



Site Submissions

Draft Fenland Local Plan

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|---|
| Key |
|  Site submission |



Do not scale

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Date: 29 Apr 2022

Major Criteria

| | | | | |
|---|---|--|-------|---|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 1 | | | B |
| 3a.(ii) Site area in FZ1: | 99.47% | 3a.(iii) Site area in FZ2: | 0.53% | 3a.(iv) Site area in FZ3: 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 5% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | LP8 Identified by Local Plan 2014 as a Broad Location for Growth. | | | |
| 7.(ii) Planning History Search | F/YR11/2003/CCC: Partial demolition, refurbishment and extensions to create 2-storey main entrance... (Deemed consent CCC) F/YR16/0370/F: Change of use of part of dwelling to child-minding facility (9no children max)... (Grant) F/YR19/0950/F: Erect 1 dwelling (2-storey, 4-bed)... (Withdrawn) F/YR14/0424/F: Erection of 2 detached storage sheds... (Grant) F/YR12/0638/F: Erection of a first-floor side extension to existing dwelling... (Grant) F/YR18/1034/TRTPO: Works to Hawthorn covered by TPO 01/2018 G03... (Grant) F/YR11/2000/CCC: Retention (part retrospective) of 1 x 6-bay mobile classroom and 2 x 5-bay mobile... (Raise No Objection) F/YR19/0903/TRTPO: Works to 2 x Ash trees covered by TPO 01/2018... (Grant) F/YR18/0159/O: Erection of up to 28no dwellings (outline application with matters committed in ... (Refuse) F/YR19/0199/SCOP: Scoping Opinion - Residential development with associated public open space, inf... (Further Details Required) F/YR17/0341/O: Development of 229 Park Homes, communal zone to comprise a swimming pool and ass... (Withdrawn) F/YR14/0028/F: Erection of a conservatory to side of existing building... (Grant) | | | |

Transport

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|---|--|--|--|--|
| 8a. Local road impacts: | | | | |
| 8b. Transport team comments: | | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |

40001 | East Wisbech (strategic allocation) | Wisbech, Wisbech CP
Suitability uncertain/mixed effects

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|---------------------------------|--|----------|
| 10a. PROW Opportunities: | Opportunities to connect to nearby PROW within the site boundary | C |
| 10b. PROW Team comments: | Wisbech Public Footpath No. 4 runs through the site and Wisbech Public Byway No. 15 runs along the southern boundary. Given size of allocation, additional PROW provision should be created. | |

Access to Services

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|---|---|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Council Road; Bush Lane; The College of West Anglia; Kingswood Park; Colvile Road; Guild Road; Seventh Avenue; Queen Elizabeth Drive; Orchard House; Lerowe Road; Burrett Gardens; Chapnall Close; Chapnall Road | |
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice; Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iii) Shops 5-10 min walk: | Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: | Clarkson Infants School; Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School; St Peter's CofE Aided Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School | |
| 11e.(i) Prox to secondary school: | Less than 10 min walk (< 800m) | B |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | Thomas Clarkson Academy | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |

| | | |
|-------------------------------------|--|---|
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment: | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment: | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

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|--|---|---|
| 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: | 649 (SAND PIT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | 2647 (NURSERY) | |
| 14a.(ix) Sites for DI 100-250m: | 1047 (DEPOT); 3026 (REFUSE/SLAG HEAP) | |
| 14b. Env Health Officer comments: | North of site intersects a Nursery. Phase 1 may be required to determine extent of any contamination from aforementioned use. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 90.27% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 9.73% | |

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 | | | River Nene |
| 16b. Record of protected species on site: Yes | | | |
| 16c.(i) Highest quality habitats: | | | Woodland, Broadleaved, Plantation,(orchard) |
| 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: | Yes | 16c.(ix) Woodland Buffer: | Yes |
| | | 16c.(x) Woodland Stepping Stone Opp: | Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | A |
| 16d.(ii) Requirements to consult NE: | NULL | | |
| 16e. Wildlife Officer comments: | | | |
| 17.(i) TPO points: | TPO point on site | | E |
| 17.(ii) TPO area: | TPO area on site | | E |
| Heritage | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | | C |
| 18a.(ii) CA intersects site: | | | |
| 18a.(iii) CA within 500m: | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500m of site | | D |
| 18b.(ii) Listed Building on site: | | | |
| 18b.(iii) LB within 500m of site: | CROSS BASE 3 METRES SOUTH OF CHURCH OF ALL SAINTS; MEMORIAL 3 METRES SOUTH OF CHANCEL OF CHURCH OF ALL SAINTS; CHURCH OF ALL SAINTS; MEMORIAL TO JAMES AND SUSANNA GIBSON 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; AUSTIN HOUSE; MEMORIAL 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; Walsoken Parish War Memorial | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | | D |
| 18c.(ii) Sched Mnmt intersects site: | | | |
| 18c.(iii) Sched Mnmt within 500m: | Cross in All Saints churchyard | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | B |
| 18d.(ii) Reg P+G intersects site: | | | |
| 18d.(iii) Reg PG within 500m: | | | |

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 11:45:00

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

1b. Describe accessibility of site: Allocated area, also dependent on development of land to the east falling within BCKLWN's area.
Access possible, especially in north-west vicinity.

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

2b. Describe neighbouring uses: Residential development to the west and north.
Open fields to the east (originally orchards).
Agricultural buildings to the south.

