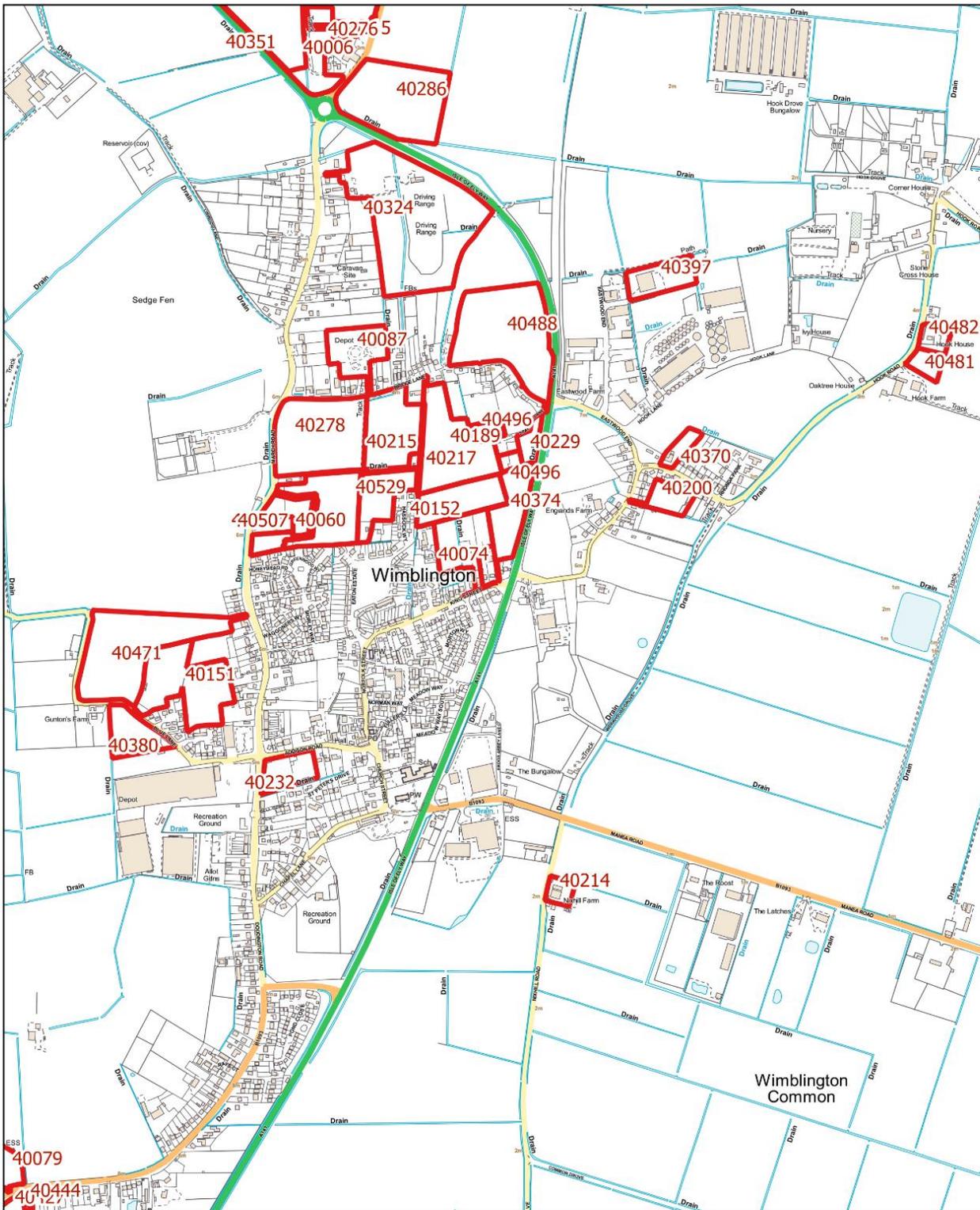


# Wimblington



## Site Submissions

Draft Fenland Local Plan

### Key

Site submission



Do not scale

© Crown Copyright and database rights 2022 Ordnance Survey 10023778

Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is underlain by sand and gravel. However, it has existing development on its southern and eastern boundaries, with a road and ditch to the west. Given this, mineral extraction is not likely 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	4%	<b>3b.(iii) 1 in 100yr event (area):</b>	5%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<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>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<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>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR17/0039/RM Reserved Matters	
<b>7.(ii) Planning History Search</b>	<p>F/YR17/3149/COND: Details reserved by conditions 7, 21 &amp; 22 of planning permission F/YR14/0232/O (... (Approve)   F/YR17/3158/COND: Details reserved by conditions 8, 10, 11, 17, 19 and 20, relating to planning pe... (Approve)   F/YR19/0925/NONMAT: Non-material amendment:- To amend condition 19 relating to planning permission F... (Approve)   F/YR18/3043/COND: Details reserved by conditions 2, 5, 6, 7, 8, 10, 13 and 15 of planning permissi... (Approve)   F/YR17/3157/COND: Details reserved by condition 9 of planning permission F/YR14/0232/O (Erection o... (Approve)   F/YR19/3133/COND: Details reserved by conditions 9 &amp; 23 of planning permission F/YR14/0232/O (Erec... (Part App/Part Ref Dis of Con)   F/YR17/3128/COND: Details reserved by conditions 12, 13, 14 and 15 of planning permission F/YR14/0... (Approve)   F/YR14/0232/O: Erection of 80 dwellings (max)... (Grant)   F/YR17/0318/PLANOB: Modification of Planning Obligation attached to planning permission F/YR14/0232/... (Grant)   F/YR17/0039/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve)   F/YR17/0043/F: Erection of 13 x 2-storey dwellings comprising of: 9 x 3-bed and 4 x 2-bed, invo... (Grant)   F/YR17/3138/COND: Details reserved by condition 23 of planning permission F/YR14/0232/O (Erection ... (Approve)   F/YR17/3129/COND: Details reserved by condition 1 of planning permission F/YR17/0039/RM (Reserved ... (Approve)   F/YR17/1023/F: Erection of 2 x detached single garages with associated driveways... (Grant)   F/YR18/3022/COND: Details reserved by conditions 2, 3, 4 &amp; 5 of planning permission F/YR17/0039/RM... (Approve)   F/YR19/1041/A: Display of 15 x non-illuminated signs (2 x hoarding</p>	

signs, 8 x 6.0m high flag po... (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: Waggoners Way; Linwood Lane; March Road; Honeymead Road; Bridge Lane; Norman Way

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

A

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

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

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

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

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA

11c.(iv) Shops 10-15 min walk: Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB

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

11d.(i) Prox to primary school: Less than 10 min walk (< 800m)

B

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

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

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:**

<b>11f.(i) Proximity to employment:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11f.(ii) Emp area in 5 min walk:</b>	Eastwood Industrial Estate, Wimblington	
<b>11f.(iii) Emp area 5-10 min walk:</b>	Knowles Transport, Wimblington	
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk</b>	Doddington Road Industrial Estate, Wimblington	
<b>12a.(i) Primary school catchment</b>	Thomas Eaton Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

**Land Quality**

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 50m of potentially contaminated land</b>	<b>D</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>	1958 (GRAVEL PIT)	
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>	3277 (SEWAGE FILTERBEDS)	
<b>14b. Env Health Officer comments:</b>		
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b>	<b>C</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

**Natural Environment**

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

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

16c.(viii) Exstg Woodland: No    16c.(ix) Woodland Buffer: 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 within 15m of the site

C

## 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:    31, NORFOLK STREET; ADDISON HOUSE; 6 AND 8, NORFOLK STREET

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:    Moated bishops' palace at Manor Farm

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

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.

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 19/05/2020 12:10:00

*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?: No response

(ii) Reasons for support / object: Already has planning approval

(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 confirm that site is under construction.

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR17/0682/F Site with full planning permission			
<b>7.(ii) Planning History Search</b>	<p>F/YR18/3015/COND: Details reserved by conditions 2, 4, 8, 10, 12, 13 and 14 of planning permission... (Approve)    F/YR19/0665/F: Erect a dwelling (2-storey 4-bed with garage) involving raising of site levels b... (Grant)    F/YR18/0510/VOC: Variation of condition 10 to enable amendment to approved plans (change to Plot ... (Grant)    F/YR18/3144/COND: Details reserved by conditions 2, 4, 9, 10 and 11 of planning permission F/YR17/... (Approve)    F/YR19/0283/VOC: Variation of condition 25 (condition listing approved plans) relating to plannin... (Grant)    F/YR19/3025/COND: Details reserved by condition 6 of planning permission F/YR17/0682/F (Erection o... (Approve)    F/YR17/0682/F: Erection of 37 x single-storey dwellings comprising of 25 x 2-bed and 12 x 3-bed... (Grant)    F/YR18/1078/VOC: Variation of condition 17 to enable amendment to approved plans of planning perm... (Grant)    F/YR16/1192/F: Erection of 4no dwellings comprising of 2 x 2-storey 4-bed with integral double ... (Grant)    F/YR19/0981/NONMAT: Non-material amendment: Change of external materials relating to planning permis... (Approve)      F/YR19/3084/COND: Details reserved by conditions 12, 17, 20, 22, 23 and 24 of planning permission ... (Approve)</p>			

## Transport

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

## 10a. PROW Opportunities:

10b. PROW Team comments: N/A

## Access to Services

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

A

11a.(ii) Bus stops / rail in 5 min walk: March Road; Norman Way

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

A

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

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

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

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

11c.(i) Proximity to shops: Less than 10 min walk (&lt; 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA

11c.(iv) Shops 10-15 min walk: Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB

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

11d.(i) Prox to primary school: Less than 10 min walk (&lt; 800m)

B

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

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

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

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

11e.(i) Prox to secondary school: Greater than 20 min walk (&gt;1,600m)

E

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

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

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

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

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

A

11f.(ii) Emp area in 5 min walk: Eastwood Industrial Estate, Wimblington

11f.(iii) Emp area 5-10 min walk: Knowles Transport, Wimblington

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

11f.(v) Emp area 15-20 min walk: Doddington Road Industrial Estate, Wimblington

12a.(i) Primary school catchment: Thomas Eaton Primary School

Likely suitable

12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	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:	3277 (SEWAGE FILTERBEDS)	
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 3	C
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes
		16c.(iv) Grassland Stepping Stone Opp: 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:	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:	13-15 Eastwood End; 31, NORFOLK STREET; NORTH HOUSE; 6 AND 8, NORFOLK STREET; 7, CHURCH STREET				
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site				A
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:					
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site				A
18d.(ii) Reg P+G intersects site:					
18d.(iii) Reg PG within 500m:					
18e.(i) Prox to Heritage at Risk:	Asset(s) 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:* 19/05/2020 12:35:00

*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:

19c. Key considerations for policy:

## Local Preference

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

(ii) Reasons for support / object: Already has planning approval

(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. Cambs County Council monitoring data and site visit confirms site is under construction.

