

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

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

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

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

11f.(i) Proximity to employment: Less than 15 min walk (< 1,200m)

C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	0500/0136 (MARCH)	
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	F/YR18/0231/F - Unsuspected contamination conditions attached	
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 Environment16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site A16a.(ii) Prox to County Wildlife Sites: CWS within 501m – 1km of site C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Whitemoor Marshalling Yard

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

Norwood Nature Reserve; Whitemoor Pit and Nature Reserve

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 A17.(ii) TPO area: No TPO area within 15m of the site A**Heritage**18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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:

Site Visit

Date / Time of Site Visit: 09/06/2020 11:45:00

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

1b. Describe accessibility of site: Existing units are on site - 10 units. Extant planning permission. Proposal is acceptable. Being built out.

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: Extant planning permission
Slow delivery of remainder of units.

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms site is under construction. The site is located within the March Trading Estate for Broad Location for Growth (40008).

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:	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):	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:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR16/0525/F Site with Full planning permission			
7.(ii) Planning History Search	F/YR16/0525/F: Erection of a building and refurbishment of 1no building for B8 with trade/count... (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:	St Mary's Church; Superstore forecourt			

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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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 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:	HMP Whitemoor area, March	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of	

Likely suitable

30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

D

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Whitemoor Marshalling Yard

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

Norwood Nature Reserve; Whitemoor Pit and Nature Reserve

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: 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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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:

Site Visit

Date / Time of Site Visit: 09/06/2020 11:40:00

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

1b. Describe accessibility of site: Within the March Trading Park - Accesses and footways exist.

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

2b. Describe neighbouring uses: Commercial to east and north. Tesco's petrol station to south. Pub / restaurant and KFC to the west.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Commercial estate roads and cul-de-sacs

5. Describe building types and features: Modern warehouse sheds

6. Describe site's boundaries: Mainly substantial hedgerows and trees to, east, south and west. Fencing to the north.

7. Describe features / constraints: None obvious.

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

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: Within an established site and commercial area. Would accord with this (stated intention of B uses only)

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

A

19b. Justification: Should be capable of not adversely impacting on the area.

19c. Key considerations for policy: Existing site and use, location
Retail elements - for trade only?

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. The site is located within the existing Local Plan 2014's March Trading Estate Broad Location for Growth (40008).

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site has planning permission, and only a part of the site falls within the March Trading Park Waste Consultation Area. Development is unlikely to prejudice the ongoing waste operations protected through the Waste Consultation Area.				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, March Waste Consultation 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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	20%	3b.(iii) 1 in 100yr event (area):	30%	3b.(iv) 1 in 1000yr event (area):	75%
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/YR18/0761/F Site with Full planning permission				
7.(ii) Planning History Search	F/YR19/0766/F: Erect a single-storey extension to rear of existing building... (Grant) F/YR18/0761/F: Erection of 11 x business units (B1, B2 and B8) and 1.8m high palisade fencing a... (Grant) F/YR09/0790/F: Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Clas... (Grant) F/YR10/0694/F: Proposed use of Units 3, 4 and 5 for purposes within Use Classes B1, B2 or B8 o... (Grant) F/YR11/0479/F: Change of use from business unit (B1, B2 & B8) to weightlifting gym (D2) (Retros... (Grant) F/YR19/0364/F: Change of use of the land to a sui-generis use involving: Erection of workshop a... (Grant) F/YR09/0789/F: Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Clas... (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: St Mary's Church; Superstore forecourt

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m) E

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

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

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

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 10 min walk (< 800m) B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

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: All Saints Interchurch Academy; Westwood Primary School

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m) E

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

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

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

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

11f.(i) Proximity to employment: Less than 15 min walk (< 1,200m) C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: HMP Whitemoor area, March

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	0500/0136 (MARCH)	
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	F/YR18/0761/F - no objections from EH officer	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
	Whitemoor Marshalling Yard	
16a.(v) CWS 500m - 1km:		
	Norwood Nature Reserve; Whitemoor Pit and Nature Reserve	
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	
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 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CHURCH OF ST MARY	
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:

Site Visit

Date / Time of Site Visit: 09/06/2020 12:00:00

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

1b. Describe accessibility of site: Road exists up to site boundary.
Also footways.

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

2b. Describe neighbouring uses: Commercial buildings to the east and south.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Commercial estate road leading to cul-de-sac

5. Describe building types and features: Modern single storey and 2 storey commercial units and offices

6. Describe site's boundaries: Bunding to the west and north.
Open drain to east.
Units to south.

7. Describe features / constraints: None

8. Describe views, sight lines or vistas: Visible from the north - open

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: On the edge of a established commercial estate. Would 'finish off' this part of the estate.

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

A

19b. Justification: Would accord with character of the area. Landscaping to the north would help (with bunds) to reduce impact on countryside.

19c. Key considerations for policy: Existing commercial estate
Compatibility with character of the area
Need to be mindful of any potential expansion northwards - roads designed accordingly.

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 extant planning permission and therefore has been determined to be suitable for development through the planning system. The site is located within the existing Local Plan 2014's March Trading Estate Broad Location for Growth (40008).

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has planning permission, and only a part of the site falls within the March Waste Consultation Area and Transport Safeguarding Area. Industrial development is unlikely to prejudice the ongoing mineral and waste operations protected through the Waste Consultation Area and Transport Safeguarding Area.				
2.(ii) Intrsects Min. + Waste resource:	Waste Consultation Area; Transport Safeguarding Area; Sand & Gravel				
2.(iii) Min. and Waste policy area:	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas and CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1P and W1R March Trading Park, March Waste Consultation Area and Policy T2G Whitemoor, March Transport Safeguarding 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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	12%	3b.(iii) 1 in 100yr event (area):	25%	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:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR17/1147/F Site with Full planning permission			
7.(ii) Planning History Search	F/YR17/1147/F: Erection of a cold storage building including plant rooms, 6no loading docks, 14... (Grant) F/YR16/0134/F: Erection of 2 x single-storey extensions on north and south side buildings to ho... (Grant) F/YR14/0549/F: Erection of a single-storey side and rear extension to existing dwelling... (Grant) F/YR10/0182/F: Erection of a single-storey rear/side extension to existing dwelling... (Grant) F/YR13/0287/F: Change of use of agricultural land to extend lorry and car park... (Withdrawn) F/YR15/0444/PNSOL: The installation of 133 kWp solar pv equipment on the flat roof of existing buil... (Further Details Not Required) F/YR15/1074/F: Erection of 2 x single-storey extensions on north and south side buildings to ho... (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: Elm Road Level Crossing

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: March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

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: All Saints Interchurch Academy

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

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

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

E

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

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

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

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

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

A

11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:	HMP Whitemoor area, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary 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 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor 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 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	
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:	3006 (RAILWAY)	
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: 9.13% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 90.87%

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 500m of site D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Graysmoor Pit; Whitemoor Pit and Nature Reserve

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: 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 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

Site Visit

Date / Time of Site Visit: 02/06/2020 10:20:00

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

1b. Describe accessibility of site: Along narrow road to established industrial estate.

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

2b. Describe neighbouring uses: Existing industrial area. Dwellings to the east is need to provide safeguard for amenity.
Facet centre opposite. Disused railway to the west.

3. Describe topography and lanscape: Flat

4. Describe layout, form, street pattern: Cul-de-sac to serve industrial area.

5. Describe building types and features: 1930s industrial buildings to modern day. Single / 2 storey on south side of road and to east. Cold stores approximately 3 storeys - taller and bulkier.

6. Describe site's boundaries: Mixture of fences / planting
Tree belt and hedgerows on west, north and east.

7. Describe features / constraints: Width of Marwick Road and its location within March. Dwellings to the east.

8. Describe views, sight lines or vistas: Within a contained industrial area.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Within March. No known heritage assets.
Unlikely to be visible from street on countryside - but impact on neighbours.

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: Would be compatible with (most) uses in vicinity but intensification of a small industrial road. Proximity to neighbours.

19c. Key considerations for policy: Employment offer
Extant planning permission
Impact on neighbours

Width of Marwick Road
Location in March

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 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:	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:	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	<p>F/0462/80/O: Erection of a dwellinghouse (to replace dwelling damaged by fire)... (Refused) F/YR19/3090/COND: Details reserved by conditions 4, 5, 7, 8, 10, 11, 13, 14, 15 and 16 of planning permissio... Approve F/YR11/0955/F: Erection of air source heat pump enclosure and lamp standard within churchyard... (Grant) F/YR10/0593/F: Reinstatement of roof with slate following fire, involving insertion of 4 rooflights to Na... (Grant) F/YR07/0200/F: Erection of 6 workplace homes comprising of 6 x 4-bed detached houses with garages and wor... (Grant) F/0366/89/O: Layout of land with roads, sewers, railway sidings for a freight interchange and distribut... (Grant) F/97/0916/O: Erection of industrial buildings for B1, B2 & B8 use, including off-site highway works... (Granted) F/1537/88/O: Business, Industrial and Storage and Distribution Development (Use Classes B1 B2 and B8)... (Granted) F/YR16/0834/F: Erection of a 2-storey 3-bed dwelling with attached garage... (Grant) F/YR17/3047/COND: Details reserved by condition 2 of planning permission F/YR16/0834/F... Approve F/YR11/0276/NONMAT: Non-material amendment: Alterations to roof and glazing on west elevation relating to plan... Approve F/YR19/0602/RM: Reserved Matters application relating to detailed matters of appearance, landscaping, layo... F/YR04/4176/O: Workplace Homes Development (0.66ha)... (Grant) F/YR11/0418/F: Erection of 2 x 2-storey 4-bed dwellings, 3 x 3-storey 6/7-bed dwellings and associated ga... (Refuse) F/YR08/0723/F: Reconstruction of existing footpath to provide ramp and erection of handrail and steps for... (Grant) F/YR10/0035/F: Conversion of and extensions to outbuildings to form bungalow and retention of former kenn... (Grant) F/0434/89/RM: Layout of roads, location of balancing reservoir, siting and external appearance</p>					

ofbuildi... (Grant) | F/YR16/0436/O: Erection of 9 x dwellings (max) (Outline with matters committed in respect of access)... (Grant) | F/YR12/0930/TRTPO: Works to 2 Lime Trees and 1 Norway Maple covered by TPO M/2/465/15... (Grant) | F/YR10/0916/F: Erection of a single storey side extension to existing dwelling... (Grant) | F/0334/79/F: Alterations and reconstruction of dwellinghouse following fire... | F/YR10/0073/TRTPO: Felling of 1 Copper Beech Tree covered by TPO M/2/465/17... (Grant) | F/99/0484/F: Installation of UPVC windows and doors... (Granted) | F/YR19/1106/F: Erect 9 dwellings (8 x 2-storey 2-bed and 1 x 2-storey 3-bed) and associated works... | F/YR19/0052/F: Erection of a single-storey side extension and re-positioning/removal of windows to northe... (Grant) |

Transport

8a. Local road impacts: No objection with minor mitigation measures

A

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

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: St Mary's Church; Superstore forecourt

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

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

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

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

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX

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

11c.(v) Shops 15-20 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

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: Westwood Primary School

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

E

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

11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March	
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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:	Unsuspected Contaminated Land Condition recommended in an earlier Planning	

Consultation relating to previous land use.

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:

Norwood Nature Reserve; Whitemoor Marshalling Yard; Whitemoor Pit and Nature Reserve

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:

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) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: Church Of St Mary

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: Setting of listed building 1216492

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Immediately east of the church at St Mary's this area is surrounded by evidence dating to the early Iron Age (MCB20432), Roman (MCB27382) and post medieval (MCB20095) periods all derived from archaeological investigation. The parcel is located at the edge of the 'island' of March, with the potential for fen edge deposits.

Site Visit

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

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

1b. Describe accessibility of site: Narrow footpath exists

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

2b. Describe neighbouring uses: Listed church and church Hall to the South West. There are dwellings and external planning permission to the North East and South - although density, especially to North East is low.

3. Describe topography and lanscape: Site comprises the car park area for the church Hall and predominantly wooded area adjacent [north-east half]. Trees also within car park area.

4. Describe layout, form, street pattern: A141 is a busy main road with frontage development and small cul de sacs to the East.

5. Describe building types and features: Church Hall is adjacent - single Storey pitched roof. None on site. Listed church to the North.

6. Describe site's boundaries: Mainly mature trees and hedgerows.

7. Describe features / constraints: Listed buildings to northwest. Mature trees on and around site - loss of biodiversity.

8. Describe views, sight lines or vistas: Generally an enclosed site- set back from the main road- although development would be prominent from the road.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Negative

9d. Justification: The site is outside the main built up part of March with more of a mixed character between urban/rural. However setting of listed church would be

affected by adjacent development.

