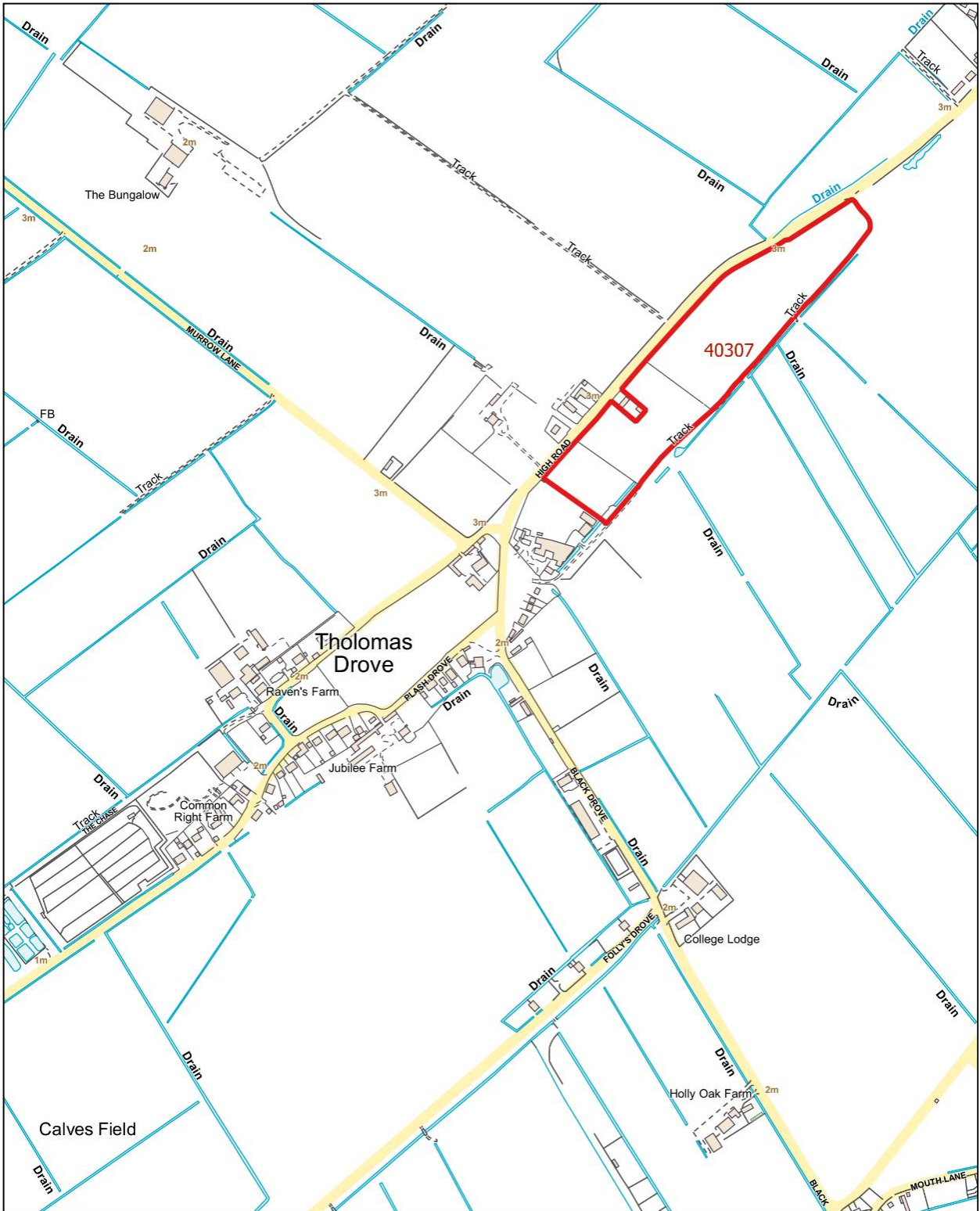


# Tholomas Drive



Fenland District Council

## Site Submissions

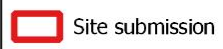
Draft Fenland Local Plan

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Do not scale

### Key



Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	81.31%	<b>3a.(iii) Site area in FZ2:</b>	18.69%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	6%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Site is detached from village settlement. Lengthy footway/cycleway connections are required. Suitable access required with appropriate access visibility.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Wisbech St Mary Public Footpath No. 4 runs along the eastern boundary. Opportunity to connect to PROW and secure improvements.			

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Willock Lane; Plash 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:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	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	Wisbech St Mary CofE Academy	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site within 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:** 653 (SMITHY)

**14b. Env Health Officer comments:**

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

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

## Natural Environment

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

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

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

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

Willock Farm Orchard

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

Garner's Orchard; River Nene

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

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

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

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

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

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

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

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

## 16e. Wildlife Officer comments:

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: HOME FARMHOUSE; RIPES 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:* 09/03/2020 12:50:00*1a. Accessibility: Is the site capable of being accessible to all users?:* Yes*1b. Describe accessibility of site:* Extensive tract of land in open countryside*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:**2b. Describe neighbouring uses:* Mainly open countryside  
Dwellings to the south and west  
Listed building opposite at southern end*3. Describe topography and lanscape:* Flat and very open*4. Describe layout, form, street pattern:* Busy rural road

5. Describe building types and features: None on site

6. Describe site's boundaries: Open. Mature trees along part of frontage.  
Fences to south

7. Describe features / constraints: Distance from services  
Access from a very busy road  
Public footpath to north along site boundary

8. Describe views, sight lines or vistas: Very open to the east and west  
Road raised up above site level.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification: The site relates poorly to the existing built form of nearby settlements.  
It would intrude significantly into open countryside.

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

E

19b. Justification: Development would have an adverse impact on the countryside and relate poorly to the built form.  
It is a considerable distance from services with no footpath available.  
Access onto 60mph stretch of road is potentially problematic.

19c. Key considerations for policy: Impact on countryside  
Extent of site  
Access  
Sustainable transport 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 **Potentially unsuitable**

D

20b. Comments: Site is remote from built area of village, and services and infrastructure. Development would have adverse visual impacts on landscapes.