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village	<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR18/0385/O Site has outline permission.	
<b>7.(ii) Planning History Search</b>	F/YR18/0385/O: Erection of up to 7 x dwellings involving the demolition of an existing commerci... (Grant)   F/YR20/0024/O: Erect 1 dwelling (outline application with all matters reserved)... (Refuse)   F/YR15/0317/O: Erection of 20 x dwellings (max) involving the demolition of 5 Bridge Lane and e... (Refuse)   F/YR15/0798/O: Erection of 10 x dwellings (max) involving the demolition of 5 Bridge Lane and e... (Refuse)	

## Transport

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

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:	March Road; Linwood Lane; Bridge Lane	
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:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(iv) Shops 10-15 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
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:	Thomas Eaton Primary 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 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:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A

Likely suitable

<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 100m of potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">C</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	4160 (WORKS)
<b>14a.(ix) Sites for DI 100-250m:</b>	
<b>14b. Env Health Officer comments:</b>	F/YR18/0385/O - see comments from EH officer (phase 2 required)
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b> <span style="float: right; border: 1px solid black; padding: 2px;">D</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 91.5%   Grade 3: 8.5%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>	
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 1.01km – 2km of site</b> <span style="float: right; border: 1px solid black; padding: 2px;">B</span>	
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>	Gault Bank Pollard Willows	
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	No	
<b>16c.(i) Highest quality habitats:</b>		
<b>16c.(ii) Existing Grassland:</b> Yes	<b>16c.(iii) Grassland Buffer:</b> Yes	<b>16c.(iv) Grassland Stepping Stone Opp:</b> 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 C17.(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) 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:* 19/05/2020 11:00:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* No footway / cycleway along Bridge Lane.  
But presently a relatively quiet lane.  
Farm access is wide enough.

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

2b. Describe neighbouring uses: Dwellings to west, south and east.  
Open to north.  
Extant planning permission.

3. Describe topography and lanscape: Flat but enclosed site.  
Some farm buildings on site but mainly open.

4. Describe layout, form, street pattern: Quiet rural lane forming cul-de-sac.

5. Describe building types and features: Mix of 2 storey dwellings and bungalows in vicinity.  
Bungalow adjacent to site entrance (east).  
2 storey to west.

6. Describe site's boundaries: Mainly hedgerows around site of varying types and sizes.

7. Describe features / constraints: Proximity of dwellings to access.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Site is removed from the main settlement of Wimblington and although half surrounded by dwellings is effectively 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 is in an unsustainable location away from main settlement and services, effectively in an open countryside location which would intensify the built form character in this rural location.

19c. Key considerations for policy: Extant planning permission  
Access  
Proximity to services  
Relationship to settlement  
Lack of footway / sustainable infrastructure

## Local Preference

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

(ii) Reasons for support / object: Already has planning approval

(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

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR12/0600/F: Erection of a single storey 4-bed dwelling involving partial demolition of exist... (Grant)   F/YR13/0654/NONMAT: Non-material amendment: amendment to approved brick type relating to planning pe... (Approve)   F/YR15/3046/COND: Details reserved by condition 5 of planning permission F/YR13/0454/F (Erection o... (Approve)   F/YR13/0454/F: Erection of a single storey 4-bed dwelling... (Grant)   F/YR12/0033/F: Erection of a 2-storey 4-bed dwelling with detached garage and formation of a ne... (Refuse)   F/YR13/0332/F: Formation of a new access to existing dwelling (Retrospective)... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Blue Lane requires widening suitable for two way movements and footways are required to link site with existing. Suitable access is required with visibility.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Waggoners Way; Village Hall; Chapel Lane; March Road; Blue Lane; Honeymead Road; Addison Road; Norman Way	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Wimblington Surgery	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
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:	Thomas Eaton Primary Academy	
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:	Knowles Transport, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington; Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A

<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid green; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 250m of potentially contaminated land</b> <span style="float: right; border: 1px solid green; padding: 2px;">B</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	
<b>14a.(ix) Sites for DI 100-250m:</b>	1958 (GRAVEL PIT)
<b>14b. Env Health Officer comments:</b>	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b> <span style="float: right; border: 1px solid orange; padding: 2px;">C</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid green; padding: 2px;">A</span>				
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b> <span style="float: right; border: 1px solid green; padding: 2px;">A</span>				
<b>16a.(iii) Site intersects CWS:</b>					
<b>16a.(iv) CWS within 500m:</b>					
<b>16a.(v) CWS 500m - 1km:</b>					
<b>16a.(vi) CWS 1-2km</b>					
<b>16b. Record of protected species on site:</b>	Yes				
<b>16c.(i) Highest quality habitats:</b>					
<b>16c.(ii) Existing Grassland:</b>	Yes	<b>16c.(iii) Grassland Buffer:</b>	Yes	<b>16c.(iv) Grassland Stepping Stone Opp:</b>	Yes
<b>16c.(v) Existing Wetland:</b>	No	<b>16c.(vi) Wetland Buffer:</b>	No	<b>16c.(vii) Wetland Stepping Stone Opp:</b>	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: 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: PARISH CHURCH OF ST PETER; 31, NORFOLK STREET; ADDISON HOUSE; NORTH HOUSE; 6 AND 8, NORFOLK STREET; 7, CHURCH STREET; THE MANOR HOUSE; Wimblington War Memorial

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: Moated bishops' palace at Manor Farm

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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:* 15/05/2020 11:40:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* Access would be from narrow lane just beyond 30mph zone.  
No footway / cycleway  
Needs significantly upgrading - loss of hedgerows

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.  
Open countryside to the north and west.

3. **Describe topography and lanscape:** Flat - enclosed site used for grazing horses / paddocks

4. **Describe layout, form, street pattern:** Very quiet rural lane - narrow

5. **Describe building types and features:** Modern cul-de-sac to south.  
Various dwelling / building types to the east and south.

6. **Describe site's boundaries:** Enclosed with hedges and mature trees.

7. **Describe features / constraints:** Very narrow lane, hedgerows. Upgrade required.

8. **Describe views, sight lines or vistas:** Enclosed site, in the main.

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

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

9c. **Historic features:** Neutral

9d. **Justification:** Close to existing settlement but extent of site (especially northwards providing +200 dwellings) means it would 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:** Would be along quiet rural lane - significantly changing character for this area. Some loss of biodiversity through removal of hedgerows.

19c. **Key considerations for policy:** Impact on open countryside.  
Impact on character of road and lane.  
Proximity to village.  
Extent of site and number of dwellings.

## Local Preference

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

(ii) **Reasons for support / object:** No entrance on March Road as indicated in statement unless a property was removed. Would totally change the linear landscape of March Road if that was permitted. Blue Lane very narrow and single track at entrance to these fields. Leads out into open farmland and would not wish to see village developing into this more rural area. History of sewage issue in this area of village.

(Chairman and Clerk need to declare interest as this site backs on to their properties on March Road)

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

## Recommendation

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

20b. **Comments** This site is relatively close to village services, but not clear if suitable vehicular and pedestrian/cycle access can be achieved from site to village centre. Large scale site, relative to size of village. Access is via a rural lane and not suitable to

serve a development of this scale, requiring significant upgrading. Site reasonably enclosed but development would have some visual impact on open countryside and village character. TPOs on site.

---

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	17/0682/F			
No material planning history relation to the site itself however reference is made to 17/0682/F and subsequent condition discharges in respect to site and access.				
<b>7.(ii) Planning History Search</b>	F/YR18/3144/COND: Details reserved by conditions 2, 4, 9, 10 and 11 of planning permission F/YR17/... (Approve)   F/YR19/0283/VOC: Variation of condition 25 (condition listing approved plans) relating to plannin... (Grant)   F/YR19/3025/COND: Details reserved by condition 6 of planning permission F/YR17/0682/F (Erection o... (Approve)   F/YR17/0682/F: Erection of 37 x single-storey dwellings comprising of 25 x 2-bed and 12 x 3-bed... (Grant)   F/YR19/0981/NONMAT: Non-material amendment: Change of external materials relating to planning permis... (Approve)   F/YR19/3084/COND: Details reserved by conditions 12, 17, 20, 22, 23 and 24 of planning permission ... (Approve)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Access required through Reason Homes site to the south.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PRoWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Wimblington Public Footpath No. 5 is located to the west of the allocation 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:	March Road; Bridge Lane	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Wimblington Surgery	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
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:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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	

108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.

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

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

A

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

## Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 3277 (SEWAGE FILTERBEDS)

14b. Env Health Officer comments:

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

C

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

## Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

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

16c.(viii) Exstg Woodland: Yes    16c.(ix) Woodland Buffer: Yes    16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
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:	13-15 Eastwood End; 31, NORFOLK STREET; 6 AND 8, NORFOLK STREET	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) 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:** 19/05/2020 12:25:00

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

**1b. Describe accessibility of site:** Unclear how access would be provided.  
PRoW exists to the west of the site.  
Quality countryside type lane.

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

**2b. Describe neighbouring uses:** Although there are dwellings to west of PRoW and south west corner, it is an open site in the countryside.

**3. Describe topography and lanscape:** *Flat and enclosed site.*

**4. Describe layout, form, street pattern:** *Cul-de-sac off an established 1930-50s estate.*

**5. Describe building types and features:** *None on site.  
Detached and semis (modern) to the west.*

**6. Describe site's boundaries:** *Mature hedgerow to west. Other hedgerows to the east, south and north.  
Woodland copes to the east.*

**7. Describe features / constraints:** *Access - possibly from development to the south?*

**8. Describe views, sight lines or vistas:** *An enclosed site generally.*

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

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

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

**9d. Justification:** *The site is currently in open countryside away from the built form of the settlement but will be adjacent to built area once site to south is built out.*

**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:** Although currently effectively away form the built form of the settlement, depending on the development of the site to the south there may be an opportunity to extend this further.

**19c. Key considerations for policy:** Extant planning permission to south and timeline for delivery.  
Impact on countryside.  
Impact on built form.  
Sustainable links.

## Local Preference

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

**(ii) Reasons for support / object:** Although there are considerable concerns about increasing the volume of traffic in King Street which is a bus route and narrows considerably at the junction with Fullers Lane, Addison Road and Church Street this would be an obvious continuation to F/YR17/0682/F with access through the new development.

**(iii) Parish Council site ranking (0-10):** **7**

## Recommendation

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

**20b. Comments** The site is relatively unconstrained. However, at present would likely have visual impacts on the open countryside. However, the site may be suitable for development where it can be demonstrated that the site will provide a coherent extension to the committed site to the south (40074).

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	2%	<b>3b.(iii) 1 in 100yr event (area):</b>	6%	<b>3b.(iv) 1 in 1000yr event (area):</b>	32%
<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>	More than 5km from site			<b>A</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Bridge Lane will require improvement. Footways along both sides of Bridge Lane is required along with carriageway widening.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Wimblington Public Footpath No. 5 is located to the west of the allocation site.			