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 wooded area contributes both to biodiversity and the setting of Saint Mary's [listed church] and development would have an adverse impact on the built form as well as the wider streetscape/ landscape.	
19c. Key considerations for policy:	Loss of car park Setting of listed building Outside settlement Loss of trees and biodiversity Character of area	

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	Potentially unsuitable	D
20b. Comments	Development may adversely impact on the setting of Saint Mary's [listed church], and built form as well as the wider streetscape/ landscape. Potentially impacts on biodiversity through loss of grassland and wooded 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 immediately adjacent to the site known as the Westry (March) AD Plant. The extent of the waste management operation now extends further than that shown on the Site Specific Proposals Plan Inset Map 140, Policy W8AH. The Waste Planning Authority (WPA) would have serious concerns about an allocation for residential development in such close proximity to an active waste management site. Core Strategy Policy CS30 Waste Consultation Areas is relevant and this states that development in such a location must only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management uses. If the Local Planning Authority is minded to allocate this site it is suggested that further discussions take place with the WPA. 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:	W8AH: Waste Consultation Area - March AD Plant (Westry)				
3. Flood Risk - Vulnerability:					
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):	5%	3b.(iii) 1 in 100yr event (area):	6%	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/YR13/0834/O March Trading Estate (broad location for growth) (LP9)	
	F/YR13/0834/O	

7.(ii) Planning History Search

F/YR15/0767/F: Variation of condition 13 of planning permission F/YR12/0305/F (Erection of 2 x 3-storey 6... (Grant) | F/0462/80/O: Erection of a dwellinghouse (to replace dwelling damaged by fire)... (Refused) | F/YR16/1021/RM: Reserved matters application relating to detailed matters of landscaping pursuant to outli... Approve | F/0804/89/O:

Business, general industrial and storage ordistribution development (Classes B1, B2 andB... Withdrawn | F/YR11/0276/NONMAT: Non-material amendment: Alterations to roof and glazing on west elevation relating to plan... Approve | F/YR12/0305/F: Erection of 2 x 3-storey 6/7-bed dwellings and 1 x 2-storey 4-bed dwelling with detached d... (Grant) | F/YR11/0418/F: Erection of 2 x 2-storey 4-bed dwellings, 3 x 3-storey 6/7-bed dwellings and associated ga... (Refuse) | F/YR16/0713/F: Variation of condition 11 of planning permission F/YR13/0834/O (Erection of 2 x 3-storey 7... (Grant) | F/YR13/3091/COND: Details reserved by conditions 6, 7, 10 and 12 of planning permission F/YR12/0305/F (Erect... Approve | F/YR17/1242/VOC: Variation of condition 01 of planning permission F/YR15/0767/F (Variation of condition 13 ... (Grant) | F/YR03/0974/O: Erection of a dwelling... (Refused) | F/YR10/0035/F: Conversion of and extensions to outbuildings to form bungalow and retention of former kenn... (Grant) | F/YR02/0755/O: Erection of a dwelling... (Refused) | F/YR18/0685/CERTLU: Certificate of lawfulness (Existing): Erection of a dwelling (dwelling not built in accord... Issue Certificate | F/YR13/0317/O: Erection of 4no dwellings with garages... Withdrawn | F/YR03/1403/O: Erection of a dwelling... (Granted) | F/YR04/4114/RM: Erection of a 5-bed 2 and a half-storey house and detached double garage with store over... Approve | F/YR04/3659/RM: Erection of a 5-bed 2 and a half-storey house and detached double garage with store over... Withdrawn | F/YR13/0834/O: Erection of 2 x 3-storey 7-bed and 2 x 2-storey 4-bed dwellings with detached double garag... (Grant) | F/YR10/0916/F: Erection of a single storey side extension to existing dwelling... (Grant) | F/0334/79/F: Alterations and reconstruction of dwellinghouse following fire... | F/YR16/3109/COND: Details reserved by condition 8 ((Refuse) strategy) of planning permission F/YR16/0713/F (Va... Approve | F/YR16/3074/COND: Details reserved by condition 4 of planning permission F/YR13/0834/O (Erection of 2 x 3-st... Approve |

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	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:	Wisbech Road; St Mary's Church	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	

11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Enterprise Park	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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 501m – 1km of site	C	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
	Whitemoor Marshalling Yard		
16a.(v) CWS 500m - 1km:			
	Norwood Nature Reserve; Whitemoor Pit and Nature Reserve		
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:	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 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Church Of St Mary	
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:	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/YR13/0834/O) and has recommendations in place for investigation prior to development based on the scheme associated with that planning reference. Parcel is located at the edge of the 'island' of March, with the potential for fen edge deposits	

Site Visit

Date / Time of Site Visit: 06/11/2020 11:05:00

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

1b. Describe accessibility of site: A narrow footpath exists along the frontage.

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

2b. Describe neighbouring uses: Farm buildings to the North. Dwellings, outbuildings and church to the South. Open fields to East. A141 and open fields to the West.

3. Describe topography and lanscape: Flat enclosed area of farm , park dwelling curtilage and park paddock type areas.

4. Describe layout, form, street pattern: Frontage development along A141 with substantial gaps. Mix of uses e.g.

farm, dwelling, parking, station, church, etc.

5. Describe building types and features: *Farm buildings, large sheds in North part with two Storey detached dwelling. Detached buildings (mainly) in vicinity.*

6. Describe site's boundaries: *Mix of hedgerows [West, East and South boundaries] including mature trees. Farm and buildings to the North.*

7. Describe features / constraints: *Listed church to the South. Potential to coalesce with March trading park to the East.*

8. Describe views, sight lines or vistas: *The site would be generally enclosed and therefore not that visible, especially from Rd.*

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

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

9c. Historic features: *Somewhat negative*

9d. Justification: *Whilst there is built development to the South, this is of low density and more of a rural rather than urban feel. It would impact on open countryside, thereby detracting from rural character of area. Close to listed church.*

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

D

19b. Justification: The site is effectively in open countryside with the southern boundary forming the outer limits of the established built form of March. Development would affect the character of the area in what is a poor location in sustainability terms. Setting of listed church would be affected.

19c. Key considerations for policy: Impact on countryside
Impact on town shape and extent
Unsustainable location
Coalescence with March Trading Park

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 **Suitability uncertain/mixed effects**

C

20b. Comments The site has extant planning permission for four dwellings, and seeks to extend the site to provide more dwellings or retail development. The site is unsuitable for employment and retail use. The need for additional retail development, and potential impacts on existing retail locations are unclear. Development would affect the character of the area in what is a poor location in sustainability terms. Setting of listed church would be affected.

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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	23%	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:	2.01km - 5km from site				B

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	F/YR16/0958/O F/YR16/0958/O	
7.(ii) Planning History Search	F/YR04/4338/F: Erection of 2 x 3-bed detached houses with detached garages... (Grant) F/94/0281/F: Erection of 72 dwellings (comprising 7 x4-bed detached houses, 12 x 2-bed semi-detached ... (Refused) F/YR16/0958/O: Erection of up to 4 new dwellings (Outline application with all matters reserved)... (Grant) F/0933/87/O: Residential development - 9 houses and 6 bungalows... F/1121/87/O: Residential development 5.6 ha... F/YR00/0437/O: Residential Development - 0.18 ha... (Granted) F/YR03/1013/O: Residential Development (0.18ha)... (Granted) F/1121/87/RM(1): Erection of 101 houses, 9 bungalows and 24 flats... Approve F/90/0962/O: Residential Development (5.6 ha.)... (Granted) F/95/0138/O: Residential development (5.6 ha)... (Granted) F/YR02/1010/F: Erection of conservatory to rear of existingdwelling... (Granted) F/YR03/0203/F: Erection of 8 x 3-bed semi-detached houseswith integral garages and 2 x 3-bed detachedho... (Granted) F/YR15/1126/F: Erection of a single-storey rear extension involving the partial demolition of existing ex... (Grant) F/YR00/0722/F: Erection of 19 x 3-bed chalet bungalows,16 x 3-bed semi-detached houses and36 x 3-bed de... (Granted) F/94/0103/O: Residential development (5.6 ha)... (Refused) F/96/0831/O: Residential Development - 0.18 ha... (Granted) F/98/0891/REG3: Erection of a single-storey rear extension toexisting group home... Deemed Consent (CCC)	

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:

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: Railway Station; Estover 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: Riverside Practice

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: March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

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

11c.(v) Shops 15-20 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

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: All Saints Interchurch Academy

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

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

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

E

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

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

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

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

11f.(i) Proximity to employment: **Less than 10 min walk (< 800m)****B**

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk: March Enterprise Park

11f.(iv) Emp area 10-15 min walk: HMP Whitemoor area, March

11f.(v) Emp area 15-20 min walk: March Town Centre

12a.(i) Primary school catchment: All Saints InterChurch Primary school

12a.(ii) Primary school capacity: **Limited capacity****C**

12b. Pri school capacity comments: There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity****C**

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

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: 297745 (WORKS)

14b. Env Health Officer comments: No observations as at 26.10.20

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 within 500m of site D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: March East Junction Signal Box

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: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. CHET has commented on this site previously under planning reference (F/YR16/0958/O) and has recommendations in place for evaluation prior to development based on the scheme associated with that planning reference.

Site Visit

Date / Time of Site Visit: 06/11/2020 12:15:00

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

1b. Describe accessibility of site: Main access is possible from Elm road plan to also Campbell way to the West, by all modes of transport.

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

2b. Describe neighbouring uses: Site is surrounded by dwellings.

3. Describe topography and lanscape: Flat, open enclosed area grassed land which includes a few mature trees.

4. Describe layout, form, street pattern: Elm road is a busy access Road into March. Campbell way to west is part of a cul de sac complex from Elm road.

5. Describe building types and features: Two Storey detached adjacent site to North, West and South. Single Storey on Elm Rd South of access point.

6. Describe site's boundaries: Mixture of domestic fences/ hedges with mature trees along southern and NW boundaries [and some to East near access].

7. Describe features / constraints: Trees on site boundaries and within site - assist with screening and have biodiversity value.

8. Describe views, sight lines or vistas: Generally an enclosed site with little visible from Main Street views [Elm road] but would be visible from Campbell way.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: Site would accord with the built up character of the area and should [depending on details] relate well to the street scene.

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: Whilst in a sustainable location within the town, there are a number of mature

trees on the site which should be retained for biodiversity and amenity value.

19c. Key considerations for policy:	<p>Previously allocated for open space</p> <p>Recent planning permission</p> <p>Trees on site</p> <p>Accesses</p> <p>Amenity of neighbours</p>
--	--

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	Potentially suitable	B
20b. Comments	<p>The site is accessible due to its location within March's built area. The site is relatively unconstrained and therefore is likely suitable for development. There are a number of mature trees on the site which, where possible, should be retained for biodiversity and amenity value.</p>	

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:	>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):	20%	3b.(iv) 1 in 1000yr event (area):	28%
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/1368/88/O: Layout of land to provide 4 residential building plots and estate roadLand at rear White... (Refused) F/YR11/0764/F: Erection of a 2-storey 2-bed dwelling with attached 1-bed annexe and detached garage and s... (Grant) F/YR00/0514/F: Erection of a single-storey side extension toexisting dwelling... (Granted) F/0512/81/F: Extension to bungalow... F/YR14/0656/F: Erection of a 2-storey 3-bed dwelling for supported living with attached 1-bed annexe for ... (Grant) F/0733/89/O: Erection of a bungalow and garage.... (Granted) F/0506/84/O: Erection of a dwellingAdjacent to Holly Lodge Whitemoor Road March... (Refused)	

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Site access/junction required with suitable visibility and geometryNeed to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Peas Hill Road; Meadowlands; Superstore forecourt	
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:	Riverside Practice	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(v) Shops 15-20 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN	
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:	Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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:	March Enterprise Park	
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	All Saints InterChurch Primary school	

12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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. Evidence of Early Roman and medieval features approximately 500m due north identified during evaluation (ECB5833).

Site Visit

Date / Time of Site Visit: 11/06/2020 10:55:00

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

1b. Describe accessibility of site: Site is around the West side of the a 141 - no safe crossing for pedestrians or cyclists . No foot waves.

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

2b. Describe neighbouring uses: Site is effectively a countryside location despite being close to the town. Rail way to North . Dwellings to South East and West - sporadic development

3. Describe topography and lanscape: Flat, open arable field - self contained. Relatively small for Fenland area.

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

5. Describe building types and features: None on site. Single Storey, sporadic dwellings in vicinity along Lane.

6. Describe site's boundaries: Mix of hedges and fences close to dwellings. Railway to North- Bramble hedge. Open on Lane.

7. Describe features / constraints: Accessibility for those other than vehicle drivers. Close to a 141 bridge (noisy) And railway line.

8. Describe views, sight lines or vistas: Would be very prominent from the Lane and railway.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site, away from the main built form of March and its development, would have a negative impact on the rural character of the area.

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

E

19b. Justification: The site is removed from the main built up area of March and would not be safely accessible by foot or cycle. It is close to a busy road and railway when noise would be an issue. Countryside character would be affected.

19c. Key considerations for policy: Noise
Impact on built form and character of area
Impact on countryside
Sustainable transport/ travel.
Narrow Lane

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site is located wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The site is removed from the main built up area of March and would not be safely accessible by foot or cycle. It is close to a busy road and railway when noise would be an issue. Countryside character would be affected.