## Access to Services

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

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	<b>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	<b>A</b>
11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	

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

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</b>
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4160 (WORKS)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 3	<b>C</b>
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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	<b>A</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg 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	<b>A</b>	
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:	13-15 Eastwood End; 31, NORFOLK STREET	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) 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:* 19/05/2020 11:40:00

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

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

*5. Describe building types and features:*

*6. Describe site's boundaries:*

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

## Local Preference

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

(ii) Reasons for support / object: Although there are considerable concerns about increasing the volume of traffic in King Street which is a bus route and narrows considerably at the junction with Fullers Lane, Addison Road and Church Street this would be an obvious continuation to F/YR17/0682/F with access through the new development. Access from Bridge Lane would also cause concern because it is a single-track lane unless it could be widened at this point or unless some properties would be accessed via King Street and some via Bridge Lane if this were possible.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

**D**

20b. Comments

The area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge Lane would require significant improvement. Duplicate submission of site 40217 for 100 dwellings.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Waste Consultation Area for Hook Lane, Wimblington. However, it is noted that there is existing residential development between this proposed site and the safeguarded waste management facility. Nonetheless, should the council be minded to allocate this site regard must be had to Policy CS30 states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy 30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AC Hook Lane, Wimblington Waste Consultation Area.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>0% risk of surface water flooding (1 in 30 year event)</b>			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<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>	<b>More than 5km from site</b>			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/YR11/0195/O: Erection of 4no dwellings... (Withdrawn)   F/YR15/0605/NONMAT: Non-material Amendment: Variation of condition 8 to enable change of external br... (Approve)   F/YR15/3071/COND: Details reserved by conditions 2, 3 and 5 of planning permission F/YR15/0364/F (... (Approve)   F/YR15/0364/F: Erection of a 2-storey 4-bed dwelling with detached garage and alterations to 14... (Grant)   F/YR13/0253/F: Erection of a 5-bed 3-storey dwelling with attached double garage involving the ... (Grant)   F/YR15/0009/F: Erection of 2 x 2-storey 4-bed dwellings with detached garages and formation of ... (Refuse)   F/YR14/0488/F: Erection of 3 x 2-storey 4-bed dwellings and the formation of new accesses invol... (Refuse)   F/YR19/0949/F: Addition of H Frame Antenna Array to existing Amateur Radio Tower to rear of existi... (Grant)   F/YR11/0744/F: Erection of a single-storey rear extension with juliet balcony to existing dwell... (Grant)   F/YR11/0669/F: Erection of 3 x 3-storey 5/6 bed dwellings with double garages... (Grant)   F/YR17/0963/F: Erection of an Amateur Radio Tower (max height 19.5m) to rear of existing proper... (Refuse)</p>	

## Transport

8a. Local road impacts:	No objection with moderate mitigation measures	<b>B</b>
8b. Transport team comments:	Eastwood End is narrow in places and would benefit from widening so its suitable for two way traffic. Footway provision is also required	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	No PROW connection opportunities	<b>E</b>
10b. PROW Team comments:		

## Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	<b>B</b>
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	<b>C</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(v) Shops 15-20 min walk:	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)	<b>C</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Thomas Eaton Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		

11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment:	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment:	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

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

## Natural Environment

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

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: 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:      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:      13-15 Eastwood 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) more than 2km from site

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:      There is a listed building within the vicinity of the site. Careful consideration will need to be given to how development would impact on this listed building

before the site is deemed suitable for development.

## 18g. Archaeology comments:

### Site Visit

**Date / Time of Site Visit:** 18/05/2020 12:15:00

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

**1b. Describe accessibility of site:** Access is restricted in width at both points shown on site plan. A footway exists on opposite side of road (west access) but on same side (north access).

**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 north with garden area to the east. Open countryside to the south.

**3. Describe topography and lanscape:** Generally flat with site sloping down from west to east. Enclosed field.

**4. Describe layout, form, street pattern:** Rural lanes to north and west in a countryside location away from formal settlement.

**5. Describe building types and features:** Shed type building on site. Mix of single storey and 2 storey to the west and 2 storey to the east.

**6. Describe site's boundaries:** Mix of garden fences and hedges, and hedgerows with sporadic planting.

**7. Describe features / constraints:** Both accesses - width is very restricted.

**8. Describe views, sight lines or vistas:** Generally an enclosed site to the rear of existing dwellings.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Although there are dwellings in the area the site is a considerable distance from the main village of Wimblington and would intrude to a degree into the open countryside.

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

**E**

**19b. Justification:** Location is effectively in the countryside away from the main settlement with limited accessibility by walking and cycling. The restricted accesses would impact on neighbours and be problematic in highway terms, and is effectively 'back land' development.

**19c. Key considerations for policy:**

- Distance from services
- Distance from main settlement
- Impact on countryside
- Accesses
- Sustainable infrastructure
- Impact on existing residents

### Local Preference

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

**(ii) Reasons for support / object:** This is infill on a large scale. Either points of access not considered suitable for in and out traffic in the order of, possibly, 34 vehicles. Most family households here would need two vehicles as not on bus route and schools etc the other side of A141.

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

## Recommendation

**20a. Individual site score**

**Potentially unsuitable**

**D**

**20b. Comments**

Whilst the site adjoins built development at Eastwood End, the site is remote from Wimblington. The site is east of the A141, with Wimblington to the west, thereby limiting access to village services and facilities. Safe, suitable access may be difficult to achieve. Adverse impact on character of area and amenity of neighbouring dwellings. There is a listed building within the vicinity of the site. Careful consideration will need to be given to how development would impact on this listed building.

## 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>	Less vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	0.27%	<b>3a.(iii) Site area in FZ2:</b>	6.91%	<b>3a.(iv) Site area in FZ3:</b>	92.82%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR14/0004/F			
<b>7.(ii) Planning History Search</b>	F/YR19/0995/F: Change of use of land from agricultural to equine and livery (sui generis) inclu... (Grant)   F/YR19/0713/F: The temporary siting of a pre-fabricated building for residential use (during re... (Refuse)   F/YR14/0004/F: Change of use of existing barn to 6no offices, existing agricultural buildings t... (Grant)   F/YR19/0689/F: Change of use of agricultural barn to a 2-storey office (B1(a))... (Refuse)   F/YR19/0690/F: Erect a dwelling (1 x 4-bed 2-storey with garage) involving the demolition of ex... (Refuse)   F/YR17/0600/F: The temporary siting of a pre-fabricated building (during refurbishment of exist... (Grant)   F/YR18/0775/PNC04: Change of use of an agricultural building to 1 x 2-storey 2-bed and 2 x single-s... (Prior Approval Refused)			

## Transport

<b>8a. Local road impacts:</b>	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable			<b>E</b>
<b>8b. Transport team comments:</b>	Unsustainable location. No access to public transport. Reliance on private vehicles. Poor connectivity with services etc.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>

## 10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	B
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
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:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:	Eastwood Industrial Estate, Wimblington; Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A

<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	
<b>14a.(ix) Sites for DI 100-250m:</b>	
<b>14b. Env Health Officer comments:</b>	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b> <span style="float: right; border: 1px solid black; padding: 2px;">C</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 1.01km – 2km of site</b> <span style="float: right; border: 1px solid black; padding: 2px;">B</span>
<b>16a.(iii) Site intersects CWS:</b>	
<b>16a.(iv) CWS within 500m:</b>	
<b>16a.(v) CWS 500m - 1km:</b>	
<b>16a.(vi) CWS 1-2km</b>	Wimblington Common Gravel Pits; Wimblington Common Gravel Pits CWS
<b>16b. Record of protected species on site:</b>	Yes
<b>16c.(i) Highest quality habitats:</b>	
<b>16c.(ii) Existing Grassland:</b>	No
<b>16c.(iii) Grassland Buffer:</b>	No
<b>16c.(iv) Grassland Stepping Stone Opp:</b>	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) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: PARISH CHURCH OF ST PETER; 7, CHURCH STREET; Wimblington War Memorial

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: Moated bishops' palace at Manor Farm

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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:* 18/05/2020 12:00:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* No footway cycleway.  
On rural road outside Wimblington.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* No

<b>2b. Describe neighbouring uses:</b>	Dwelling opposite. Mobile home and row of cottages - dilapidated to south.
<b>3. Describe topography and lanscape:</b>	Flat - established farm.
<b>4. Describe layout, form, street pattern:</b>	Rural road - narrows at front of site.
<b>5. Describe building types and features:</b>	Dilapidated barn and modern barn.
<b>6. Describe site's boundaries:</b>	Wall to front on road
<b>7. Describe features / constraints:</b>	Old barn and outbuildings - dilapidated state. Bat roosts?
<b>8. Describe views, sight lines or vistas:</b>	An enclosed site as an established farm, but open to north, east and south in particular.
<b>9a. Relationship to built form:</b>	Negative
<b>9b. Visual impact on wider landscape:</b>	Somewhat negative
<b>9c. Historic features:</b>	Somewhat negative
<b>9d. Justification:</b>	Would change character of farm to offices with associated movement and deliveries.

**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:** Away from any settlement. Difficult to access other than with private car.

**19c. Key considerations for policy:** Distance from settlements.  
Sustainable location?  
Impact on biodiversity  
Previous planning permission (extant?)

## Local Preference

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

**(ii) Reasons for support / object:** Yes if offices only

This proposal doesn't appear to include domestic dwellings and our understanding is that planning permission already granted for offices?

Rating of 10 applies to offices only

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

## Recommendation

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

E

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk. Unlikely to be able to provide a safe, suitable access. Site is isolated, remote from the settlement, and has poor access to local services. Would be dependent on private car use.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls partly within the Sand and Gravel Safeguarding Area, with sand and gravel underlying the western side of the site. There is existing residential development on the northern boundary of the site, and it would appear that any access to the site would be through such development. Given this and the size of the site, mineral extraction would not 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	6%	<b>3b.(iii) 1 in 100yr event (area):</b>	16%	<b>3b.(iv) 1 in 1000yr event (area):</b>	40%
<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>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<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>	<b>More than 5km from site</b>			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR17/1201/F	
	F/YR17/1201/F – Erection of 3 x single-storey 3-bed dwellings with detached single garages and access bridge over existing drain – Refused 01.03.2018;	
	F/YR15/0281/F – Erection of 3 x single-storey 3-bed dwellings with detached garages – Refused 30.06.2015, appeal dismissed 26.01.2016;	
	F/YR14/0134/F – Erection of 2 x single-storey 3-bed and 2 x single-storey 4-bed dwellings with attached garages – Refused 04.10.2014;	
	F/1765/89/O – Erection of a dwelling – Dismissed by Sec of State – 17.01.1991.	

Planning permission has not been secured since the adoption of the 2014 Local Plan as previously only frontage development was sought. F/YR17/1201/F was refused on the basis that the development would result in ribbon development on open agricultural land.

### 7.(ii) Planning History Search

**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.**

F/YR15/0281/F: Erection of 3 x single-storey 3-bed dwellings with detached garages... (Refuse) | F/YR17/1201/F: Erection of 3 x single-storey 3-bed dwellings with detached single garages and a... (Refuse) | F/YR14/0134/F: Erection of 2 x single-storey 3-bed and 2 x single-storey 4-bed dwellings with a... (Refuse)

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Bridge Lane will require improvement. Footways along both sides of Bridge Lane is required along with carriageway widening. TA/TS required to assess network impact.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary	<b>D</b>
<b>10b. PROW Team comments:</b>	Wimblington Public Footpath No. 5 is located to the east of the allocation site.	

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Linwood Lane; March Road; Bridge Lane	
<b>11b.(i) Prox to medical services:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	Wimblington Surgery	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
<b>11c.(iv) Shops 10-15 min walk:</b>	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Thomas Eaton Primary Academy	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	Greater than 20 min walk (>1,600m)	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		

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: Eastwood Industrial Estate, Wimblington

11f.(iii) Emp area 5-10 min walk: Knowles Transport, Wimblington

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

11f.(v) Emp area 15-20 min walk: Doddington Road Industrial Estate, Wimblington

12a.(i) Primary school catchment: Thomas Eaton Primary School

12a.(ii) Primary school capacity: **Spare capacity in every year**

A

12b. Pri school capacity comments: Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.

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

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

A

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

## Land Quality

14a.(i) Prox pot. contaminated land: **Site within 250m of potentially contaminated land**

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 4160 (WORKS)

14b. Env Health Officer comments:

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

C

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

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	
16c.(iii) Grassland Buffer:	Yes	
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	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) 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:** 18/05/2020 11:20:00

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

**1b. Describe accessibility of site:** Along a quiet rural lane.  
No footway / cycleway.  
Farm access in north east corner.

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

**2b. Describe neighbouring uses:** Dwellings in Bridge Lane to the north.  
Open to the west, south and east.

**3. Describe topography and lanscape:** Flat, arable land

**4. Describe layout, form, street pattern:** Quiet, rural lane

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

**6. Describe site's boundaries:** Open to north and west.  
Trees / hedgerows to south and east.  
Close boarded fence and power / phone lines to the east.

**7. Describe features / constraints:** Drain along frontage.  
Access in north east corner adjacent to a dwelling.

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

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

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

**9c. Historic features:** Somewhat negative

**9d. Justification:** The site is in open countryside and together with site 40278 forms a important gap between Wimblington and Bridge Lane.  
Views from Brick Lane to church would be lost.

**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:** Site (and also 40278) contribute to preventing coalescence between Wimblington and Bridge Lane and creating a continuous line of development all the way to the roundabout with A141 and beyond to Mill Hill garage.

**19c. Key considerations for policy:** Impact on countryside.  
Proximity to settlement.  
Gap to create buffer between built forms.  
Sustainable infrastructure.

## Local Preference

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

(ii) Reasons for support / object: Would seem a natural follow on from The Nurseries development. If done in conjunction with 40278 we would expect to see some of the land from both sites to be used to wide Bridge Lane at that point.

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

## Recommendation

20a. Individual site score

**Potentially unsuitable**

**D**

20b. Comments

The area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge Lane would require significant improvement.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	5%	<b>3b.(iv) 1 in 1000yr event (area):</b>	31%
<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>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	<p>F/0446/88/O – Erection of a speedway museum adj 2A Bridge Lane – Refused 11.08.1988;</p> <p>F/0340/83/F – Erection of a stable block – Permitted 14.07.1983</p> <p>Planning permission has not been secured since the adoption of the 2014 Local Plan as up until recent Inspectors decisions, new development along Bridge Lane was not considered favourably by the Local Planning Authority.</p>			
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Bridge Lane will require improvement. Footways along both sides of Bridge Lane is required along with carriageway widening. TA required to assess network impact.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Wimblington Public Footpath No. 5 is located to the west of the allocation site.			

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Linwood Lane; March Road; Bridge Lane	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	Wimblington Surgery	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
<b>11c.(iv) Shops 10-15 min walk:</b>	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Thomas Eaton Primary Academy	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11f.(ii) Emp area in 5 min walk:</b>	Eastwood Industrial Estate, Wimblington	
<b>11f.(iii) Emp area 5-10 min walk:</b>	Knowles Transport, Wimblington	
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>12a.(i) Primary school catchment:</b>	Thomas Eaton Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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	

108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.

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

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

A

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

## Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 4160 (WORKS)

14b. Env Health Officer comments:

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

C

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

## Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

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

16c.(viii) Exstg Woodland: Yes      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
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:	13-15 Eastwood End; 31, NORFOLK STREET	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) 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:** 19/05/2020 11:40:00

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

**1b. Describe accessibility of site:** Potentially accessible from its southern end due to PRow.  
No footway/cycleway along Bridge Lane which is a quiet rural cul-de-sac lane.

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

**2b. Describe neighbouring uses:** Dwellings to north along Bridge Lane. Open to east with odd dwellings.  
Open to west and south.

- 3. Describe topography and lanscape:** *Flat. Land presently used for keeping and grazing horses.*
- 4. Describe layout, form, street pattern:** *To north Bridge Lane is a quiet rural lane.  
Public footpath (Woodman's Way) is to the west of the site.*
- 5. Describe building types and features:** *Cabin for horse on site. Otherwise none.  
Bungalows to north.  
2 storey to east.*
- 6. Describe site's boundaries:** *Hedgerows / trees in main.  
Reasonably well enclosed.*
- 7. Describe features / constraints:** *Public footpath to west of site.*
- 8. Describe views, sight lines or vistas:** *Generally an enclosed site.  
Occasional views to Bridge Lane and March Road (and manor?) to the west.*
- 9a. Relationship to built form:** *Negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *Open countryside location away form settlement.  
Contributes to the gap between Wimblington and Bridge Lane.*

<b>19a. Character + Place Score:</b>	<b>Development of site is likely to result in adverse harm to local character and/or sense of place.</b>	<b>E</b>
<b>19b. Justification:</b>	Would adversely impact on open countryside character of area. Erode important gap between Wimblington and Bridge lane. Lacks infrastructure. Would require considerable upgrading of Bridge Lane.	
<b>19c. Key considerations for policy:</b>	Gap between Wimblington and Bridge Lane. Impact on countryside. Distance to services. Infrastructure.	

## Local Preference

- (i) Does Parish Council support site?:** **Yes**
- (ii) Reasons for support / object:** Although there are considerable concerns about increasing the volume of traffic in King Street which is a bus route and narrows considerably at the junction with Fullers Lane, Addison Road and Church Street this would be an obvious continuation to F/YR17/0682/F with access through the new development. Access from Bridge Lane would also cause concern because it is a single-track lane unless it could be widened at this point or unless some properties would be accessed via King Street and some via Bridge Lane if this were possible.
- (iii) Parish Council site ranking (0-10):** **6**

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially unsuitable</b>	<b>D</b>
<b>20b. Comments</b>	The area provides an important gap within the village of Wimblington. Development would result in adverse visual impacts on the open countryside landscape. Bridge Lane would require significant improvement. Duplicate	

submission of site 40189 for 75 dwellings.

---

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Waste Consultation Area for Hook Lane, Wimblington. However, it is noted that there is existing development between this proposed site and the safeguarded waste management facility . Nonetheless, should the council be minded to allocate this site regard must be had to Policy CS30 states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy 30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AC Hook Lane, Wimblington Waste Consultation Area.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>0% risk of surface water flooding (1 in 30 year event)</b>			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<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>	<b>More than 5km from site</b>			<b>A</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Some improvement may be required along Sparrow Lane. Small development will not fund improvements necessary along Bridge Lane	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		

10a. PROW Opportunities:	No PROW connection opportunities	E
10b. PROW Team comments:		
<b>Access to Services</b>		
11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	B
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
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:	Thomas Eaton Primary 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 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Thomas Eaton Primary School	

<b>12a.(ii) Primary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>12b. Pri school capacity comments:</b>	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

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

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>		
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	
<b>16c.(i) Highest quality habitats:</b>		
<b>16c.(ii) Existing Grassland:</b>	No	<b>16c.(iii) Grassland Buffer:</b> Yes
<b>16c.(iv) Grassland Stepping Stone Opp:</b>	No	

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

16c.(viii) Extstg Woodland: Yes      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) 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:      13-15 Eastwood 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) 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:*      19/05/2020 12:00:00

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

*1b. Describe accessibility of site:*      No footway / cycleway along Bridge Lane / Sparrow Lane.  
Existing field access.

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

<b>2b. Describe neighbouring uses:</b>	<i>Bypass to east. Otherwise countryside. Wooded areas and fields.</i>
<b>3. Describe topography and lanscape:</b>	<i>Flat , enclosed site including mature trees. Very attractive paddock type area.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>End of a rural lane, next to busy and noisy A141 bypass.</i>
<b>5. Describe building types and features:</b>	<i>None on site. Detached dwellings along Bridge Lane.</i>
<b>6. Describe site's boundaries:</b>	<i>Enclosed with trees and hedgerows.</i>
<b>7. Describe features / constraints:</b>	<i>Mature trees around and within site. Loss of biodiversity value.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Enclosed site.</i>
<b>9a. Relationship to built form:</b>	<i>Negative</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Negative</i>
<b>9c. Historic features:</b>	<i>Neutral</i>
<b>9d. Justification:</b>	<i>Site is some distance from Wimblington village in an open countryside location.</i>

<b>19a. Character + Place Score:</b>	<b>Development of site is likely to result in adverse harm to local character and/or sense of place.</b>	<b>E</b>
<b>19b. Justification:</b>	Would adversely impact on open countryside character. Require upgrades and provide footway/cycleway. Some distance from services.	
<b>19c. Key considerations for policy:</b>	Impact on countryside. Loss of biodiversity and trees. Infrastructure. Impact on quiet rural lane.	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>No</b>
<b>(ii) Reasons for support / object:</b>	Again, concerns for traffic in Bridge Lane unless access is via 40374 which would also be via 40074. If these developments could be conjoined in some way.
<b>(iii) Parish Council site ranking (0-10):</b>	<b>0</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially unsuitable</b>	<b>D</b>
<b>20b. Comments</b>	Site is remote from built area of Wimblington village. Sparrow lane requires improvement. Development of this scale unlikely to deliver safe, suitable access. Access to services may therefore be limited. Close to A141 which may affect residential amenity	

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	4%	<b>3b.(iv) 1 in 1000yr event (area):</b>	63%
<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>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR19/1011/TRTPO: Works to trees within Group 67 of TPO M/2/465/17... (Grant)   F/YR18/0415/F: Erection of a 3-storey 5/6-bed dwelling with detached workplace... (Refuse)   F/YR17/0836/TRTPO: Works to 2 x Horse Chestnut trees covered by M/2/465/17... (Grant)   F/YR17/0557/F: Erection of a 3-storey 6/7-bed dwelling and workshop (B1)... (Withdrawn)   F/YR11/0739/TRTPO: Works to 10 Horse Chestnut Trees and 1 Sycamore Tree, and the felling of 3 Horse... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site with suitable visibility and a 1.8m wide footway required along site frontage. Footway widening required.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Waggoners Way; Doddington Road; Village Hall; Chapel Lane; Blue Lane; Addison Road; Norman Way	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Wimblington Surgery	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Thomas Eaton Primary Academy	
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 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Knowles Transport, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Doddington Road Industrial Estate, Wimblington	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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	

108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.

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

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

A

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

## Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 727 (SMITHY)

14b. Env Health Officer comments: Mapping data indicates site contains an electricity sub station - contamination will need to be considered.