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:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	3%	3b.(iii) 1 in 100yr event (area):	6%	3b.(iv) 1 in 1000yr event (area):	8%
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):	South-east March (strategic allocation) (LP9)	
7.(ii) Planning History Search	<p>F/YR15/0645/F: Erection of single-storey front and rear extensions and 2-storey side extension to existin... (Grant) F/YR20/0342/RM: Reserved Matters application relating to detailed matters of, appearance, landscaping, lay... F/96/0513/TEL1: Erection of 15.0 metre high tower and installation of 6 no. sector antennas; 6 no. TMU uni... (Further details not required) F/YR02/0543/F: Erection of a 4-bed detached house with integral double garage... (Granted) F/0207/84/F: Erection of house and integral double garage Land to rear of 2A Wimblington Road March... F/YR16/0345/SC: Screening Opinion:- Residential Development (up to 600 dwellings)... (Further details not required) F/YR17/0815/O: Erection of a dwelling (outline application with matters committed in respect of access)... (Refuse) F/99/0349/TEL1: Installation of revised antennae and equipment housing cabinet... (Further details not required) F/YR19/0335/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR04/3101/F: Erection of 3-bed chalet bungalow with detached garage and store... (Grant) F/YR08/0745/F: Erection of 2-storey side extension involving demolition of existing garage/utility... (Grant) F/0037/84/O: Erection of two dwelling houses Land r/o 2A Wimblington Road March... F/0508/80/O: Residential Development (5 dwellings) Town End Pits Lane March... (Refused) F/0925/79/O: Residential development (approx 0.7 acre) Town End Pits Lane March... (Refused) F/94/0505/O: Erection of 4 x 2-storey dwellings together with improvements to Barkers Lane... (Refused) F/YR04/4424/O: Residential Development (0.08 ha)... (Refuse) F/YR16/0646/NONMAT: Non-material amendment:</p>	

Change proposed garage to study relating to planning permission F/... Approve | F/0850/87/F: Erection of a bungalow and detached garage Sherbrooke Close Off Wimblington Road March... Approve | F/YR04/3064/O: Erection of a bungalow... (Refuse) | F/YR08/0394/F: Change of use from dwelling to 6-bed care home... (Grant) | F/YR05/0803/O: Erection of a bungalow... (Refuse) | F/YR04/3301/F: Erection of a single-storey side extension to existing dwelling... (Grant) | F/YR10/0021/SC: Screening Opinion:- Residential (up to 960 dwellings) with associated landscaping, sports ... Further Details Required | F/99/0849/F: Erection of a 3-bed detached house with attached garage... (Granted) | F/95/0348/O: Residential Development (0.27 ha)... (Refused) | F/0049/86/F: Erection of a bungalow and detached garage Land rear of 2A Wimblington Road March... | F/YR05/1254/F: Change of use from agricultural land to caravan storage site... (Refuse) | F/99/0062/F: Erection of a 2-storey side extension to existing dwelling... (Granted) | F/YR08/0196/F: Erection of part 2-storey, part single-storey side extension and detached single garage, i... (Grant) | F/0165/88/F: Erection of a bungalow and detached garage 3 Sherbrooke Close March... | F/YR16/0060/CERTP: Certificate of Lawful Use (Proposed): Change of use from care home to house of multiple oc... (Refuse) Certificate | F/YR07/1229/F: Change of use from dwelling to 6-bed residential care home... (Refuse) | F/0759/79/F: Retention of one block of 8 polythene growing houses Town End Pits Nurseries Barkers Lane... | F/YR12/0123/SC: Screening Opinion:- Residential Development (400 dwellings approx)... (Further details not required) | F/0290/83/O: Erection of 2 dwellings (rear of 2a Wimblington Road) Northern end of Town End Pits Lane M... (Refused) | F/YR17/0972/F: Change of use from C2 (Residential Institution) to C3(B) (6-bed dwelling with care)... (Grant) | F/YR03/1314/F: Erection of a 3-bed chalet bungalow with detached garage and store... (Granted) | F/YR04/3850/F: Erection of single-storey extension to front of existing dwelling... (Grant) | F/YR04/4092/O: Erection of a bungalow... (Grant) |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Agree with TA comments. Site access/junction required with suitable visibility and geometry A141 B1101 roundabout needs consideration. Capacity of March town centre. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement. Full Transport Assessment and Travel Plan would be required for this 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 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Wimblington Road; Barker's Lane; Lambs Hill Drove; Neale Wade College; Sherbrooke Close; Monument View	
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:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	

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

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

One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Spar, Mill Hill Garage March Limited Wimblington Road March Cambridgeshire PE15 0YB

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

Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

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:

Cavalry Primary School

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

Burrowmoor 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:

Neale-Wade Academy

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

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

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

11f.(i) Proximity to employment:

Less than 15 min walk (< 1,200m)

C

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

March Town Centre

11f.(v) Emp area 15-20 min walk

Eastwood Industrial Estate, Wimblington

12a.(i) Primary school catchment

Cavalry Primary School

12a.(ii) Primary school capacity:

Space capacity in some years

B

12b. Pri school capacity comments:

There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.

13a.(i) Secondary school catchment

Neale-Wade Academy

13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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 (SMITHY)	
14b. Env Health Officer comments:	Historical mapping data shows this site has previous use (town pit & nursery) that could give rise to potential ground contamination. Full land assessment will be required in the interests of human health & environment if to be developed.	
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:	Gault Bank Pollard Willows	
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) Existing Wetland:	No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) 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: TPO point within 15m of the site C

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: Jenyns House; Two Chest Tombs, 25 Yards East Of St Wendreda's Church; Chest Tomb, About 15 Yards North Of North Aisle Of Church Of St Wendreda; 11, Church Street; Chest Tomb, About Ten Yards South Of South Aisle, At Church Of St Wendreda; Barn, Rear Of Numbers 29 And 31; Chest Tomb About 20 Yards North Of North Aisle, At St Wendreda Church; Church House; Church Of St Wendreda; Chest Tomb, About 20 Yards South Of Church Of St Wendreda In Churchyard

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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-E - Heritage asset on site. Archaeological condition or pre-determination may be required. Site evaluated in 2017 (ECB5235) with archaeological features of a likely prehistoric date identified within the proposed site. Further to the west numerous records indicating prehistoric to medieval activity at Neale Wade College (ECB3360) at Jobs Lane (ECB3013) and Orchard House (ECB1475). Further cropmarks and finds are also recorded within 500m. Parcel is located at the edge of the 'island' of March, with the potential for fen edge deposits

Site Visit

Date / Time of Site Visit: 06/11/2020 13:30:00

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

1b. Describe accessibility of site: On their own, the site could not provide suitable accesses for all travel modes without significant infrastructure upgrades. OK as part of a wider master plan, however.

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

2b. Describe neighbouring uses: Secondary school to the North, dwellings to the West. Open fields to the East and South. Site between the two identified is used to store abandoned vehicles.

3. Describe topography and lanscape: Flat and open generally. Some trees stand within the site . Used for arable farming.

4. Describe layout, form, street pattern: B1101 is a busy main Rd serving March from the South.

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

6. Describe site's boundaries: Mixture of domestic fences/ hedges, open and hedgerows with some trees.

7. Describe features / constraints: Access to sites is inadequate.

8. Describe views, sight lines or vistas: Due to their location, not visible from the main road but would be from the South, North and East.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site to North would relate acceptably to the built form of the town . Less so the site to the South, which would protrude incongruously into open countryside.

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

19b. Justification: The sites could come forward as a wider master plan in conjunction with wider masterplan in conjunction with neighbouring sites to allow comprehensive development to occur. Otherwise piecemeal development would have an adverse impact on the character of the area.

19c. Key considerations for policy: Within SE March strategic allocation in Fenland local plan 2014
Consider as part of wider master planning.
Access
Sustainable location

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

Suitability uncertain/mixed effects

C

20b. Comments

The site consists of two parcels located within the South-East March Broad Location for Growth (40005), as identified by the current adopted Local Plan 2014.

As an isolated development, the site would likely have an adverse impact on the character of the area and access may be constrained, and would therefore be unsuitable for development.

Where considered as part of a wider development - for example with adjacent submission adjacent site 40282, the site provides opportunity for a strategic, coordinated development. Development of the combined site would require the provision of transport infrastructure and a new primary school.

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:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 1				B
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):	5%	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):	South-west March (broad location for growth) (LP9)				
7.(ii) Planning History Search	<p>F/YR14/0484/NONMAT: Non-material amendment: Windows widened, changes to rear window and door and velux in roo... Approve F/0775/83/F: Alterations and two-storey extension81 Wimblington Road March... (Refused) F/0470/81/F: Two storey extension to dwellinghouse... F/YR15/0180/F: Erection of a detached garage to existing dwelling involving demolition of existing garage... (Grant) F/YR18/0154/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR17/0344/O: Erection of 2 x single-storey 3-bed dwellings involving the demolition of existing buildin... (Refuse) F/YR06/1203/F: Formation of dormer window to side of existing dwelling... (Grant) F/YR12/0859/F: Erection of 2-storey side/rear extensions and porch to front of existing dwelling, involvi... (Grant) F/0959/86/F: Extensions to bungalow77 Wimblington Road March... F/0633/84/F: Alterations and two-storey extension81 Wimblington Road March... F/YR06/1126/F: Erection of a first-floor rear extension to existing dwelling... (Grant) F/96/0950/F: Formation of additional living accommodationin roof of existing dwelling... (Granted) F/YR15/1110/O: Erection of 3 dwellings involving demolition of existing buildings... (Refuse) F/0421/79/F: Use of existing building for 15 breeding sows83 Wimblington Road March... (Refused) </p>				

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	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:	Wimblington Road; Hook Drove; Lambs Hill Drove	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
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:	Cavalry Primary School	
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:	Neale-Wade Academy	
11e.(iv) Secondary sch 10-15 min walk:		

11e.(v) Secondary sch 15-20 min walk:**11f.(i) Proximity to employment:** Less than 20 min walk (< 1,600m)

D

11f.(ii) Emp area in 5 min walk:**11f.(iii) Emp area 5-10 min walk:****11f.(iv) Emp area 10-15 min walk:****11f.(v) Emp area 15-20 min walk** March Town Centre; Eastwood Industrial Estate, Wimblington**12a.(i) Primary school catchment** Cavalry Primary School**12a.(ii) Primary school capacity:** Space capacity in some years

B

12b. Pri school capacity comments: There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.

13a.(i) Secondary school catchment Neale-Wade Academy**13a.(ii) Secondary school capacity:** Limited capacity

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

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 Environment16a.(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:

Gault Bank Pollard Willows

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) 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 500m of site **D**

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: Hatchwoods; Barn, Rear Of Numbers 29 And 31

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. An aerial photographic assessment undertaken in 2001 (ECB1474) identified prehistoric to Roman enclosures and trackways immediately north of the proposed site. There is further cropmark evidence in the surrounding area including prehistoric and undated enclosures and possible buildings (MCB13689, MCB10798, MCB23322, MCB2439).

Site Visit

Date / Time of Site Visit: 06/11/2020 13:35:00

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

1b. Describe accessibility of site: New access would need to be created [room exists] to develop current access to stables and paddocks.

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

2b. Describe neighbouring uses: Dwellings and gardens to the East, allotments to the South. Open fields to the North and West.

3. Describe topography and lanscape: Flat, grassed, paddock areas with stable block to the South.

4. Describe layout, form, street pattern: Frontage development along the busy B1101 Wimblington Rd.

5. Describe building types and features: Stables on site. Mix of single Storey and two Storey detached and terraced dwellings in vicinity.

6. Describe site's boundaries: Domestic fences/ hedges to the East. Hedgerows with some trees to the South North and West.

7. Describe features / constraints: New access required.

8. Describe views, sight lines or vistas: Site is set away from the road and unlikely to be highly visible from this view.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: Site would result in an incongruous addition to the built form and impact adversely on the rural character of the area in this location. Setting of listed church may be affected.

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 developed on its own site, would effectively be back land development relating

Suitability uncertain/mixed effects

poorly to both the existing built form and countryside character of the area. If developed with neighbouring land in a comprehensive way should be acceptable.

19c. Key considerations for policy:	<p>Within the South West March broad location for growth in Fenland local plan 2014</p> <p>Part of wider master plan versus piecemeal development</p> <p>Access knew line impact on residents</p> <p>Impact on countryside and built form</p>
--	---

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	Suitability uncertain/mixed effects	C
-----------------------------------	--	----------

20b. Comments	<p>The site is located within the South-West March Broad Location for Growth (40006), as identified by the current adopted Local Plan 2014. As an isolated development, the site would effectively be back land development relating poorly to both the existing built form and countryside character of the area, and would therefore be unsuitable for development. However, if considered as part of a wider development, the site is relatively free from constraints and likely to be suitable for development as part of a strategic, coordinated development. The site therefore is potentially suitable, where developed with adjacent sites within the South-West March Broad Location for Growth area.</p>
----------------------	--

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:	0%	3a.(iii) Site area in FZ2:	0.03%	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):	19%	3b.(iii) 1 in 100yr event (area):	31%	3b.(iv) 1 in 1000yr event (area):	43%
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 objections subject to reasonable mitigation measures	C
8b. Transport team comments:	Agreed with TA comments. 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 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Waterside Gardens	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk	March Enterprise Park	

12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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:	297745 (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: 0% Grade 2: 56.52% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 43.48%	

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:		

Norwood Nature Reserve

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.