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

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: PARISH CHURCH OF ST PETER; 31, NORFOLK STREET; ADDISON HOUSE; NORTH HOUSE; 6 AND 8, NORFOLK STREET; 7, CHURCH STREET; THE MANOR HOUSE; Wimblington War Memorial

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: Moated bishops' palace at Manor Farm

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: This site is not considered suitable for development under the area proposed and should not be identified as suitable for development in the local plan. There is a grade ii listed building located on the north side of Addison's Road. The open space on the south side of Addison's Road contributes to its setting and status. A previous planning application, F/YR17/0557/F, was objected to (and refused?) on conservation grounds as it would have a detrimental impact on the setting of the listed building contrary to S66 Planning (Listed Buildings and Conservation Areas) Act 1990

18g. Archaeology comments:

## Site Visit

Date / Time of Site Visit: 15/05/2020 12:20:00

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

1b. Describe accessibility of site: Existing access to field - adjacent to detached dwelling. Some impact possible.  
Footway on north and west sides.  
Close to village centre.

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

2b. Describe neighbouring uses: Dwellings to south, east and north (opposite side of road).  
Knowles Transport and recreation ground to the west.

3. Describe topography and lanscape: Paddock areas - used for grazing donkeys.  
Surrounded by a substantial hedgerow and mature trees on north, west and south sides.  
Below level of road.

4. Describe layout, form, street pattern: On village through road - busy and on quieter road leading to village centre.

5. Describe building types and features: None on site.  
Mainly detached buildings in vicinity,  
Listed buildings opposite.

6. Describe site's boundaries: Substantial hedgerow and trees on 3 sides (and most of east).  
Close boarded fence on east side but garden planting helps offset this.

7. Describe features / constraints: Mature trees - covered by TPOs?  
Impact of any development on the trees.

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

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: The open site in a central village location contributes to the rural character of the village. Its loss would be detrimental to this character.  
Grand listed building opposite - potential to affect setting.

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 in central village location, the site is an important open space within the village.  
Loss would alter character of area.  
Any impact on trees and hedgerows needs to be avoided.

19c. Key considerations for policy: Central location  
Contributes to village character  
Loss of trees  
Access close to existing dwellings.

## Local Preference

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

(ii) Reasons for support / object: Planning permission already refused for 1 dwelling with workshop as in Conservation area (opposite Addison House). Would change character of centre of village. One of few remaining green areas in the village.

Cllr E Wright declares an interest as she currently keeps donkeys on that field.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site is not suitable as development would adversely impact on local character and the setting and status of a grade II listed building located on the north side of Addison Road. This has been confirmed through previous planning decisions.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Sand and Gravel Safeguarding Area, with sand and gravel underlying the western side of the site. There is existing residential development on the northern boundary of the site, with a road on western boundary. Given this and the size of the site, mineral extraction is unlikely to 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	2%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/YR12/0901/F: Erection of 1 x 2-storey 4-bed dwelling with detached double garage/home office ... (Grant)   F/YR15/0281/F: Erection of 3 x single-storey 3-bed dwellings with detached garages... (Refuse)   F/YR17/1201/F: Erection of 3 x single-storey 3-bed dwellings with detached single garages and a... (Refuse)   F/YR14/0134/F: Erection of 2 x single-storey 3-bed and 2 x single-storey 4-bed dwellings with a... (Refuse)	

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site with suitable visibility and a 1.8m wide footway required along March Road and Bridge Lane site frontages. TA required.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		

10a. PROW Opportunities:	No PROW connection opportunities	<b>E</b>
10b. PROW Team comments:		
<b>Access to Services</b>		
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	<b>A</b>
11a.(ii) Bus stops / rail in 5 min walk:	Linwood Lane; March Road; Honeymead Road; Bridge Lane	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	<b>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	<b>B</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Eastwood Industrial Estate, Wimblington; Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	

12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	4160 (WORKS); 1958 (GRAVEL PIT)	
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.(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		
16e. Wildlife Officer comments:			
17.(i) TPO points:	TPO point within 15m of the site		C
17.(ii) TPO area:	TPO area within 15m of the site		C

## 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:** 19/05/2020 11:00:00

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

**1b. Describe accessibility of site:** Access would be possible from Bridge Lane.  
No footway / cycleway present - but could be provided at cost.

Footway on opposite side of road.

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

**2b. Describe neighbouring uses:** New estate being developed to the south and dwellings along Bridge Lane to the north.  
Manor house to the west - listed?

**3. Describe topography and lanscape:** Flat and open arable field.  
Drain to east and south.

**4. Describe layout, form, street pattern:** Along a busy road between March and Wimblington.

**5. Describe building types and features:** None on site. Very modern 2 storey detached / semi-detached dwellings to the south.  
Detached 2 storey and bungalows to the north.

**6. Describe site's boundaries:** Very open to west, north and east.  
Domestic close boarded fencing to the south and 1 or 2 trees (but mainly very open).

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

**8. Describe views, sight lines or vistas:** Very open site.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Would further extend the built form of the village 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:** The site forms an important gap between the existing edge of Wimblington and the sporadic development along Bridge Lane and March Road. Closing the gap would create a very large continuous area of development up to the bypass and beyond to Mill Hill garage.

**19c. Key considerations for policy:** Impact on countryside.  
Distance from settlements.  
Gap between settlements  
Impact on character of Bridge Lane.

## Local Preference

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

**(ii) Reasons for support / object:** Would seem a natural follow on from The Nurseries development. If done in conjunction with 40215 we would expect to see some of the land from both sites to be used to wide Bridge Lane at that point.

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

## Recommendation

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

**C**

**20b. Comments** The site forms an important gap within Wimblington, the rural character of the

area would be adversely affected. The site fronts the main march Road.  
Permitted sites 40060 and 40529 located to the south of the site.

---

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site falls partly within the Sand and Gravel Safeguarding Area, with sand and gravel underlying the western side of the site. There is existing residential development on the western boundary of the site, with a road on northern boundary. There also appears to be a water feature running through the middle of the sand and gravel. Given this and the size of the site, mineral extraction 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	Highly 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>	94.51%	<b>3a.(iii) Site area in FZ2:</b>	5.49%	<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>	2%	<b>3b.(iii) 1 in 100yr event (area):</b>	9%	<b>3b.(iv) 1 in 1000yr event (area):</b>	63%
<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>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/YR10/0887/TRTPO: Felling of 1 English Oak Tree covered by TPO M/2/465/17... (Grant)   F/YR13/0869/F: Erection of a single-storey extension for use as toilet/shower facilities in ass... (Grant)   F/YR13/0847/O: Erection of 7no dwellings involving demolition of existing stables and outbuildi... (Refuse)   F/YR12/0695/F: Erection of a 2-storey rear extension and a single-storey detached garage/worksh... (Grant)   F/YR14/0416/O: Erection of 7 dwellings involving demolition of existing stables and outbuilding... (Refuse)   F/YR14/0812/F: Erection of a single-storey extension for use as toilet/shower facilities in ass... (Grant)   F/YR11/0824/TRTPO: Felling of 1 English Oak Tree and 1 Common Ash Tree covered by TPO M/2/465/17... (Grant)	

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required for the site with suitable visibility. Adoptable junction and access road required off March Road suitable development design vehicles.	

Footway/cycleway connectivity needs to be considered. TA required to assess highway impact

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: Isle Of Ely Way; Wimblington Road; March Road; Linwood Lane; Bridge Lane

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: Wimblington Surgery

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

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

A

11c.(ii) Shops within 5 min walk: 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: Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA

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: Thomas Eaton Primary 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 5 min walk (< 400m)

A

11f.(ii) Emp area in 5 min walk: Eastwood Industrial Estate, Wimblington

11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site located on potentially contaminated land	E
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:	4160 (WORKS)	
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:	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: 99.55%   Grade 3: 0.45%   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: 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) 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:** 19/05/2020 10:30:00

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

**1b. Describe accessibility of site:** Existing access for golf course  
Shared footway / cycleway exists on site side of the road.

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

**2b. Describe neighbouring uses:** Bypass to east.  
Fields to south and west (small area)  
Dwellings

**3. Describe topography and lanscape:** Flat, mix of mini golf, crazy golf, driving range and parking areas.

**4. Describe layout, form, street pattern:** Linear development along March Road.

**5. Describe building types and features:** Golf club house and mobile home on site.  
Otherwise none.  
Detached dwellings along March Road.

**6. Describe site's boundaries:** Screened by hedgerows along bypass.  
Mainly hedgerows.  
Some domestic fencing.

**7. Describe features / constraints:** Proximity to the bypass - noise?  
Otherwise none.  
Lots of trees / hedgerows - good for wildlife.

**8. Describe views, sight lines or vistas:** Generally an enclosed site.  
More open at northern roundabout end.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Away from settlement although linear development along March Road.  
A leisure use in an open countryside location.

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

**E**

**19b. Justification:** Away from both March and Wimblington - contributing to an important distance / gap between settlements.  
In open countryside location.

**19c. Key considerations for policy:** Distance from settlements - coalescence.  
Open countryside impact.  
Biodiversity loss.  
Proximity to bypass.

## Local Preference

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

**(ii) Reasons for support / object:** Would be acceptable but not with an entrance off March Road which would be too close to the roundabout and off coming traffic into March Road.

(iii) Parish Council site ranking (0-10): 7

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

Site is isolated from the main built area of Wimblington, and located to the rear of linear development along March Road. The site therefore has a poor relationship to the built form and may not be suitable for residential development. However, the site presently offers leisure uses. May be some potential to provide further leisure and other non-residential uses subject to need.

## 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>	This site falls wholly within the Waste Consultation Area for Hook Lane, Wimblington. Regard must be had to Policy CS30 which states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations. Residential development is unlikely to be compatible with a waste management use.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy 30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AC Hook Lane, Wimblington Waste Consultation Area.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Eastwood End is narrow in places and would benefit from widening so its suitable for two way traffic. Footway provision is also required	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		

10a. PROW Opportunities:	No PROW connection opportunities	<b>E</b>
10b. PROW Team comments:		
<b>Access to Services</b>		
11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	<b>C</b>
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	<b>C</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Wimblington Surgery	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	<b>C</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(v) Shops 15-20 min walk:	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)	<b>C</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Thomas Eaton Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	<b>A</b>
11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	

12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

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

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	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:	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: 13-15 Eastwood 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) more than 2km from site A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: There is a listed building within the vicinity of the site. Careful consideration will need to be given to how development would impact on this listed building before the site is deemed suitable for development.

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 18/05/2020 12:35:00

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

*1b. Describe accessibility of site:* No footway on site side but is an opposite side of road.  
Some distance from settlement.

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

**2b. Describe neighbouring uses:** Dwellings opposite and to the east and west (part).  
Open fields to west and north - grain store to the north

**3. Describe topography and lanscape:** Bungalows with large garden curtilage - presently for sale - on flat land.

**4. Describe layout, form, street pattern:** Rural lane serving a small group of dwellings away form the main settlement.

**5. Describe building types and features:** Bungalows on site.  
Mix in area but mainly 2 storey dwellings in vicinity.

**6. Describe site's boundaries:** Mainly hedges (including conifers) to south, west and east and north with some mature trees.

**7. Describe features / constraints:** Listed buildings adjacent linear form of development in area.

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

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

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

**9c. Historic features:** Negative

**9d. Justification:** The site is effectively in the countryside.  
Some distance from Wimblington village.  
Although there are dwellings in the vicinity the proposed dwellings would change the character of the area and impact on landscape / 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 site is a considerable distance from local services and the main built form with little sustainable infrastructure in place.  
Extent of development would intrude into the countryside and adversely impact on character of the area and setting of listed buildings.

**19c. Key considerations for policy:** Impact on countryside  
Distance from services.  
Sustainable infrastructure.  
Impact on listed building.

## Local Preference

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

**(ii) Reasons for support / object:** Large infill of 10 dwellings not acceptable. No bus route. Families would probably need more than one vehicle as schools etc other side of A141. Twenty plus vehicles in an out of a site at this part of Eastwood End could cause issues.

Do not understand alternate proposal of “non residential floor space and 20-40 bedrooms of non residential accommodation.” Unless references nursing or care home etc. Here again traffic into the site at this point on Eastwood End would cause traffic issues.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site is located at Eastwood End which is separate from the main built area of Wimblington village located west of A141. This limits accessibility to services and facilities located in Wimblington village. Development of the site would be out of character with surrounding linear development, and would impact on open countryside landscape.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	Only a small part of this site falls within the Waste Consultation Area for Hook Lane, Wimblington. Regard must be had to Policy CS30 which states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations. However, given the distance from the safeguarded waste management sites, it is considered unlikely that development in this location would prejudice the safeguarded waste management use.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Waste Consultation Area; WWTW Safeguarding Area				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy 30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W8AC Hook Lane, Wimblington Waste Consultation Area.				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<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>	<b>More than 5km from site</b>			<b>A</b>	
<b>Strategy and History</b>					
<b>6. Settlement Hierarchy</b>	<b>Large Village</b>			<b>B</b>	
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR18/3144/COND: Details reserved by conditions 2, 4, 9, 10 and 11 of planning permission F/YR17/... (Approve)   F/YR19/0283/VOC: Variation of condition 25 (condition listing approved plans) relating to plannin... (Grant)   F/YR19/3025/COND: Details reserved by condition 6 of planning permission F/YR17/0682/F (Erection o... (Approve)   F/YR17/0682/F: Erection of 37 x single-storey dwellings comprising of 25 x 2-bed and 12 x 3-bed... (Grant)   F/YR19/0981/NONMAT: Non-material amendment: Change of external materials relating to planning permis... (Approve)   F/YR19/3084/COND: Details reserved by conditions 12, 17, 20, 22, 23 and 24 of planning permission ... (Approve)				
<b>Transport</b>					
<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>	

<b>8b. Transport team comments:</b>	Access onto King Street appears to be very close to the bypass. Suitable separation is required between the access road junction and the bypass. A new access onto the bypass will be very costly.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities	<b>E</b>
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>		
<b>11b.(i) Prox to medical services:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Wimblington Surgery	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
<b>11c.(iv) Shops 10-15 min walk:</b>	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Thomas Eaton Primary Academy	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	Greater than 20 min walk (>1,600m)	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11f.(ii) Emp area in 5 min walk:</b>	Eastwood Industrial Estate, Wimblington	

11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	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:	3277 (SEWAGE FILTERBEDS)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site borders a former 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: Yes

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

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

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

16c.(viii) Exstg Woodland: Yes    16c.(ix) Woodland Buffer: Yes    16c.(x) Woodland Stepping Stone Opp: Yes

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

A

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

## 16e. Wildlife Officer comments:

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

A

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

A

## Heritage

18a.(i) Prox to Conservation Area:    Asset(s) 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:    13-15 Eastwood End; 31, NORFOLK STREET; 6 AND 8, NORFOLK STREET

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk:    Asset(s) 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:** 19/05/2020 12:45:00

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

**1b. Describe accessibility of site:** Access appears very restricted in width terms to serve a sizeable development.

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

**2b. Describe neighbouring uses:** Two dwellings to the south, A141 bypass to the east, woodland to the north. Site to the west being developed.

**3. Describe topography and lanscape:** Generally flat - arable field to the south. Woodland / coppice to the north.

**4. Describe layout, form, street pattern:** Access to site is from village access road near to junction with A141.

**5. Describe building types and features:** 2 storey dwellings on site frontage. New development to west appears to be bungalows - nine on site.

**6. Describe site's boundaries:** Sporadic planting and hedgerows to east and west. Woodland to north. Garden fences / hedges to the south.

**7. Describe features / constraints:** Very narrow access  
Proximity to noisy A141.

**8. Describe views, sight lines or vistas:** Would be visible form A141.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Whilst adjacent to built form of settlement, development would encroach right up to bypass resulting in loss of countryside and impacts 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 development would be adjacent to the busy and noisy A141 which would be in poor living environment for future residents. The restricted access appears unsuitable for extensive development. The loss of countryside would adversely impact on character of the area and village in this location.

**19c. Key considerations for policy:** Access  
Proximity to A141  
Impact on countryside and built form

## Local Preference

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

**(ii) Reasons for support / object:** Although there are considerable concerns about increasing the volume of traffic in King Street which is a bus route and narrows considerably at the junction with Fullers Lane, Addison Road and Church Street this would be an obvious continuation to F/YR17/0682/F (40074 40152) with access through the new development.

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site access is constrained due to its width and proximity to junction with A141, and may prohibit development to the site. The Site relates poorly to the built form, extending into the open countryside and would be highly visible on the landscape. The site's close proximity to the A141 may provide a poor standard of amenity for resident

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	33%
<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>	More than 5km from site			<b>A</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Blue Lane requires widening suitable for two way movements and footways are required to link site with existing. Suitable access is required with visibility.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Waggoners Way; Village Hall; Chapel Lane; Blue Lane; Addison Road			

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	<b>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Lionel Walden Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	<b>A</b>
11f.(ii) Emp area in 5 min walk:	Knowles Transport, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:	Eastwood Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

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

C

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 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:** 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

**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: 31, NORFOLK STREET; ADDISON HOUSE; NORTH HOUSE; 6 AND 8, NORFOLK STREET; THE MANOR 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: Moated bishops' palace at Manor Farm

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) 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:* 15/05/2020 12:00:00

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

**1b. Describe accessibility of site:** Footway on opposite side of road.  
Road width suitable at existing access location.

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

**2b. Describe neighbouring uses:** Cul-de-sac on opposite side of road.  
Substantial warehouse for Knowles Transport to the south.  
Gap between Knowles Transport and site probably a good thing??  
Intervening field is overgrown.

**3. Describe topography and lanscape:** Flat predominantly enclosed site.  
Part open at western end. Otherwise enclosed.

**4. Describe layout, form, street pattern:** Quiet village road - leading to quiet rural lane.

*Cul-de-sacs to the north east.*

**5. Describe building types and features:** *None on site.  
Modern dwellings, mainly bungalows but also 2 storey. Older detached dwellings to the west along lane.*

**6. Describe site's boundaries:** *Enclosed with hedgerows except for small gap to the west.*

**7. Describe features / constraints:** *Hedgerows provide valuable biodiversity - should be retained.  
Planting - not too well established on southern boundary.*

**8. Describe views, sight lines or vistas:** *A long view to open countryside though gap to the west.*

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

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

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

**9d. Justification:** *Detached from built form.  
Quiet rural location.*

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

**C**

**19b. Justification:** *Would be visible from south west. Relatively close to village services and core but would impact on the rural character of area in this location. Uncertain long term impact of dwellings near B8 business.*

**19c. Key considerations for policy:** *Proximity to service.  
Future plans for Knowles Transport? Expansion to the north?  
Impact on business viability with residential within close proximity.*

## Local Preference

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

**(ii) Reasons for support / object:** *Blue Lane very narrow and single track at entrance to these fields. Leads out into open farmland and would not wish to see village developing into this more rural area . History of sewage issue in this area of village.*

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

## Recommendation

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

**C**

**20b. Comments** *The site is relatively free from constraints. However it is located on the opposite side of Blue Lane to other residential development and is in close proximity of a haulage firm. It is not clear if development of the site would affect the operations of the existing business, or if the business would result in a poor standard of amenity for residents (e.g. noise, vehicle movements, etc.). Therefore mixed/uncertain effects*

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/YR12/0600/F: Erection of a single storey 4-bed dwelling involving partial demolition of existing garage... (Grant)   F/YR03/0305: Works to 1 no. Oak Tree covered byTPO M/2/465/17... (Granted)   F/0930/80/F: Erection of 8 houses with garages...   F/YR04/3595/O: Erection of a dwelling... (Grant)   F/99/0774/F: Erection of a first-floor rear extension toexisting dwelling... (Granted)   F/YR13/0654/NONMAT: Non-material amendment: amendment to approved brick type relating to planning permission F... Approve   F/0640/88/O: Residential development - 3 dwellingsLand rear of 9 March Road Wimblington... (Refused)   F/YR03/1347/F: Erection of a conservatory to rear ofexisting dwelling... (Granted)   F/97/0046/F: Erection of single-storey side and rearextensions to existing dwelling... (Granted)   F/97/0627: Felling of 1 no. Prunus Pissardii (PissardPlum) covered by TPO 2/465/17... (Granted)   F/0657/89/F: Erection of an extension to rear of bungalow.... (Grant)   F/0552/89/O: Residential Development (1.32 hectares)... (Refuse)   F/YR05/1077/RM: Erection of 2 x 3/4-bed detached bungalows with attached double garages... Approve   F/YR15/3046/COND: Details reserved by condition 5 of planning permission F/YR13/0454/F (Erection of a single... Approve   F/YR04/3695/O: Residential Development (0.154 ha)... (Grant)   F/YR04/3293/O: Erection of a dwelling... (Refuse)   F/1614/89/F: Alterations and extension to house... (Granted)   F/YR17/0922/TRTPO: Felling of 1no tree covered by TPO M/2/465/17... (Grant)   F/YR14/0859/F: Erection of part 2-storey, part single-storey rear extensions, glazed canopy to front and ... (Grant)   F/0211/80/F: Erection of a garage and construction of a vehicular access3 March Road Wimblington...   F/YR04/0134/O: Residential Development (0.154 ha)... (Refused)   F/YR05/0170/F: Erection of a 3-bed bungalow with attached garage...</p>	

(Grant) | F/YR06/1321/F: Erection of 2 x 3-bed detached bungalows with attached double garages... (Refuse) | F/YR13/0454/F: Erection of a single storey 4-bed dwelling... (Grant) | F/90/0390/O: Residential Development (1.32 hectares)... (Refused) | F/YR12/0033/F: Erection of a 2-storey 4-bed dwelling with detached garage and formation of a new vehicula... (Refuse) | F/YR13/0332/F: Formation of a new access to existing dwelling (Retrospective)... (Grant) | F/0164/88/F: Erection of a detached garage6 Coney Walk Wimblington... | F/0102/83/F: Erection of a garage and porch4 Coney Walk Wimblington... |

## Transport

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

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Waggoners Way; Village Hall; Chapel Lane; March Road; Blue Lane; Honey mead Road; Addison Road; Norman Way	
<b>11b.(i) Prox to medical services:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Wimblington Surgery	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
<b>11d.(i) Prox to primary school:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Thomas Eaton Primary Academy	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		

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: Knowles Transport, Wimblington

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: Eastwood Industrial Estate, Wimblington; Doddington Road Industrial Estate, Wimblington

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

12a.(i) Primary school catchment: Thomas Eaton Primary School

12a.(ii) Primary school capacity: **Spare capacity in every year**

A

12b. Pri school capacity comments: Thomas Eaton Primary School is an Academy and 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 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.