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

Whitemoor Marshalling Yard

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) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: D - Heritage asset within 500m of site. Archaeological condition or pre-

determination may be required. There is evidence of undated cropmark remains (MCB10768) and ridge and furrow (MCB10769) recorded on historic aerial imagery. To the northeast there are numerous records of prehistoric and Roman enclosures and trackways (MCB12935, MCB11188, MCB11189, MCB10130). Evaluation (ECB1321) at Creek Road to the southwest identified prehistoric ditches (MCB15633) while evaluation at Estover Road (ECB4277) revealed Roman, medieval and undated features (MCB24293).

Site Visit

Date / Time of Site Visit: 06/11/2020 12:40:00

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

1b. Describe accessibility of site: Could potentially be accessed from Creek Rd although no footway on East side of road.

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

2b. Describe neighbouring uses: Open countryside to North, East and South. Dwellings to west on opposite side of Creek Rd.

3. Describe topography and lanscape: Flat open arable farmland with large elongated strips of land in vicinity.

4. Describe layout, form, street pattern: Creek Rd is a relatively quiet Rd / Lane but with access to the town centre, and Elm road [to the West].

5. Describe building types and features: None on site.

6. Describe site's boundaries: Open with drains.

7. Describe features / constraints: Below Rd level - flood risk issue? Local power lines across site.

8. Describe views, sight lines or vistas: Very open and visible from all directions.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Site protrudes into open countryside and would have an adverse impact on the built form and 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 elongated form of the site would result in an incongruous feature in the open countryside to the detriment of the character of the area. If developed with 40478 would still result in unacceptable development to the impact on openness.

19c. Key considerations for policy: Impact on countryside
Impact on town morphology
Character of area

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site is located wholly within Flood Zone 3. The proposal, which includes residential development, is therefore incompatible with national planning policies for flood risk. The elongated form of the site would result in an incongruous feature in the open countryside to the detriment of the character of the area.

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:	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):	4%	3b.(iii) 1 in 100yr event (area):	8%	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):	South-west March (broad location for growth) (LP9)			
7.(ii) Planning History Search	<p>F/YR13/0732/TRTPO: Works to 1no Ash tree covered by TPO 08/1970... (Grant) F/YR10/0675/TRTPO: Works to 1 Ash Tree covered by TPO 8/1970... (Grant) F/1108/87/F: Use of land for children to ride under supervisionLinwood Lane March... F/YR01/0743: Works to 1 no. Ash Tree covered by TPO 8/70... (Granted) F/0179/87/F: Extension to bungalow to provide snooker room89 Knights End Road March... F/97/0636: Works to 1 no. Ash tree covered by TPO 8/70... (Granted) F/YR07/0924/TRTPO: Works to 1 Ash Tree covered by TPO 8/70... (Grant) F/YR13/0004/F: Erection of first-floor rear extension and insertion of first-floor window to side elevati... (Grant) F/YR02/0983: Works to 1 no. Ash Tree covered byTPO 8/70... (Granted) F/YR03/0080/F: Conversion of integral garage to formadditional living accommodation andalterations to p... (Granted) F/0064/82/F: Bedroom extension to bungalow103 Knights End Road March... F/0615/85/F: Erection to dwelling109 Knights End Road March... F/0327/86/F: Extension to double garage109 Knights End Road March... F/YR04/3680/TRTPO: Works to 1 Ash Tree covered by TPO 8/70... (Grant) F/98/0436/F: Erection of 2 x 3-bed detached houses withintegral garages involving demolition ofexisti... (Granted) F/96/0733/F: Erection of part 2-storey, part single-storeyside extension to existing dwelling... (Granted) F/YR15/0913/TRTPO: Works to TPO 10/1974 comprising of Section A - Tree Belt and Willows; Section B - All tree... (Grant) F/YR20/0103/TRTPO: Works to 1no Ash tree covered by TPO 08/1970... (Grant) </p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Agreed with TA comments. Suitable access/junction required.Sustainable access to town centre needs consideration. Full Transport Assessment and Travel Plan	

Suitability uncertain/mixed effects

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: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Spar, Mill Hill Garage March Limited Wimblington Road March Cambridgeshire PE15 OYB

11c.(v) Shops 15-20 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

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: Burrowmoor 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: Neale-Wade Academy

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

11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m) D

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment	Cavalry Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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 within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Gault Bank Pollard Willows

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

16d.(i) Goose and Swan IRZ

Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

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 500m of site

D

18b.(ii) Listed Building on site:

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

Hatchwoods; Barn, Rear Of Numbers 29 And 31

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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 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. There is evidence of earthwork remains of medieval ridge and furrow within the site and immediately to the east (MCB13688) and a former moated site to the north (MCB1343) as Knight's End is believed to be an area of former medieval settlement (MCB9846). An evaluation at Hatchwoods (ECB3751) revealed evidence of activity from the Bronze Age, Saxon and medieval periods (MCB20344).

Site Visit

Date / Time of Site Visit: 06/11/2020 13:40:00

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

1b. Describe accessibility of site: Significant infrastructure improvements likely to be needed.

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

2b. Describe neighbouring uses: Frontage development along Knights end road to the North. Open fields [and A141 bypass] to the West and South. Open fields to the East.

3. Describe topography and lanscape: Series of flat smaller paddock areas forming a larger field entity, comprising the site. Currently used for grazing horses.

4. Describe layout, form, street pattern: Busy A141 bypass adjoins site at south west. Linwood Lane Is a public by way and effectively at trackway. Knights End Road is a residential street linking the A141 with the B1101.

5. Describe building types and features: Stable block on site- otherwise none on site. Mainly detached dwellings in vicinity- mix of single Storey and two Storey.

6. Describe site's boundaries: Mix of domestic hedges/ fencing on northern boundary with hedgerows and mature trees elsewhere.

7. Describe features / constraints: Lack of access

8. Describe views, sight lines or vistas: Potentially visible from the A141.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would result in an incongruous addition to the built form and have a negative effect on the rural character of the area in this location.

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: A variety of uses have been proposed for the site- likely to require access off the A141. However character off site is one of attractive countryside and if developed is in a piecemeal way would detract from the character of the area.

19c. Key considerations for policy:	Within the South West March broad location for growth in Fenland local plan 2014. Access Impact on built form and countryside.
--	--

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	Suitability uncertain/mixed effects	C
20b. Comments	The site is located within the South-West March Broad Location for Growth (See site 40006), as identified by the current adopted Local Plan 2014. As an isolated development, the site would result in an incongruous addition to the built form and have a negative effect on the rural character of the area in this location, and would therefore be unsuitable 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:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	18.82%	3a.(iii) Site area in FZ2:	4.09%	3a.(iv) Site area in FZ3:	77.1%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	15%	3b.(iii) 1 in 100yr event (area):	20%	3b.(iv) 1 in 1000yr event (area):	21%
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/YR00/0109/F: Conversion of loft to form additional livingaccommodation involving formation of 2 no.do... (Granted) F/YR19/0931/O: Erect up to 9no dwellings (outline application with all matters reserved)... (Grant) F/YR11/0612/F: Erection of a 2-storey rear extension... (Grant)			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Unsustainable location/policy compliance problemsAccess into town centre needs consideration. 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:	Cornerstone Practice; Mercheford House	
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:	Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	Cavalry Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Burrowmoor Primary School	
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:	Neale-Wade Academy	
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Coleseed Business Complex, March	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Town Centre	

12a.(i) Primary school catchment	Cavalry Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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: 1% Grade 3: 99% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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) 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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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 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: 20/10/2020 10:50:00

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

1b. Describe accessibility of site: Existing footpath to the West would need to be extended. Could in theory be accessed by all modes but within a 60 mile an hour speed zone.

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

2b. Describe neighbouring uses: Open fields to the East, South and North. Dwellings on Rd frontage to the West. Elderly persons home and outbuildings also to the West.

3. Describe topography and landscape: Flat open arable fields on the outskirts of March.

4. Describe layout, form, street pattern: Upwell Rd B1099 is a relatively busy, rural Rd serving settlements to the East of March.

5. Describe building types and features: None on site. Mainly single Storey detached dwellings in the vicinity.

6. Describe site's boundaries: Generally open with fence/hedge Rd to the West. Row of poplar trees on site frontage.

7. Describe features / constraints: Busy fast rural Rd and openness of area. Public right away runs to the East of the site.

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Site would be an incongruous addition to the existing built form of the town and protrude significantly into open countryside.

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

19b. Justification: The site would relate poorly to the built form and, due to the open character of the area, have a significant impact on the countryside in this location.

19c. Key considerations for policy: Impact on built form
Impact on countryside
Distance from services
Within high speed traffic area.

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

Potentially unsuitable

D

20b. Comments

The site would relate poorly to the built form and, due to the open character of the area, have a significant impact on the countryside in this location. Vehicular access to the site is likely to be constrained, requiring major infrastructure and/or acquisition of third party land.

The majority of the site (approx. 77%) is located in Flood Zone 3. Approximately 19% of the site area is in Flood Zone 1. The proposal for housing on site may be incompatible with national policies to manage flood risk.

However, the site submission notes that areas in Flood Zone 3 may not be suitable for housing development but could be the location for employment use, public open space and surface water attenuation/biodiversity pond(s). Site unsuitable for employment use.

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:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	17.97%	3a.(iii) Site area in FZ2:	4.7%	3a.(iv) Site area in FZ3:	77.33%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	9%	3b.(iii) 1 in 100yr event (area):	14%	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/98/0468/AG1: Erection of agricultural storage building... (Further details not required) F/97/0774/F: Erection of a 3-bed bungalow involving demolition of existing dwelling... (Granted) F/0217/84/F: Extension of bedroom to bungalow The Jays Creek Road March... F/YR00/0404/F: Erection of a single-storey side extension to existing dwelling... (Granted)	

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	Agreed with TA comments. Suitable access and footway connections with site required. Full Transport Assessment and Travel Plan would be required for this site. Need to consider connectivity, and how the site links into the wider road network. Issue on nearby road network. 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:	Shaftesbury Avenue; Waterside Gardens	
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:	Cornerstone Practice; Mercheford House	
11b.(v) Medical srvs 15-20 min walk:	Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Co Operative Foodstore, 53 Badgeney Road March Cambridgesh	
11c.(v) Shops 15-20 min walk:	Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park; HMP Whitemoor area, March; March Town Centre	
11f.(v) Emp area 15-20 min walk	Coleseed Business Complex, March	
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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:	297745 (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: 0% Grade 2: 84.49% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 15.51%	

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:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

16d.(i) Goose and Swan IRZ

Site 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 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) 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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

Please note that this site ref covers three areas. Site A comprises three parcels of land centred at TL 4303 9800. 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. An extensive system of cropmark remains are visible across these three parcels of land (MCB11189) and are thought to be part of a wider landscape of field systems of a probable Roman date. A substantial earthwork feature, interpreted as a possible roddon, is recorded within this area. Please note that this site ref covers three areas. Site B refers to two parcels of land centred at TL 4300 9758. 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. An extensive system of cropmark remains are visible (MCB10768) and are thought to be part of a wider landscape of field systems of a probable Roman date. Medieval to post medieval ridge and furrow (MCB10769) is also visible in this area. A substantial earthwork feature, interpreted as a possible roddon, is recorded within this area. Please note that this site ref covers three areas. Site C refers to one parcel of land centred at TL 4277 9841. 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. An extensive system of cropmark remains are visible within this parcel (MCB10761) and likely represent part of a wider landscape of field systems of a probable Roman date. The Fen Causeway - a major Roman route aligned east-west across the Fenland landscape (MCB15033) is also thought to pass through this area, possibly a short distance south of this parcel. Previous aerial imagery has identified a trackway on this alignment.

Site Visit

Date / Time of Site Visit: 06/11/2020 12:30:00

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

1b. Describe accessibility of site: The site consists of two parcels, hereafter referred to as 'A' (northern parcel) & 'B' (southern parcel).

A: Narrow rural Lane with no footpath. Presently lightly trafficked.

B: Site likely to be able to be accessed from West and North by all modes.

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

2b. Describe neighbouring uses: A: Paddock areas to the South - otherwise open fields to the western north. Farm and open fields on opposite side of Lane.
B: Dwellings on West and North sides of Creek Rd. Otherwise open countryside with River Nene [Old Course] and commercial buildings to the South.

3. Describe topography and lanscape: A: Flat, elongated arable field.
B: Flat, extensive open tract of land used for arable farming.

4. Describe layout, form, street pattern: A: Relatively quiet rural Lane in countryside location . Lane is well used for walkers , cyclists.
B: Creek Rd is a relatively quiet Rd/ Lane on the outskirts of town, with access

to the town centre [south] and Elm road [West].

5. Describe building types and features: A: None on site. 2 Storey in vicinity.

B: None on site.

6. Describe site's boundaries:

A: Post and rail fence to South- otherwise open with ditches.

B: Generally very open.

7. Describe features / constraints:

A: None of note

B: Land appears lower than Rd level- flood risk?

8. Describe views, sight lines or vistas:

A: Very open site- visible for considerable distance.

B: A very open site with views from a considerable distance - prominent from North, South and West.

9a. Relationship to built form:

Somewhat negative

9b. Visual impact on wider landscape:

Negative

9c. Historic features:

Neutral

9d. Justification:

A: The site is in an isolated position in the open countryside away from the main built form of the town.