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

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

C

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

## Land Quality

14a.(i) Prox pot. contaminated land: **Site 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: 292621 (GRAVEL PIT)

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

14b. Env Health Officer comments: No observations as at 28.10.20

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

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	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:	TPO point on site	E	
17.(ii) TPO area:	TPO area on site	E	

## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Parish Church Of St Peter; 31, Norfolk Street; Addison House; North House; 6 And 8, Norfolk Street; 7, Church Street; The Manor House; Wimblington War Memorial	
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:	Moated bishops' palace at Manor Farm	

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
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	<b>A</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 evaluation (ECB2056) immediately east of the site revealed evidence of medieval and pre medieval roadside ditch (MCB17215) while cropmark evidence is also recorded nearby (MCB13690). Parcel is located at the edge of the 'island' of Wimblington, with the potential for fen edge deposits	

## Site Visit

**Date / Time of Site Visit:** 10/11/2020 12:30:00

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

**1b. Describe accessibility of site:** Parts of the site could be reached by all motor travel, but significant upgrades would be needed.

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

**2b. Describe neighbouring uses:** Open countryside to the North, West and South. Dwellings to the East and South East mainly.

**3. Describe topography and lanscape:** An extensive tract of land which is adjacent 2 Blue Lane on the western side. Comprises a number [about three] fields.

**4. Describe layout, form, street pattern:** Blue Lane is a quiet, narrow rural Lane.

**5. Describe building types and features:** None on site. Mix of single Storey and two Storey in the vicinity - mainly detached properties.

**6. Describe site's boundaries:** Open to North and parts of Blue Lane. Also hedgerow along Blue Lane and on southern boundary. Hedgerows with some mature trees subdivide the site.

**7. Describe features / constraints:** Public right of way on North side of site. Rural character of the Lane. Biodiversity in hedgerows.

**8. Describe views, sight lines or vistas:** A prominent site along Blue Lane.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Site would significantly extend the built form of the village into open countryside which would have a particularly adverse effect on the wider landscape.

19a. Character + Place Score:	Development of site will likely be detrimental to local character and	<b>D</b>
-------------------------------	---	----------

sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

<b>19b. Justification:</b>	This extensive site could accommodate a significant number of dwellings which could not accord with the size of the settlement and have a significantly adverse impact on the wider countryside and character of the area in this location.
<b>19c. Key considerations for policy:</b>	Impact on built form Impact on countryside and character of the area Infrastructure upgrades Size of settlement and amount of development

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>No</b>
<b>(ii) Reasons for support / object:</b>	This is a second application of 40151 but with the addition of land and entrance off March Road. The proposal is to use the public footpath as part of the access into the application site. The entrance would not work as it will be very tight for two vehicles to pass. It would not be suitable for construction traffic nor for deliveries to the suggested care home. The entrance and public footpath would be between two properties. It is not clear if the suggestion is that the site would accommodate 200 houses plus a care home and that would seem very tight. If the suggestion is 200 houses that could see 300 plus vehicles entering and leaving the site on a daily basis onto March Road
<b>(iii) Parish Council site ranking (0-10):</b>	<b>1</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially unsuitable</b>	<b>D</b>
<b>20b. Comments</b>	This extensive site could accommodate a significant number of dwellings which could not accord with the size of the settlement and have a significantly adverse impact on the wider countryside and character of the area in this location.	

## 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>	90.99%	<b>3a.(iii) Site area in FZ2:</b>	7.93%	<b>3a.(iv) Site area in FZ3:</b>	1.09%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/0085/F: Erection of a 1.85m high (max height) fence to front boundary of existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Unsustainable location and policy compliance problems. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 20 min walk (< 1,600m)	D
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:	Wimblington Surgery	
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:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA; Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
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:	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:	Eastwood Industrial Estate, Wimblington	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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	

78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.

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

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

C

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

**14b. Env Health Officer comments:** No observations as at 28.10.20

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

D

**15b. ALC percentage site area** Grade 1: 0% | Grade 2: 73.18% | Grade 3: 26.82% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

A

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

A

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

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

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

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

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

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

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

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

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

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:		
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
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:	Stonea Camp: a multivallate hillfort at Latches Fen	
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:	Setting of listed building 1126583	
18g. Archaeology comments:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There is evidence of a possible silted canal close to this site (MCB12973). Parcel is located at the edge of the 'island' of Wimblington, with the potential for fen edge deposits	

## Site Visit

**Date / Time of Site Visit:** 10/11/2020 11:50:00

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

**1b. Describe accessibility of site:** Site is some distance from Wimblington and no footpath exists.

**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, North and West. Farm to the South. A few dwellings to

the North.

- 3. Describe topography and lanscape:** Generally flat rural location comprising attractive dwelling and outbuildings [former farm?] and enclosed paddock area to the South.
- 4. Describe layout, form, street pattern:** Hook Rd is a narrow country lane.
- 5. Describe building types and features:** Attractive [Victorian?] with a single Storey outbuildings. Sporadic dwellings single Storey and two storeys semi detached in area. Farm buildings to South.
- 6. Describe site's boundaries:** Generally enclosed by outbuildings and hedgerows including mature trees.
- 7. Describe features / constraints:** Rural location served by narrow lane. Mature trees on site. Dwelling has heritage value.
- 8. Describe views, sight lines or vistas:** Generally a relatively well enclosed site.
- 9a. Relationship to built form:** Negative
- 9b. Visual impact on wider landscape:** Negative
- 9c. Historic features:** Somewhat negative
- 9d. Justification:** The site is located in a rural area some distance from any settlement, and new development would have an adverse impact on the countryside and character of the area. Dwelling appears of good quality.

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

**19b. Justification:** The site relates poorly to existing settlements and would result in an incongruous development in an attractive rural location, which would detract from the character of the area.

**19c. Key considerations for policy:** Impact on countryside and character of area  
Distance to services  
Potential for sustainable travel  
Loss of buildings/ mature trees

## Local Preference

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

**(ii) Reasons for support / object:** Hook Road is not suitable to carry traffic for a further 42 homes on this site and 12 on application site 40482. Hook Road is narrow at this point and has a speed limit of 60mph.

Declaration of interest Cllr Wright.

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

## Recommendation

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

**20b. Comments** The site is remote and isolated from services. Access is constrained requiring major infrastructure, or acquisition of third party land. The site relates poorly to existing settlements and would result in an incongruous development in an attractive rural location, which would detract from the character of the area.

## 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>	99.78%	<b>3a.(iii) Site area in FZ2:</b>	0.22%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/0085/F: Erection of a 1.85m high (max height) fence to front boundary of existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Unsustainable location and policy compliance problems. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 20 min walk (< 1,600m)	D
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:	Wimblington Surgery	
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:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
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 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 78 primary aged pupils living in the catchment area. Forecasts show a decrease	

of pupils to 25 in 2029/2030.

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

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

C

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

**14b. Env Health Officer comments:** No objections in principle.

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

D

**15b. ALC percentage site area** Grade 1: 0% | Grade 2: 66.16% | Grade 3: 33.84% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

A

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

A

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

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

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

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

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

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

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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: Stonea Camp: a multivallate hillfort at Latches Fen

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: Setting of listed building 1126583

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There is evidence of a possible silted canal close to this site (MCB12973). Parcel is located at the edge of the 'island' of Wimblington, with the potential for fen edge deposits

## Site Visit

*Date / Time of Site Visit:* 10/11/2020 11:45:00

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

*1b. Describe accessibility of site:* Site is some distance from Wimblington served by narrow Lane and no footpath exists.

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

*2b. Describe neighbouring uses:* Open fields to the North [part], East and West. Paddock area to the South. Some dwellings adjacent site to the North [part].

- 3. Describe topography and lanscape:** *Detached Victorian dwelling with single Storey buildings to West and North. Mature trees in southern area.*
- 4. Describe layout, form, street pattern:** *Hook Rd is a narrow country lane.*
- 5. Describe building types and features:** *2 Storey attractive Victorian dwelling on site with single Storey outbuildings arranged in a L-shape to west and North [former farm?].*
- 6. Describe site's boundaries:** *Mix of outbuildings, hedgerows, fences and trees.*
- 7. Describe features / constraints:** *Dwelling appears to have heritage value. Biodiversity value of trees.*
- 8. Describe views, sight lines or vistas:** *A reasonably enclosed site.*
- 9a. Relationship to built form:** *Negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Somewhat negative*
- 9d. Justification:** *Site is located in a rural location some distance from any settlement and services. Redevelopment of site would have an adverse impact on the 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:** Redevelopment of the site would adversely impact the countryside location although a change of use of some of the buildings and retention of dwelling may be acceptable subject to details.

**19c. Key considerations for policy:** Impact on countryside and character of area  
Distance to services and sustainable travel  
Potential loss of buildings of good heritage value and mature trees

## Local Preference

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

**(ii) Reasons for support / object:** Hook Road is not suitable to carry traffic for a further 12 homes on this site and 42 on application site 40481. Hook Road is narrow at this point and has a speed limit of 60mph.

Declaration of Interest Cllr Wright

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

## Recommendation

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

D

**20b. Comments** The site is remote and isolated from services. Access is constrained requiring major infrastructure to off-set safety, or acquisition of third party land. Potential adverse impact on countryside and character of area.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site falls wholly within the Waste Consultation Area for Hook Lane, Wimblington. However, it is noted that there is existing development between this proposed site and the safeguarded waste management facility . Nonetheless, should the council be minded to allocate this site regard must be had to Policy CS30 states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations. This site does not fall in a WWTW Safeguarding Area. 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>	W8AC: Waste Consultation Area - Hook Lane, Wimblington				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<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>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/90/0755/F: Use of land for the stationing of 3 mobilehomes... (Refused)   F/92/0430/F: Erection of a single-storey front extension and 2-storey flank extension to existing dwelling... (Granted)   F/91/0844/F: Erection of a 2-storey flank extension to existing dwelling... (Granted)   F/0494/78: Construction of highway... Deemed consent CCC   F/92/0397/F: Use of garden land for the stationing of 3 no. mobile homes including the installation of ... (Refused)   F/1252/88/F: Alterations and two storey extension including a detached two storey double garage with st...	

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Bridge Lane and carriageway widening. 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	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>		
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	March Road	
<b>11b.(i) Prox to medical services:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	Wimblington Surgery	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	Less than 10 min walk (< 800m)	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
<b>11c.(iv) Shops 10-15 min walk:</b>	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	Less than 15 min walk (< 1,200m)	<b>C</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>	Thomas Eaton Primary Academy	
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	Greater than 20 min walk (>1,600m)	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		

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:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site 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:	293342 (WORKS)	
14b. Env Health Officer comments:	No objections in principle but records of complaint exist relating to odour and noise emanating from commercial activity East of the site.	
15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	No	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: 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:	TPO area within 15m of the site	C

## 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:	13-15 Eastwood 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) more than 2km from site	A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Important open space for setting of village. Plan to review for Conservation Area.