B: Whilst on the edge of the town, site would protrude into open countryside and adversely affect 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:

A: The site is outside of the town in an open countryside location. It is poorly served by sustainable transport infrastructure and its development would have an unacceptably adverse impact on the character of the area.

B: Irregular form and extent would adversely impact on the town morphology and open countryside to the detriment of the character of the area.

19c. Key considerations for policy:

Impact on countryside
Morphology of town
Character of area
Distance from town and services
Infrastructure upgrades required

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site submission consists of multiple land parcels. Overall the site is located mainly (approx. 77%) within Flood Zone 3. A further 5% (approx.) of the site area is located in Flood Zone 2. However the northernmost site is located in Flood Zone 1. The remaining parcels are incompatible with national planning policies for flood risk. The site has an irregular form and extent and development would adversely impact on the town morphology and open countryside to the detriment of the 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:	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:	100% of site area in Zone 1					A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%	
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA					N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	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:	2.01km - 5km from site					B

Strategy and History

6. Settlement Hierarchy	Market Town					A
7.(i) Planning History (Form B):	March Trading Estate (broad location for growth) (LP9)					
7.(ii) Planning History Search	<p>F/YR13/3029/COND: Details reserved by Condition 6 of Planning Permission F/YR12/0854/F (Variation of condi... Approve F/YR11/0031/F: Erection of a public house/restaurant with associated ventilation/extraction equipment, 3-... (Grant) F/0470/87/F: Erection of 2 industrial/warehouse units Hostmoor Avenue March Trading Park March... F/97/0678/F: Erection of open fronted lean-to extension to Unit 1... (Granted) F/0990/79/F: First phase construction of roads and sewers and layout of plots for industrial, commercia... F/0974/78/O/REN: Layout of land with roads and sewers and railway sidings for a freight interchange and dis... F/0897/84/O: Erection of a warehousing/showroom/industrial building Plot 4 March Trading Estate (Hostm... F/0366/89/O: Layout of land with roads, sewers, railway sidings for a freight interchange and distribut... (Grant) F/0267/84/F: 11,000 volt overhead line at March, supported on wooden poles, as shown on Drawing No. C/3... Deemed consent CCC F/YR13/0189/A: Display of 6 x internally illuminated fascia signs, 1 x internally illuminated portico sig... (Grant) F/YR09/0488/A: Display of advertisement flags on 2 x 6.0 metres and 1 x 8.0 metres high poles... (Grant) F/95/0424/F: Erection of an industrial building for storage and distribution (B8) use... (Granted) F/1697/88/F: Erection of 8 industrial warehouse units for B1 B2 and B8 uses... (Grant) F/YR12/0343/F: Erection of a restaurant/drive through takeaway... (Grant) F/YR12/0854/F: Variation of condition 14 of planning permission F/YR12/0343/F (Erection of a restaurant/d... (Grant) F/0338/82/O: Erection of buildings for industrial and warehouse uses and construction of roads, sewers,... F/YR11/3032/COND:</p>					

Details reserved by Conditions 5, 8, 9, 11, 12 and 13 of Planning Permission F/YR11/0031/F... Approve | F/YR11/0286/A: Display of 4 x externally illuminated individual letter signs, 3 x externally illuminated ... (Grant) | F/YR12/3092/COND: Details reserved by conditions 3, 4, 6, 8, 9 and 12 of planning permission F/YR12/0854/F (V... Approve | F/0561/86/F: Erection of factory with ancillary offices Site 4 Martin Avenue March Trading Park Wisbec... | F/97/0074/F: Erection of Health and Fitness Centre together with access road and parking... (Granted) | F/YR16/0525/F: Erection of a building and refurbishment of 1 no building for B8 with trade/counter use and... (Grant) | F/YR13/0230/F: Provision of 8 no tables and chairs with 2 no umbrellas over also hoop vehicle barriers to e... (Grant) | F/0338/82/RM(1): Construction of road layout, foul/storm sewer layout, piped surface water drainage and bal... Approve | F/YR01/0589/F: Erection of extension and enclosure of existing covered area... (Granted) | F/YR12/0344/A: Display of 6 x internally illuminated wall mounted signs, 1 x internally illuminated porti... (Grant) |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry. Possible capacity issues to overcome at Hostmoor Av/A141 junction	
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:	St Mary's Church; Superstore forecourt	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
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:	Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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 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	HMP Whitemoor area, March	
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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 501m – 1km of site

C

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

Whitemoor Marshalling Yard

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

Norwood Nature Reserve; Whitemoor Pit and Nature Reserve

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:** 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 500m of site

D

18b.(ii) Listed Building on site:**18b.(iii) LB within 500m of site:** Church Of St Mary**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:

D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evidence from the area includes a possible findspot within the site itself (MCB5496) and evidence of Iron Age and Roman features recorded during archaeological fieldwork to the north at Westry Hall (MCB20432, 27382). The parcel is located at the edge of the 'island' of March, with the potential for fen edge deposits.

Site Visit

Date / Time of Site Visit: 06/11/2020 11:25:00

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

1b. Describe accessibility of site: Good access to the site exists - although cycleway lacking.

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

2b. Describe neighbouring uses: Commercial and retail premises in the vicinity including Tesco's – south east, B&M - East, Ridgeon's - North East, pub/ restaurant- West.

3. Describe topography and lanscape: Flat, already developed land

4. Describe layout, form, street pattern: Employment area with service roads off main Hostmoor Ave spine.

5. Describe building types and features: Warehouse buildings- various sizes , small to medium.

6. Describe site's boundaries: Mix of planting / hedging / fencing.

7. Describe features / constraints: None of note.

8. Describe views, sight lines or vistas: Generally an enclosed site due to planting, but in a prominent position in Rd network.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Site exists within an employment area and B2 and B8 uses would be compatible with area. Retail may be acceptable, depending on retail impact assessment, scale and access, etc.

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local

C

character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

19b. Justification:	Site would be appropriate for a mix of employment uses- but would depend on details. Uncertain if appropriate for retail. Again details would need to be assessed.
19c. Key considerations for policy:	Develop site within existing employment area Need to allocate within our local plan Specific details will need further assessment

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	Potentially suitable	B
20b. Comments	<p>The site is located within an existing employment area and includes existing employment development, and is therefore considered suitable for future employment development. Whilst B2 and B8 uses will likely be acceptable, careful consideration will need to be given to the inclusion of E uses on site to avoid potential harm to the wider trading park as a location for employment.</p> <p>The site is within the Local Plan 2014's March Trading Estate Broad Location for Growth (40008).</p>	

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site partially clips the W8AI WCA and T2G TSA. Development on this site is unlikely to prejudice the sites safeguarded by W8AI and T2G. 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:	W8AI: Waste Consultation Area - Lion Yard, March / March Landfill, March / March Trading Park / Whitemoor Rail Depot, T2G: Transport Safeguarding Area - Whitemoor, March				
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):	1%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	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	<p>F/YR16/1132/F: Erection of 1 x 3-storey 6-bed and 3 x 2-storey 4-bed dwellings with garages... (Grant) F/YR08/0271/F: Change of use of motel to offices (A2 and B1) with associated parking... (Grant) F/YR19/0321/VOC: Variation of conditions 2, 3, 4 and 9 to enable amendment to approved plans of planning pe... (Grant) F/YR15/0095/F: Erection of a 2-storey office building and smoking shelter with associated parking... (Grant) F/YR10/3058/COND: Details reserved by conditions 2 and 5 of planning permission F/YR09/0472/F (Erection of a... Approve F/YR19/0020/F: Erection of single-storey 3-bed dwelling with detached garage... (Grant) F/YR17/3010/COND: Details reserved by condition 7 (C, D, E and F) relating to planning permission F/YR15/095... Approve F/YR02/0774/F: Erection of 2-storey workshop and office and use of land for the sale, maintenance, valeti... (Granted) F/YR18/3136/COND: Details reserved by conditions 2, 3 and 4 (Plot 1 only) of planning permission F/YR16/1132... Approve F/YR18/0892/F: Temporary siting of a caravan during construction of dwelling in association with F/YR16/1... (Grant) F/YR09/0472/F: Erection of an MOT and repair workshop, and demolition of existing shed involving change o... (Grant) F/YR16/3036/COND: Details reserved by conditions 3, 4, 6, 7 and 9 of planning permission F/YR15/0953/F (Chan... Approve F/YR15/0953/F: Change of use of</p>	

Car Hire and MOT Centre to 2-storey 4-bed dwelling including erection of ... (Grant) | F/91/0611/F: Erection of a single-storey extension to existing dwelling to form 6 letting bedrooms and ... (Granted) | F/YR05/1159/O: Erection of a dwelling... (Refuse) | F/YR20/0233/F: Erection of 1 x dwelling (2-storey, 4-bed)... |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access/junction 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 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Elm Road Level Crossing; Longhill Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)	D
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
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:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:	Westwood Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		

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

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

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

A

11f.(ii) Emp area in 5 min walk: HMP Whitemoor area, March

11f.(iii) Emp area 5-10 min walk: March Enterprise Park

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment: Cavalry Primary School

12a.(ii) Primary school capacity: **Space capacity in some years**

B

12b. Pri school capacity comments: There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

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: 299410 (RAILWAY)

14b. Env Health Officer comments: Historical mapping data shows this site has previous use (former railway line & nursery) that could give rise to potential ground contamination. Full land assessment will be required in the interests of human health & environment if to

be redeveloped.

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 500m of site D

16a.(iii) Site intersects CWS:

Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Graysmoor Pit; Whitemoor Pit and Nature Reserve

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 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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. The northern part of this site was evaluated in 2015 (ECB4477), revealing only undated ditches and pits (MCB23854) and an evaluation adjacent to the southern half (ECB3737) revealed post medieval features and a single Neolithic axe. An extensive area of undated cropmark features (MCB10759) survives to the west, however.

Site Visit

Date / Time of Site Visit: 06/11/2020 12:25:00

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: Previously assessed, no visible changes

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

Potentially unsuitable

D

20b. Comments

The site has previously been assessed as site 40271. This submission follows the same site boundary as the earlier submission, but includes a greater number of proposed dwellings. Whilst the site adjoins development at the northernmost extent of March, development is remote from services and facilities located in 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. 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:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	5%	3b.(iii) 1 in 100yr event (area):	11%	3b.(iv) 1 in 1000yr event (area):	14%
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):	West March (strategic allocation) (LP9)			
7.(ii) Planning History Search	F/YR20/0223/GEN: West March strategic allocation... F/YR08/0596/SC: Screening and Scoping Opinion:- Residential (up to 1700 dwellings) and business (5 ha appx... (Further details not required)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Site access/junction required with suitable visibility and geometryTransport Statement required for this site.Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement. If part of a bigger a site a full transport assessment and travel plan would be required.			
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:	Barker's Lane; Neale Wade College; Sherbrooke Close; The Avenue; Monument View	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ	
11c.(iii) Shops 5-10 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU	
11c.(iv) Shops 10-15 min walk:	ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 OYB	
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:	Burrowmoor Primary School; Cavalry 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:	Neale-Wade Academy	
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Town Centre	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Cavalry Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	There are two primary schools in the South of March. Cavalry 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 539 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 557 in 2029/2030. Burrowmoor 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 places. In 2020/2021 there were 232 primary aged pupils living in the catchment area. This is due to decrease to 203 by 2029/2030. Combined catchment forecasts Burrowmoor and Calvary show a total number of 771 primary aged pupils in 2020/2021 dropping to 760 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	
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 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:

Gault Bank Pollard Willows

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:

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: Wayside Cross; Jenyns House; Two Chest Tombs, 25 Yards East Of St Wendreda's Church; Chest Tomb, About 15 Yards North Of North Aisle Of Church Of St Wendreda; 11, Church Street; Chest Tomb, About Ten Yards South Of South Aisle, At Church Of St Wendreda; Hatchwoods; Barn, Rear Of Numbers 29 And 31; Chest Tomb About 20 Yards North Of North Aisle, At St Wendreda Church; Church House; Church Of St Wendreda; Chest Tomb, About 20 Yards South Of Church Of St Wendreda In Churchyard

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

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. This site has been subject to geophysical survey (ECB5441) in 2012, identifying a number of linear anomalies currently associated with ridge and furrow agricultural activity (MCB25073).

Site Visit

Date / Time of Site Visit: 06/11/2020 13:10:00

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

1b. Describe accessibility of site: *If allocated on its own no obvious vehicular access exists. If part of wider masterplan should be acceptable by all transport modes. public right of way to South and West of side.*

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

2b. Describe neighbouring uses: *Countryside location with field systems [very insight] to the West, North and East and South [part]. Dwellings also to south [part].*

3. Describe topography and lanscape: *Flat, rectangular area of land. Grassed and appears to be used for hay production or maintained as grassland.*

4. Describe layout, form, street pattern: *Some cul de sac development in the vicinity.*

5. Describe building types and features: *None on site. Two Storey detached dwellings nearby.*

6. Describe site's boundaries: *Mixture of open with hedgerows including mature trees to the West, South and East.*

7. Describe features / constraints: *Needs to be developed in conjunction with neighbouring sites, as part of a wider development package. Prominent tree groups in/ adjacent to site.*

8. Describe views, sight lines or vistas: *Good views to St Wendreda's church grade one listed building.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Somewhat negative*

9d. Justification: *Site would result in an incongruous encroachment into open countryside and potentially adversely affect setting of St Wendreda's church.*

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

D

19b. Justification: Development of the site on its own would relate poorly to the built form of the

Suitability uncertain/mixed effects

town and adversely affect its shape as well as affecting the rural character of the area. If developed with other sites, likely to be suitable.

19c. Key considerations for policy:	<p>Within West March allocation in Fenland local plan 2014</p> <p>Impact on town morphology and countryside</p> <p>Wider master plan for the area</p> <p>Public rights of way and sustainable access</p>
--	--

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	Suitability uncertain/mixed effects	C
20b. Comments	<p>The site as part of a wider West March strategic allocation (40007) identified by the current adopted Fenland Local Plan 2014. This smaller area of land would not be suitable for development as an isolated, piecemeal development, namely due to its lack of access, poor relationship to the built form, and impact on the open countryside.</p>	

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 March Trading Park Waste Consultation area, which protects existing and allocated waste management uses. It is located to the south of Allocation W1P and the existing March Landfill site, March. If the Local Planning Authority is minded to allocate this site further discussions must take place with the Waste Planning Authority in order to ensure that protected waste management sites will not be prejudiced, including the working and delivery of the agreed restoration form of the adjoining March landfill site. 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:	W8A1: Waste Consultation Area - Lion Yard, March / March Landfill, March / March Trading Park / Whitemoor Rail Depot				
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	March Trading Estate (broad location for growth) (LP9)	

7.(ii) Planning History Search

F/0974/78/O/REN: Layout of land with roads and sewers and railway sidings for a freight interchange and dis... | F/0366/89/O: Layout of land with roads, sewers, railway sidings for a freight interchange and distribut... (Grant) | F/93/0943/REG3: Storage of waste materials pending disposal(Categories 1 & 2 Waste as defined by CCC asW... (Granted) | F/97/0916/O: Erection of industrial buildings for B1, B2 & B8 use, including off-site highway works... (Granted) | F/1537/88/O: Business, Industrial and Storage and Distribution Development(Use Classes B1 B2 and B8)... (Granted) | F/YR19/0076/VOC: Variation of conditions 5 and 7 of planning permission F/YR02/0789/F (Use of land for the ... (Grant) | F/0448/84/F: Use of site as a scrap metal yardLand r/o 36-56 Hundred Road March... |

F/90/0197/DEEMED: Use of land as a central depot including erection of a building with vehicle maintenance f... Deemed Consent (CCC) | F/YR04/4182/F: Construction of drains and surface water attenuation basin, erection of pumping station co... Withdrawn | F/YR02/0789/F: Use of land for the open storage and repair of reclaimed pallets... (Granted) | F/0434/89/RM: Layout of roads, location of balancing reservoir, siting and external appearance of buildi... (Grant) | F/YR00/0265/F: Use of land for the open storage and repair of reclaimed pallets... (Granted) | F/0725/83/F: Use of land as scrapyards Land r/o 36-56 Hundred Road March... | F/YR05/0905/F: Construction of drains and surface water attenuation basin and erection of 1.8 metre high ... (Grant) | F/YR00/1118/REG3: Erection of single-storey front extension to depot to form new reception area... (Granted) | F/YR03/2004/CCC: Construction of single carriageway link road... Deemed Consent (CCC) | F/0297/82/F: Change of use of vacant pig and poultry unit to scrap metal yard Hundred Road March... |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry 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 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:	Riverside Practice	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(v) Shops 15-20 min walk:	Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy; Westwood 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 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	HMP Whitemoor area, March	
11f.(v) Emp area 15-20 min walk:	March Town Centre	
12a.(i) Primary school catchment:	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment:	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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:	0500/0136 (MARCH)	

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m: 299410 (RAILWAY)

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

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

14b. Env Health Officer comments: The site lies within an established commercial area of March and is located within close proximity to industrial activity that include road haulage and distribution, council depots and a landfill site. This activity is likely to have a negative impact on

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 500m of site

D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Archaeological evaluation immediately north of the site has indicated the presence of prehistoric activity in the area (MCB18213, MCB18212, MCB18211), the Fen Causeway (MCB15033) is thought to pass just north of the site while further prehistoric activity is recorded to the east (MCB16673).

Site Visit

Date / Time of Site Visit: 06/11/2020 11:45:00

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:** Previously assessed - no change**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****Potentially unsuitable****D****20b. Comments**

This site is located within an existing employment area and the March Trading Estate (see site 40008) identified as a Broad Location for Growth in the adopted Local Plan (2014). And therefore, this site is likely suitable for employment development.

However, this site was suggested as mixed use/housing allocation, the site is inappropriate for housing development due to the commercial nature and character of the area. Dwellings would have relatively poor access to services for a site located in March

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 and lies south-west of the Lions Yard waste management site. The proposed use is a mix of housing and employment. The LPA will wish to ensure that they are satisfied that Policy CS30 Waste Consultation Areas can be satisfied and the safeguarded waste management operations will be protected prior to allocation. Discussion with the Waste Planning Authority in respect of development in this area is advised. 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:	W8AI: Waste Consultation Area - Lion Yard, March / March Landfill, March / March Trading Park / Whitemoor Rail Depot				
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	2.07%	3a.(iii) Site area in FZ2:	1.47%	3a.(iv) Site area in FZ3:	96.47%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	21%	3b.(iii) 1 in 100yr event (area):	42%	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:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	March Trading Estate (broad location for growth) (LP9)	
7.(ii) Planning History Search	F/0338/82/RM(2): Construction of a retail store and cafe... F/0990/79/F: First phase construction of roads and sewers and layout of plots for industrial, commercia... F/0974/78/O/REN: Layout of land with roads and sewers and railway sidings for a freight interchange and dis... F/98/0145/CM: Proposed waste transfer station and building... Deemed Consent (CCC) F/0366/89/O: Layout of land with roads, sewers, railway sidings for a freight interchange and distribut... (Grant) ', "F/YR03/0885/F: Erection of a building for use as furniturestorage and parking for HGV's and vans... (Granted) ", 'F/1537/88/O: Business, Industrial and Storage andDistribution Development(Use Classes B1 B2 and B8)... (Granted) F/0974/78/RM: Layout of roads, sewers and storm water balancing reservoir (Phase 2)... Approve F/0338/82/O: Erection of buildings for industrial and warehouse uses and construction of roads, sewers,... F/YR01/0801/CW:	

Variation of Condition 21 of planning permission - F/98/0145/CM to permit waste additional... Deemed Consent (CCC) | F/0338/82/RM(1): Construction of road layout, foul/storm sewer layout, piped surface water drainage and bal... Approve | F/98/0105/F: Erection of a builders workshop, office and stores... (Granted) |

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Agree with TA comments. Site access/junction required with suitable visibility and geometry. Transport Assessment needed, transport plan cumulative impact. Hostmoor Avenue access limited by railway. Access on to westery avenue. Sustainable access need into the town centre	
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:	Peas Hill Road; Robingoodfellows Lane; Meadowlands; Superstore forecourt	
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:	Riverside Practice	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:	All Saints Interchurch Academy	
11d.(v) Primary schs 15-20 min walk:		

11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	HMP Whitemoor area, March; March Town Centre	
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		

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

14b. Env Health Officer comments: Site lies adjacent existing railway land - ground survey is recommended in the event sensitive (residential) end use is proposed.

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

15b. ALC percentage site area: Grade 1: 7.3% | Grade 2: 92.7% | 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 500m of site D

16a.(iii) Site intersects CWS:

Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Whitemoor Pit and Nature Reserve

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:

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: Morgan House; Church Of St Mary

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 are a handful of records including Bronze Age and Roman finds (MCB5496, MCB7187) as well undated and Roman features recorded during archaeological evaluation (MCB16705, MCB18456, MCB27382) Score C, or possibly neutral - our recommendations might indicate no objections but further information may be needed

Site Visit

Date / Time of Site Visit: 06/11/2020 11:35:00

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: Previously assessed, no change

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 unsuitable

E

20b. Comments

The majority of the site (approx. 96%) is located within Flood Zone 3. The proposal, which includes residential-led mixed use development, is incompatible with national planning policies for flood risk. The site may have some merit for employment/retail development, due to its location between the March Trading Park and rail line, subject to addressing flood risk issues. Site submission 40246 assesses the site for employment uses. The site is also located within the Local Plan 2014's March Trading Estate Broad Location for Growth (40008).

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This appears to be small scale infill development and is unlikely to affect the safeguarded railhead. 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:	T2G: Transport Safeguarding Area - Whitemoor, March				
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:	2.01km - 5km from site				B

Strategy and History

6. Settlement Hierarchy	Market Town	A
7.(i) Planning History (Form B):	F/YR19/0501/F	
7.(ii) Planning History Search	F/0049/85/F: Residential development (14 houses, 4 bungalows and 6 flats)Adj. The Lord Nelson P.H. No... (Refused) F/0111/87/O: Single-storey extension to functions room and extension of car parkThe Lord Nelson Norwo... (Refused) F/YR17/0952/F: Change of use of existing property to additional 3no flats including modifications to exis... (Grant) F/0596/77/F: Dining room and kitchen extension... F/0403/78/F: Extension to Public House to provide dining room, kitchen and storeLord Nelson Public Hou... F/0776/86/O: Single-storey extension for use as night club and functions roomThe Lord Nelson Norwood R... (Refused) F/0063/79/O: Residential development (1.318 acres)Land adjoining The Lord Nelson P.H. Norwood Road Ma... F/YR19/0501/F: Erect 5 dwellings (comprising of 3 x 1-bed and 2 x 2-bed flats) and associated parking... (Grant) F/0648/85/F: Erection of 15 housesLand adj. to Lord Nelson P.H. Norwood Road March... F/YR19/0157/F: Erection of 5 x 1-bed and 1 x 2-bed flats and associated parking... Withdrawn F/0729/82/O: Erection of four dwellinghousesAdjacent to The Lord Nelson P.H. Norwood Road March...	

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:	Robingoodfellows Lane; Norwalde 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:	Riverside Practice	
11b.(v) Medical srvs 15-20 min walk:	Cornerstone Practice; Mercheford House	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX; Lidl, Dartford Road March Cambridgeshire PE15 8AN	
11c.(v) Shops 15-20 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
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:	All Saints Interchurch Academy; Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		

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

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

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

A

11f.(ii) Emp area in 5 min walk: March Enterprise Park

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: HMP Whitemoor area, March; March Town Centre

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment: All Saints InterChurch Primary school

12a.(ii) Primary school capacity: **Limited capacity**

C

12b. Pri school capacity comments: There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.

13a.(i) Secondary school catchment: Neale-Wade Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

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: 298112 (GRAVEL PIT); 299410 (RAILWAY)

14b. Env Health Officer comments: Unsuspected contaminated land condition recommended

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 within 500m of site D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

16a.(iv) CWS within 500m:

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

Whitemoor Pit and Nature Reserve

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 500m of site D

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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: 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/YR19/0501/F) and has recommendations in place for evaluation prior to development based on the current scheme.

Site Visit

Date / Time of Site Visit: 06/11/2020 12:05:00

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

1b. Describe accessibility of site: Extant planning permission. Works underway.

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

2b. Describe neighbouring uses: Built development in vicinity- commercial / employment area to the East. Mainly dwellings in vicinity otherwise.

3. Describe topography and lanscape: Flat, cleared land- groundworks about to commence.

4. Describe layout, form, street pattern: Norwood Rd links Elm road to the East with hundred roads to the West and is a busy link road between the two.

5. Describe building types and features: Mainly two Storey dwellings- mixture in vicinity.

6. Describe site's boundaries: Footpath to East side - open mesh fencing to front and East side. Domestic fencing elsewhere .

7. Describe features / constraints: Footpath to East side. Employment estate [small] to the East.

8. Describe views, sight lines or vistas: A self contained site in the main, but prominent in street scene and besides public footpath.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site is well located in relation to the built form and residential character of the area and should relate well to the street scene.

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

A

19b. Justification: The site is in a sustainable location within the built up part of March an should relate well to the existing street scene and character of the area.

19c. Key considerations for policy: Extant planning permission

Sustainable location
Proximity to commercial estate
Impact on footpath

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.