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There are a number of heritage assets in the vicinity of this site including a double ditched trackway (MCB10772) and an undated bank earthwork (MCB12660) to the north. Archaeological investigation in the area has identified evidence of Iron Age to Roman features (MCB17553, MCB17554, MCB17555, MCB18530, MCB20018 & MCB20356) as well as medieval settlement (MCB13422, MCB 20073).

## Site Visit

**Date / Time of Site Visit:** 10/11/2020 12:55:00

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

**1b. Describe accessibility of site:** Bridge Lane is a narrow rural Lane with no footpath.

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

**2b. Describe neighbouring uses:** Frontage development on Southside of Bridge Lane. A141 to East. Miniature golf course to west. Open fields to North and South generally.

**3. Describe topography and lanscape:** The site is in a rural location and prominent when viewed from the A141 comprising a flat, arable field.

**4. Describe layout, form, street pattern:** A141 is a busy main road. Bridge Lane is a quiet, narrow rural Lane.

**5. Describe building types and features:** Frontage development of mainly detached dwellings in locality. None on site.

**6. Describe site's boundaries:** Mix of open with drains [North/ South/ East] with hedgerows and trees elsewhere.

**7. Describe features / constraints:** Narrow rural Lane, proximity to busy road - noise.

**8. Describe views, sight lines or vistas:** A very prominent site when viewed from the 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 Wimblington and located 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:** Development of the site would be very prominent , relate poorly to the existing settlement form, be some distance from services with a lack of sustainable travel modes and have an adverse impact on the rural character of Bridge Lane and the wider countryside.

**19c. Key considerations for policy:** Impact on countryside and character of area  
Sustainable travel modes  
Infrastructure upgrades required

## Local Preference

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

(ii) Reasons for support / object: Site is at bottom of Bridge Lane which is a narrow lane which would not take the volume of traffic envisaged from 155 homes. There is no clear entrance to the site in any event.

(iii) Parish Council site ranking (0-10): **1**

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Development of the site would be very prominent and relate poorly to the existing settlement form, and have an adverse impact on the rural character of Bridge Lane and the wider countryside. Development would be relatively distant and isolated from services located in the core of the village, and lacks accessibility by sustainable travel modes. Access is likely to be constrained.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies to the south and south-west of 40488. It partially lies within the Waste Consultation Area for Hook Lane, Wimblington. However, it is noted that there is existing development between this proposed site and the safeguarded waste management facility. Nonetheless, should the council be minded to allocate this site regard must be had to Policy CS30 states that development will only be permitted in the Waste Consultation area, where it is demonstrated that it will not prejudice existing or future planned waste management operations. This site does not fall in a WWTW Safeguarding Area. 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.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>	W8AC: Waste Consultation Area - Hook Lane, Wimblington				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<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>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
--------------------------------	----------------------	----------

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

### 7.(ii) Planning History Search

F/98/1008/CERTLU: Certificate of Lawful Use (Existing): Use of land for the stationing of a residential caravan... Issue Certificate Lawful Use | F/YR00/0434/O: Erection of a house... (Refused) | F/90/0755/F: Use of land for the stationing of 3 mobilehomes... (Refused) | F/0794/84/F: Stationing of a residential caravan Adj. 16 Bridge Lane Wimblington... | F/92/0430/F: Erection of a single-storey front extension and 2-storey flank extension to existing dwell... (Granted) | F/91/0844/F: Erection of a 2-storey flank extension to existing dwelling... (Granted) | F/0067/88/F: Continued stationing of a residential caravan... | F/92/0397/F: Use of garden land for the stationing of 3 no. mobile homes including the installation of ... (Refused) | F/1252/88/F: Alterations and two storey extension including a detached two storey double garage with st... |

## Transport

8a. Local road impacts:	No objection with moderate mitigation measures	<b>B</b>
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

## Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	<b>B</b>
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Wimblington Surgery	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	<b>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage March Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	<b>A</b>

11f.(ii) Emp area in 5 min walk:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and 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 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	<b>Limited capacity</b>	<b>C</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</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:		
14b. Env Health Officer comments:	No observations as at 28.10.20	
15a. Agricultural Land Classification:	<b>50% or more is Grade 3</b>	<b>C</b>
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:	<b>LNR more than 2.01km from site</b>	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS more than 2.01km from site</b>	<b>A</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes    16c.(iii) Grassland Buffer: Yes    16c.(iv) Grassland Stepping Stone Opp: Yes

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

16c.(viii) Exstg Woodland: 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) 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:    13-15 Eastwood 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) 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:    Please note this reference applies to two parcels of land. Site A is centred at TL 4181 9296. D - Heritage asset within 500m of site. Archaeological condition or

pre-determination may be required. There are a number of heritage assets in the vicinity of this site including a double ditched trackway (MCB10772) and an undated bank earthwork (MCB12660) to the north. Archaeological investigation in the area has identified evidence of Iron Age to Roman features (MCB17553, MCB17554, MCB17555, MCB18530, MCB20018 & MCB20356) as well as medieval settlement (MCB13422, MCB 20073). Please note this reference applies to two parcels of land. Site B is centred at TL 4187 9289. D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There are a number of heritage assets in the vicinity of this site including a double ditched trackway (MCB10772) and an undated bank earthwork (MCB12660) to the north. Archaeological investigation in the area has identified evidence of Iron Age to Roman features (MCB17553, MCB17554, MCB17555, MCB18530, MCB20018 & MCB20356) as well as medieval settlement (MCB13422, MCB 20073).

## Site Visit

**Date / Time of Site Visit:** 10/11/2020 13:05:00

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

**1b. Describe accessibility of site:** Site is located at the end of a private drive off a narrow rural Lane. No independent footway.

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

**2b. Describe neighbouring uses:** Both elements of the site surrounded by countryside comprising open fields, smaller enclosed fields and Woodland areas.

**3. Describe topography and lanscape:** Flat, attractive rural location. Site to North comprising a paddock and stable used for keeping horses. To the South is predominantly a wooded area, forming part of curtilage of the dwelling.

**4. Describe layout, form, street pattern:** Sparrow Lane, effectively a private drive, is a narrow track way off a narrow Lane but in close proximity to the A141.

**5. Describe building types and features:** Only outbuildings within the site. No.16 is a modern detached two storey dwelling.

**6. Describe site's boundaries:** Predominantly hedgerows and trees.

**7. Describe features / constraints:** Access. Trees on site off by the best value.

**8. Describe views, sight lines or vistas:** Both sites relatively enclosed and out of sight from the most vantage points, although public right of way some distance to the West - would be visible.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** The site is located some distance from the settlement in attractive countryside.

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

**19b. Justification:** Development of the site would relate poorly to the existing settlement form, some distance from services, poorly served by sustainable travel modes and have an adverse impact on the rural character of the area and countryside in this

location.

<b>19c. Key considerations for policy:</b>	Impact on countryside and character of the area Distance from services and settlement Sustainable travel modes Infrastructure upgrades required
--	--

## Local Preference

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

**(ii) Reasons for support / object:** This application covers two separate pieces of land. Neither piece of land is suitable for houses. The sites are both at the very end of Bridge Lane with access off Sparrow Lane by the A141. The only access would appear to be via Bridge Lane. Bridge Lane is a very narrow Lane already populated by more than enough properties. The volume of property and therefore vehicular movement has already increased in Bridge Lane over recent years. There are a number of applications which have been put forward for Bridge Lane for inclusion in the new Local plan. Further development in Bridge Lane does not seem appropriate.

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

## Recommendation

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

**D**

**20b. Comments** The site consists of two separate land parcels. Development of the site would relate poorly to the existing settlement form and is remote from services. The site is poorly served by sustainable travel modes. Development would adversely impact on the rural character of the area and countryside in this location.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village	<b>B</b>
--------------------------------	---------------	----------

### 7.(i) Planning History (Form B): F/YR19/0945/O

Site with planning permission F/YR19/0945/O granted 15/06/2020.

### 7.(ii) Planning History Search

F/YR17/3149/COND: Details reserved by conditions 7, 21 & 22 of planning permission F/YR14/0232/O (Erection o... (Approved); F/YR17/3158/COND: Details reserved by conditions 8, 10, 11, 17, 19 and 20, relating to planning permission F... (Approved); F/YR05/1430/F: Erection of a single-storey side extension to existing dwelling... (Granted); F/YR19/0925/NONMAT: Non-material amendment:- To amend condition 19 relating to planning permission F/YR14/0232... (Approved); F/YR05/0927/F: Erection of 15 Affordable dwellings comprising; 6 x 3-bed and 2 x 2-bed semi-detached hous... (Granted); F/YR17/3157/COND: Details reserved by condition 9 of planning permission F/YR14/0232/O (Erection of 80 dwell... (Approved); F/YR19/3133/COND: Details reserved by conditions 9 & 23 of planning permission F/YR14/0232/O (Erection of 80... (NULL); F/YR17/3128/COND: Details reserved by conditions 12, 13, 14 and 15 of planning permission F/YR14/0232/O (Ere... (Approved); F/YR03/0582/O: Erection of a dwelling... (Refused); F/YR14/0232/O: Erection of 80 dwellings (max)... (Granted); F/YR19/0945/O: Erect up to 30 dwellings (outline application with matters committed in respect of access)... (Pending Decision); F/YR17/0318/PLANOB: Modification of Planning Obligation attached to planning permission F/YR14/0232/O (entered... (Granted); F/YR17/0039/RM: Reserved Matters application relating to detailed matters of appearance, landscaping, layo... (Approved); F/YR17/3138/COND: Details reserved by condition 23 of planning permission F/YR14/0232/O (Erection of 80 dwel... (Approved); F/YR17/3129/COND: Details reserved by condition 1 of planning permission F/YR17/0039/RM (Reserved Matters ap... (Approved); F/YR18/3022/COND: Details reserved by conditions 2, 3, 4 & 5 of planning permission F/YR17/0039/RM (Reserved... (Approved)

## 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:	Waggoners Way, March Road, Honeymead Road, Bridge Lane, March Road, Norman Way	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Wimblington Surgery	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11c.(iv) Shops 10-15 min walk:	Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Thomas Eaton Primary Academy	
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:	Eastwood Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Doddington Road Industrial Estate, Wimblington	
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:	SEWAGE FILTERBEDS; GRAVEL PIT	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

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

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

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

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

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

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

A

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

## 16e. Wildlife Officer comments:

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

A

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

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) 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:      31, NORFOLK STREET (Grade II), ADDISON HOUSE (Grade II), 6 AND 8, NORFOLK STREET (Grade II)

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

A

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

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

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

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

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

A

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

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

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

A

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

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

## 18f. Conservation Officer comments:

## 18g. Archaeology comments:

## Site Visit

## Date / Time of Site Visit:

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

**1b. Describe accessibility of site:**

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

**2b. Describe neighbouring uses:**

**3. Describe topography and lanscape:**

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

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

**6. Describe site's boundaries:**

**7. Describe features / constraints:**

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

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

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

**9c. Historic features:**

**9d. Justification:**

**19a. Character + Place Score:**

**19b. Justification:**

**19c. Key considerations for policy:**

## Local Preference

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

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

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

## Recommendation

**20a. Individual site score**

Likely suitable

A

**20b. Comments**

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