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:	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):	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/YR19/0412/PNC01	
7.(ii) Planning History Search	<p>F/YR15/0655/F: Erection of a 2-storey rear extension and installation of additional first-floor window to... (Refuse) F/1432/89/F: Change of use of school to use as a CommunityCentre with offices for charitable andcommu... (Granted) F/YR08/0048/F: Erection of single-storey side extension incorporating terrace to first-floor flat, reposi... (Grant) F/YR05/1325/F: Conversion of existing office to 3-bed dwelling and erection of 2-bed detached house... (Grant) F/90/0832/F: Change of use from existing house to2 x 1-bed flats... (Granted) F/YR15/0423/F: Change of use of land to form car parking and garden/amenity area... (Grant) F/YR17/0345/PNC01: Change of use from office (B1) to 12 x flats (comprising of 5 x 2-bed and 7 x 1-bed) and 2... Prior Approval (Granted) F/YR05/0604/F: Conversion of existing office to form 2 x 2-bed semi-detached houses and erection of 1 x 2... (Refuse) F/YR02/0927/F: Erection of single-storey rear extension... (Granted) F/YR16/0960/PNC01: Change of use from office (B1) to 12 x flats (comprising of 5 x 2-bed and 7 x 1-bed) and 2... Prior Approval (Refused) F/1787/89/F: Conversion of school & house to 20 units withUse Class A1(e),(h),A2,B1 with 2 conference... (Granted) F/YR18/0968/PNC01: Change of use from office (B1) to 10 x flats (C3), comprising of: 4 x 2-bed and 6 x 1-bed... Prior Approval (Granted) F/YR19/0412/PNC01: Change of use from office (B1) to 28no flats (C3), comprising of 5 x 2-bed and 23 x 1-bed... Prior Approval (Granted) F/YR02/0367/F: Change of use of dwelling to office andformation of parking area... (Granted) F/YR16/0271/F: Erection of a part 2-storey part single-storey rear extension to existing dwelling... (Refuse) F/99/0556/REG4: Change of use of public library to Offices(Class</p>	

B1)... (Granted) | F/YR02/2023/CCC: Extension and alteration of vacant library accommodation to facilitate the relocation of a... Deemed Consent (CCC) | F/99/0487/REG4: Residential Development (0.09ha)... (Granted) |

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	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:	Grays Lane; Darthill Road; Station Road; Rookwood Road; Burn Street	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Riverside Practice	
11b.(iii) Medical srvs 5-10 min walk:	Cornerstone Practice; Mercheford House	
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:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9J	
11c.(iii) Shops 5-10 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA	
11c.(v) Shops 15-20 min walk:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
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:	All Saints Interchurch Academy; Burrowmoor Primary School; Westwood Primary School	
11d.(iv) Primary schs 10-15 min walk:		

11d.(v) Primary schs 15-20 min walk:	Cavalry Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	March Town Centre	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	March Enterprise Park	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

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: 296730 (MADE GROUND); 296665 (MILL); 296697 (REFUSE/SLAG HEAP); 0 (SMITHY); 0 (MALTHOUSE)

14b. Env Health Officer comments: No observations as at 28.10.20

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 within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Norwood Nature Reserve

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

Whitemoor Marshalling Yard

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: March

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: Coronation Fountain; Ye Olde Griffin Hotel; The Chequers Public House; Swans Holt; 38, High Street; March And District Museum; Town Hall; Elwyn House; 3,3A And 3B, West End; 25, West End; British Legion; 52,53,54,55, West End; 62, West

End; Old Bank House; The Ship Inn; 36, High Street; Church Of St Peter; War Memorial; Lloyds Bank; 38, West End

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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:	March	
18f. Conservation Officer comments:	BLI and adjacent to conservation area.	
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. Well preserved mid 19th century school buildings (MCB23722) on site recommend recording of the asset prior to alteration.	

Site Visit

Date / Time of Site Visit: 06/11/2020 10:40:00

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:**19a. Character + Place Score:****19b. Justification:**

Previously assessed - no change on site.

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.

Proposal is for change of use only, and therefore is unlikely to be suitable for allocation.

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:	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/YR18/1108/FDL	
7.(ii) Planning History Search	<p>F/95/0312/F: Erection of freezer centre with 14 flats over... (Granted) F/YR08/0123/F: Erection of 2 units for mixed use (A2 Finance and Professional and A4 Drinking Establishme... (Grant) F/YR18/0028/FDL: Erection of 1 x retail unit and up to 34 x flats involving demolition of existing building... (Refuse) F/0881/88/F: Erection of new freezer centre with 14 flats overSite of Freezer Shop (to be demolished)... F/YR10/0227/F: Variation of condition 13 of Planning Permission F/95/0548/F (Erection of food store) rela... (Grant) F/0576/86/F: Redevelopment of site - erection of 7 shop units with storage, toilets, etc. overSite of... F/YR18/1108/FDL: Erection of a part 2-storey, part 3 storey and part 4-storey building comprising of: 1 x r... (Grant) F/0635/83/F: Layout and construction of car-park and rear service road to shops... Deemed consent CCC F/YR06/1245/F: Erection of 2 units for mixed use (A2 Finance & Professional Services, A3 Restaurants & Ca... Withdrawn F/93/0644/F: Erection of freezer centre with 14 flats over... (Refused) F/0033/87/A: Display of an internally illuminated projecting sign and two illuminated boxes to hang in ... Approve F/YR05/1359/F: Erection of a retail unit involving demolition of existing freezer shop... (Grant) F/YR00/0834/F: Erection of freezer centre with 14 flats over... (Granted) F/YR07/0045/F: Erection of 2 units for mixed use (A2 Finance and Professional, A3 Restaurants and Cafe, A... (Refuse) F/YR01/0144/F: Formation of car park exit to Creek Road... (Granted) F/1381/89/O: Erection of buildings comprising, supermarket(27,000sqft), shop units (17,000sqft), andn... (Granted) </p>	

Transport

8a. Local road impacts: Major infrastructure required to off-set safety or acquisition of third party land D

8b. Transport team comments: 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: Grays Lane; Darthill Road; Station Road; Bevills Place; Rookwood Road

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

11b.(ii) Medical srvs in 5 min walk: Cornerstone Practice; Mercheford House

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

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: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9J

11c.(iii) Shops 5-10 min walk: Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; March Service Station, 132 - 136 Station Road March Cam

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU

11c.(v) Shops 15-20 min walk: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ

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: Burrowmoor Primary School; Westwood Primary School

11d.(iv) Primary schs 10-15 min walk: All Saints Interchurch Academy; Cavalry 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:	Neale-Wade Academy	
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	March Enterprise Park	
12a.(i) Primary school catchment	All Saints InterChurch Primary school	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	There are two primary schools in the North of March. All Saints InterChurch Primary school and Westwood Primary School. All Saints Inter Church is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity for 210 pupils. In 2020/21 there were 290 pupils living in the catchment. This is due to increase to 305 in 2029/2030. Westwood Primary is an Academy with an age range of 4-11 years. The school has a PAN of 120 and total capacity for 840 pupils. In 2020/21 there were 764 primary aged pupils living in catchment this is due to decrease to 682 in 2029/2030. Combined catchment forecasts for All Saints and Westwood show a total number of 1054 primary aged pupils in 2020/2021 dropping to 987 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	
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:	0 (SMITHY); 0 (MALTHOUSE)	
14a.(viii) Sites for DI 50-100m:		

14a.(ix) Sites for DI 100-250m:	296730 (MADE GROUND); 296665 (MILL); 296697 (REFUSE/SLAG HEAP); 297060 (NURSERY); 0 (MADE GROUND)	
14b. Env Health Officer comments:	Unsuspected contaminated land condition recommended	
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 within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Norwood Nature Reserve; Whitemoor Marshalling Yard	
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) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	March	
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:	Coronation Fountain; Ye Olde Griffin Hotel; The Chequers Public House; Swans Holt; 38, High Street; March And District Museum; Town Hall; Elwyn House; 3,3A And 3B, West End; 25, West End; British Legion; Old Bank House; 81 And 83, High Street; The Ship Inn; 36, High Street; Church Of St Peter; War Memorial; Lloyds Bank; 38, West End	

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:

The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

March

18f. Conservation Officer comments: Adjacent to conservation area

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/YR19/0985/F) and has recommendations in place for evaluation prior to development based on the scheme associated with that planning reference.

Site Visit

Date / Time of Site Visit: 06/11/2020 12:55:00

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

1b. Describe accessibility of site: In a town centre location. Can be accessed by all modes of transport.

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

2b. Describe neighbouring uses: Flat block to East. Commercial premises mainly to the North, West and South. Pub immediately to West.

3. Describe topography and lanscape: Flat, built up area of the town. Site partly occupied by mainly single Storey vacant buildings - rest service area. Some clearance commenced.

4. Describe layout, form, street pattern: Station Rd is a main road through March town centre.

5. Describe building types and features: On site - vacant, mainly single storey buildings. Mixture of ages and sizes in vicinity - up to three storeys in height.

6. Describe site's boundaries: Now surrounded by temporary construction fencing.

7. Describe features / constraints: Residential properties adjacent. Close to March conservation area.

8. Describe views, sight lines or vistas: A prominent site within the street scene.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. *Historic features:* Neutral

9d. *Justification:* Development of the site should have a positive impact on both the built form and street scene if designed well. There should also be no adverse impact on the conservation area.

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

A

19b. **Justification:** Redevelopment of the site should be a positive addition to the area if done well impact on the conservation area, if sensitively designed.

19c. **Key considerations for policy:** Extant planning permission
Used for residential
Use for commercial
Design in relation to conservation area
Car parking in town centre location

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 and retail development.

Major Criteria

1. Site Availability	Available for development in med term (6 - 10 yrs)				B
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	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/YR20/0370/O				
	Site with planning permission F/YR20/0370/O granted 15/01/2021.				
7.(ii) Planning History Search					
	F/YR00/0001/F: Change of use of first-floor from ancillaryshop use to 2 x 2-bed flats... (Granted); F/99/0498/DEM1: Demolition of cottages and stores... (NULL); F/YR10/0475/TRCA: Works to 3no Silver Birch and 1no Purple Acer trees within a Conservation Area... (Granted); F/YR07/1350/F: Erection of 9 x 2-bed flats with associated parking, bin store and cycle shelter and erect... (Granted); F/1709/89/F: Installation of a new shop front... (Granted); F/0035/89/F: Erection of a D I Y store and associatedparking... (NULL); F/YR14/0382/F: Change of use from A1 (Shops) to A2 (Financial and Professional Services)... (Granted); F/YR02/0182/F: Installation of security shutters... (Granted); F/YR07/0869/F: Erection of 12 x 2-bed flats with associated parking and bin stores... (Refused); F/0108/86/O: Erection of a shop - approx. 1,300sq. Metres... (Application Permitted); F/0267/86/O: Erection of a supermarket... (Application Permitted); F/YR14/0807/A: Display of 1no non-illuminated fascia sign... (Granted); F/90/0862/F: Continuation of use without compliance withCondition 01 of planning permission -F/0035/8... (Granted); F/93/0769/F: Change of use of land to garden centreincluding the erection of 2.4m and 1.8m highfencin... (Granted); F/99/0227/F: Use of premises as a club for under 18 yearolds, function hall and night club... (Granted); F/YR04/4399/F: Erection of 75 x 2-bed flats with associated parking involving demolition of existing shop... (Granted); F/YR02/0769/F: Installation of external security shuttersand steel security gate... (Granted); F/YR04/3619/F: Erection of 55 x 2-bed flats with associated parking and access involving demolition of ex... (Refused); F/95/0677/O: Erection of foodstore (Class A1) togetherwith petrol filling station, car parking andlan... (Refused); F/YR04/3428/F: Change of use from industrial land to car park... (Granted); F/YR13/0789/F: Installation of new entrance doors to front and entrance door to rear of existing building... (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: Scargells Lane, Grays Lane, Primary School, Burrowmoor Road, Scargells Lane, Chandlers Way, The Causeway, Bevills Place

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

A

11b.(ii) Medical srvs in 5 min walk: Cornerstone Practice; Mercheford House

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

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: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ

11c.(iii) Shops 5-10 min walk: Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(iv) Shops 10-15 min walk: Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

11c.(v) Shops 15-20 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP

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

A

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

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

11d.(iv) Primary schs 10-15 min walk: Cavalry Primary School; Westwood Primary School

11d.(v) Primary schs 15-20 min walk: All Saints Interchurch 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:	Neale-Wade Academy	
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:		
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 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:	MILL; WORKS; CORN MILL; MADE GROUND	
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 within 1.01km – 2km of site	B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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: March

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: CORONATION FOUNTAIN (Grade II), YE OLDE GRIFFIN HOTEL (Grade II), THE CHEQUERS PUBLIC HOUSE (Grade II), SWANS HOLT (Grade II), 38, HIGH STREET (Grade II), 86, HIGH STREET (Grade II), NORLAND HOUSE (Grade II*), MARCH AND DISTRICT MUSEUM (Grade II), AUDMOOR HOUSE (Grade II), MAVRON (Grade II), TOWN HALL (Grade II), ELWYN HOUSE (Grade II), 3,3A AND 3B, WEST END (Grade II), 25, WEST END (Grade II), BRITISH LEGION (Grade II), OLD BANK HOUSE (Grade II), 81 AND 83, HIGH STREET (Grade II), THE SHIP INN (Grade II), 36, HIGH STREET (Grade II), CHURCH OF ST PETER (Grade II), THE MAZE (Grade II), COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE) (Grade II), WAR MEMORIAL (Grade II), LLOYDS BANK (Grade II)

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: March 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



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:	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):	36%	3b.(iii) 1 in 100yr event (area):	50%	3b.(iv) 1 in 1000yr event (area):	58%
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/YR20/0674/O

Site with planning permission F/YR20/0674/O approved 08 September 2020.

7.(ii) Planning History Search

F/YR87/1109/O: Residential development - 1.47 ha.... (Application Permitted); F/90/0383/F: erection of 14 houses (comprising 8 x 2-bedsemi-detached and 6 x 2-bed terraced)... (NULL); F/YR08/0169/F: Erection of 1 x 1-bed and 1 x 3 bed semi-detached houses with associated parking... (Application Withdrawn); F/90/0611/F: Erection of a single-storey office building... (Granted); F/96/0200/O: Residential development to provide up to 250houses together with associated areas ofform... (Application Withdrawn); F/1227/89/F: Erection of 27 dwellings consisting of 8 x1-bed houses and 19 x 2-bed houses - (amendedd... (Granted); F/0870/89/F: Erection of 14 x 1-bed houses, 8 x 2-bedhouses, 1 x 2-bed bungalow and 2 x 3-bedbungalow... (Granted); F/YR07/0341/F: Erection of 2 x 3-bed semi-detached one and a half-storey dwellings with associated parkin... (Application Withdrawn); F/0559/88/F: Erection of replacement plant for the continued manufacture and storage of concrete produc... (Application Permitted); F/YR06/0009/F: Erection of 2-storey and single-storey rear extensions to existing dwelling... (Granted); F/1521/89/F: Erection of a single-storey extension tofront of house... (Granted); F/YR15/0599/O: Outline with some matters reserved, detailed as Access, Layout and Scale in relation to th... (Refused); F/98/0582/F: Erection of a 2-storey side extension toexisting dwelling... (Granted); F/98/0023/F: Erection of 41 x 2-bed bungalows and garagestogether with estate roads; landscaping andp... (Granted); F/YR07/0572/F: Erection of 2 x 3-bed semi-detached houses with associated parking and 2.4 metre high fenc... (Refused); F/YR06/0589/O: Erection of a dwelling... (Granted); F/YR04/3997/F: Erection of 2-storey and single-storey rear extensions to existing dwelling... (Granted); F/0965/78/F: Extension to factoryWalter H. Feltham & Son Ltd Imperial Works Estover Road March... (Application Permitted)

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:	High School Close, Railway Station, Estover Road, March Rail Station	
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:	Cornerstone Practice; Mercheford House; Riverside Practice	
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:	March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH	
11c.(iv) Shops 10-15 min walk:	Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP	
11c.(v) Shops 15-20 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ	
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:	All Saints Interchurch Academy	
11d.(iv) Primary schs 10-15 min walk:	Westwood 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: March Enterprise Park

11f.(iv) Emp area 10-15 min walk: March Town Centre

11f.(v) Emp area 15-20 min walk: HMP Whitemoor area, March

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

14a.(i) Prox pot. contaminated land: Site located 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: WORKS

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

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

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

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 within 500m of site

D

16a.(iii) Site intersects CWS:

Norwood Nature Reserve; Whitemoor Marshalling Yard

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: Yes

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: LODGE, AT ENTRY TO CEMETERY (Grade II), GATE PIERS, GATES AND ADJOINING WALL, AT ENTRANCE TO THE CEMETERY (Grade II), CEMETERY CHAPEL AND MORTUARY (Grade II), CHURCH OF ST JOHN (Grade II), March East Junction Signal Box (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 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:

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:	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):	12%	3b.(iii) 1 in 100yr event (area):	21%	3b.(iv) 1 in 1000yr event (area):	24%
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/YR18/1136/F

Site with planning permission F/YR18/1136/F approved 20 July 2020.

7.(ii) Planning History Search

F/YR20/0223/GEN: West March strategic allocation... (Application Received); F/YR18/1136/F: Erection of 40 dwellings comprising of 4 x 1-bed and 4 x 2-bed 2-storey flats; 20 x 2-stor... (Pending Decision); F/YR03/0931/F: Erection of single-storey rear extension... (Granted); F/YR15/1016/F: Erection of a single-storey extension and alterations to existing pavilion and siting of w... (Granted); F/1145/87/RM: Erection of 3 detached houses with detached double garagesLand adj. and to the rear of 6... (Approved); F/0740/83/F: Change of use from nursery garden to riding school and clubStone Cross Nurseries The Cau... (Application Permitted); F/YR05/0658/F: Erection of single-storey side extension to existing cricket pavilion... (Granted); F/YR07/0153/F: Erection of single-storey rear extension to existing dwelling... (Granted); F/YR14/0981/F: Erection of a 2 lane open practice cricket net to replace existing net... (Granted); F/0267/78/O: Erection of 2 dwellingsMarket garden and nursery site to the rear of 55 and 57 The Cause... (Application Refused); F/YR10/0681/NONMAT: Non-material amendment - amendment to materials to be used for walls and roof, relating to... (Approved); F/1211/88/F: Alterations and 2-storey extension to house63A The Causeway March... (Application Permitted); F/1145/87/O: Erection of 3 dwellings with 4 metre wide service roadLand at rear of 63A The Causeway M... (Application Permitted); F/YR16/0169/F: Erection of a single-storey extension and alterations to existing pavilion and siting of w... (Granted); F/0561/79/F: Erection of 59 dwellings (9 x 2 bed bungalows, 27 x 1 bed bungalows and 1 grouped scheme f... (NULL); F/YR08/0596/SC: Screening and Scoping Opinion:- Residential (up to 1700 dwellings) and business (5 ha appx... (Further Information Not Required); F/0444/77/F: Development of new estate - erection of 20 2-bedroomed flats, 2 wardens flats, 30 bungalow... (NULL); F/YR10/0259/F: Erection of a sports pavilion... (Granted); F/93/0258/F: Erection of a building for part agriculturalstorage and part livestock... (Granted); F/94/0679/F: Erection of a 2-storey extension to side/rearof existing house... (Granted); F/YR11/0100/NONMAT: Non-material amendment - front windows changed from 4no to 2no, previously indicated windo... (Approved); F/YR01/1042/F: Extension and alterations to

pavilion... (Refused); F/YR01/1041/F: Extension and alterations to pavilion... (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: Springfield Avenue, Scargells Lane, Primary School, The Causeway, Cherrywood Avenue, The Avenue, Monument View, Causeway Close

11b.(i) Prox to medical services: **Less than 10 min walk (< 800m)**

B

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

11b.(iii) Medical srvs 5-10 min walk: Cornerstone Practice; Mercheford House

11b.(iv) Medical srvs 10-15 min walk: Riverside Practice

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: **Less than 5 min walk (< 400m)**

A

11c.(ii) Shops within 5 min walk: One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

11c.(iii) Shops 5-10 min walk: Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Premier, 62 St Peters Road March Cambridgeshire PE15 9NA; Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ

11c.(iv) Shops 10-15 min walk: Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

11c.(v) Shops 15-20 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP; March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH

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

A

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

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

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

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

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: Neale-Wade Academy

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: March Town Centre

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

14a.(i) Prox pot. contaminated land: Site located 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: GAS WORKS

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

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

14a.(ix) Sites for DI 100-250m: NURSERY; 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 within 1.01km – 2km of site	B	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km:	Gault Bank Pollard Willows; Norwood Nature Reserve		
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:			
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:	March		
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:	WAYSIDE CROSS (Grade II), JENYNS HOUSE (Grade II), 86, HIGH STREET (Grade II), NORLAND HOUSE (Grade II*), AUDMOOR HOUSE (Grade II), MAVRON (Grade II), 81 AND 83, HIGH STREET (Grade II), THE MAZE (Grade II), COACH HOUSE AND STABLE AND GARDEN WALL, AT NUMBER 110 (NORLAND HOUSE) (Grade II)		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site	D	
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground		
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: March 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

Likely suitable

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:	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):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):	F/YR19/0067/F Full planning permission (F/YR19/0067/F) granted 12 August 2020.			
7.(ii) Planning History Search	F/91/0102/O: Use of land as an 18 hole golf course withclub-house and car park; construct marinawith ... (Granted); F/YR00/0677/F: Change of use of agricultural buildings to Class B1 (Business) and Class B2 (General Indus... (Refused); F/YR16/0560/F: Change of use from B1/B2 use to Builders Storage Yard (Sui Generis) (Retrospective)... (Granted); F/YR17/1171/F: Change of use of agricultural land to surface water lagoon, and associated drainage works... (Granted); F/YR19/0067/F: Erection of 11no industrial units (B1 & B2 use) and 2.0 metre high palisade fencing involv... (Pending Consideration); F/YR15/0991/O: Erection of 90 dwellings (max) including open space and an attenuation area (Outline appli... (Refused); F/YR02/0722/F: Change of use of agricultural buildings toClass B1 (Business) and Class B2 (GenerallIndus... (Granted); F/94/0765/O: Use of land as an 18 hole golf course withclub-house and car park; construct marinawith ... (Granted); F/95/0237/F: Removal of conditions concerning thesubmission of engineering and earthmovingdetails (Co... (Refused); F/YR12/2009/CCC: Change of use of land and part of building from general industrial (B2) to waste sorting a... (Application Withdrawn); F/1216/87/F: Change of use from existing concreted farm yard to haulage yardGaul Farm Gaul Road March... (Application Permitted); F/97/0770/O: Use of land as an 18 hole golf course withclubhouse and car park; construct marina withm... (Granted)', F/96/0870/F: Siting of 1 no. night-watchman's caravan... (Application Withdrawn); F/91/0118/F: Change of use of agricultural land to golfcourse... (Application Withdrawn); F/YR01/0076/O: Use of land as an 18 hole golf course withclubhouse and car park; construct marina withm... (Refused)			

Transport

8a. Local road impacts:

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.

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 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: Riverside Practice

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 15 min walk (< 1,200m)

C

11c.(ii) Shops within 5 min walk:

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

11c.(iv) Shops 10-15 min walk: ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP;
Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA

11c.(v) Shops 15-20 min walk: Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX;
Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY; Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP; Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS; Family Shopper, 9 High Street March Cambridgeshire PE15 9JA; One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU; ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ; Lidl, Dartford Road March Cambridgeshire PE15 8AN; Europa, 25A Broad Street March Cambridgeshire PE15 8TP

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: Westwood Primary School

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

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

E

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

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

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

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

11f.(i) Proximity to employment: 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 March Enterprise Park; March Town Centre

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

15b. ALC percentage site area Grade 1: 94% | Grade 2: 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 within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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: 125, WEST END (Grade II), 126, WEST END (Grade II)

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: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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:

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.

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):	4%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	42%
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/YR19/0913/F Site with full planning permission (F/YR19/0913/F) granted 17/12/2019.			
7.(ii) Planning History Search	F/0703/89/O: Erection of 7 dwellings... (Refused); F/90/0338/O: Erection of 35 dwellings comprising of 23houses (13 x 2 bed and 10 x 3 bed) and 12flats ... (Refused); F/95/0744/CERTLU: Certificate of Lawful Use (existing): Use ofland and buildings for storage, haulageworks... (NULL); F/YR19/0913/F: Erection of a workshop building for storage and general maintenance of construction plant ... (Granted); F/1479/89/O: Erection of 16 x 2-bed flats, 16 x 1-bedflats, 18 x 3-bed houses, 16 x 2-bed housesand 2... (Application 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:				

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:	Peas Hill Road, Meadowlands,	
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:	Riverside Practice	
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:	Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX	
11c.(iv) Shops 10-15 min walk:	ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP	
11c.(v) Shops 15-20 min walk:	Lidl, Dartford Road March Cambridgeshire PE15 8AN; Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA	
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:	Westwood Primary School	
11d.(v) Primary schs 15-20 min walk:	All Saints Interchurch 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:	March Enterprise Park	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	March Town Centre	
12a.(i) Primary school catchment		
12a.(ii) Primary school capacity:		
12b. Pri school capacity comments:		
13a.(i) Secondary school catchment		

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Norwood Nature Reserve; Whitemoor Marshalling Yard

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 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 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 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:

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.

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):	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/YR19/0588 Site with full planning permission (F/YR19/0588/F) granted 29 August 2019.			
7.(ii) Planning History Search	[F/0383/89/F: Change of use from agricultural buildings to B1 use ('Business') for units 2 to 7,9 to 12... (Granted); F/90/0573/F: Change of use of existing agricultural buildings to (B1) light industrial units (retrospec... (Granted); F/96/0422/F: Use of land for the storage of a total of 6 lorry bodies in two areas to be used as storag... (Granted); F/93/0796/F: Relaxation of planning condition to permit operation of machinery between 07.00 hours and... (Refused); F/95/0723/F: Variation of Condition 11 of planning permission - F/0383/89/F to allow overnight parking ... (Granted); F/96/0865/F: Continued variation of Condition 11 of planning permission - F/0383/89/F to allow overnight... (Granted); F/90/0121/F: Installation of a cesspool (retrospective)... (Granted); F/91/1018/F: Change of use of agricultural barn to industrial workshop... (Refused); F/92/0475/F: Change of use of agricultural barn to industrial workshop... (Granted); F/YR12/0533/F: Erection of 2 no 14.97 metre high (hub height) wind turbines... (Granted); F/YR19/0588/F: Change of use of land for siting of self-storage containers and caravan storage (part retr... (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 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 20 min walk (< 1,600m)

D

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: Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT;
Premier, 62 St Peters Road March Cambridgeshire PE15 9NA

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: Cavalry Primary School

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

E

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

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

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

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

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m)

E

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 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: No

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:

16e. Wildlife Officer comments:

Likely suitable

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

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 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) 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:	The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground	
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:		

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.