3. Describe topography and landscape: Generally flat, incorporating (from the north) - paddocks, orchards, private garden with trees, mature orchards, open arable fields, disused railway and mature belt, open fields and substantial woodland.

4. Describe layout, form, street pattern: Mainly a network of residential streets and cul-de-sac added incrementally over the years with new main through route.

5. Describe building types and features: Mix of single storey and 2 storey. Single storey adjacent mainly to the north. 2 storey adjacent mainly further south.

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

7. Describe features / constraints: Mature orchard (in centre) and mature woodland (in south).
Road infrastructure in vicinity and readily available access point.
Through route (lack of) to link with main road network in town and A47 (junction due for upgrade).

8. Describe views, sight lines or vistas: Generally an enclosed site not easily visible from wider areas e.g. A47. If developed separately from BCKLWN would appear discordant in the landscape.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Being adjacent to the town is well related to the existing built form. If BCKLWN land does not come forward would impact the countryside but otherwise OK.

19a. Character + Place Score: Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

B

19b. Justification: It is assumed BCKLWN land will come forward as it is allocated in their Local Plan.

A comprehensive scheme (in accordance with BCP) should be achievable but road infrastructure and accesses would need to be carefully considered.

- 19c. Key considerations for policy:**
- BCKLWN Local Plan allocation
 - Adopted BCP for whole area
 - Road infrastructure requirement and timing.
 - Mature orchard and woodland within site.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose, due to the lack of infrastructure (especially highways) to support development of this scale

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

Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

This site submission represents the East Wisbech Strategic Allocation as identified in the Adopted Local Plan (2014). Additional land is allocated within the adjoining Borough Council of King's Lynn and West Norfolk's Local Plan. A Broad Concept Plan was approved by both Council's for this site in May 2018.

This site (40001) only includes land within the Fenland Boundary. A separate site (40159) was submitted to the Council by the sites agent which also includes the land beyond the district boundary. Because site 40159 includes land beyond the district's boundary (which can not be allocated in the emerging Fenland Local Plan), it has been assessed against site 40001, taking into account information submitted for this site by the agent.

The site has previously been determined to be suitable for development through the previous Local Plan process. The site assessment process continues to appear suitable for development - subject to the site promoter demonstrating that the necessary infrastructure requirements can be met, notably transport infrastructure, primary school and provision of local services and facilities.

Mitigation could be required to conserve TPO's on site and high quality habitats. There is potentially contaminated land on site and development will likely result in the loss of high quality agricultural land.

However, there are uncertainties around deliverability of the site, with different landowners involved in bringing forward the site. The Local Plan Viability Report indicates that development viability is poor in locations north of the A47. Therefore overall, the site scores 'amber' due to uncertainty around deliverability.

Major Criteria

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|---|--|---|
| 1. Site Availability | Availability unknown | N/a |
| 2.(i) Min. + Waste Team comments: | Only a small part of this site falls within the Waste Consultation Area for Algores Way, Wisbech. Nonetheless, 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. This site does not fall in a WWTW Safeguarding Area. | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area; WWTW Safeguarding Area; M&W Allocation; Existing Site; | |
| 2.(iii) Min. and Waste policy area: | 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 W1C and W8D Algores Way allocation and Algores Way Waste Consultation Area. | |
| 3. Flood Risk - Vulnerability: | More vulnerable | |
| 3a.(i) Main Flood Zone: | Multiple zones (no majority in single zone) - see SFRA | N/a |
| 3a.(ii) Site area in FZ1: 48.3% | 3a.(iii) Site area in FZ2: 22.15% | 3a.(iv) Site area in FZ3: 29.56% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | N/a |
| 3b.(ii) 1 in 30yr event (area): 0% | 3b.(iii) 1 in 100yr event (area): 1% | 3b.(iv) 1 in 1000yr event (area): 5% |
| 3c.(i) Intersects Historic Flood Map: No | 3c.(ii) Area intersected by Historic Flood Map: 0% | |
| 4.(i) Prox. to hazardous apparatus: | | |
| 4.(ii) Intersects HSE Consultation Dist: | Inner zone (HL Hutchinson Ltd); Middle zone (HL Hutchinson Ltd); Outer zone (HL Hutchinson Ltd) | |
| 4.(iii) Intersects gas pipe buffer: No | 4.(iv) Overhead line on site: No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | A |

Strategy and History

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

7.(i) Planning History (Form B): LP8

Identified by Local Plan 2014 as a Broad Location for Growth.

7.(ii) Planning History Search

F/YR13/0224/NONMAT: Non-material amendment: imposition of a condition listing approved plans relating... (Approve) | F/YR11/0073/F: Change of use from Warehouse (B8) to General Industry (B2) and installation of 3... (Grant) | F/YR13/0464/F: Variation of condition 1 of planning permission F/YR13/0224/NONMAT (Non-material... (Grant) | F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to planning... (Withdrawn) | F/YR11/0301/NONMAT: Non-materials amendment: Amendments to brick, roof and window materials, parking... (Approve) | F/YR11/0184/F: Erection of a food store (A1), 8no screen cinema (D2), 3no restaurant units (A3)... (Grant) | F/YR19/1090/A: Display of 2 x non-illuminated freestanding signs... (Grant) | F/YR18/0618/O: Erection of up to 2no dwellings (outline application with matters committed in r... (Grant) | F/YR15/3037/COND: Details reserved by conditions 2, 6, 7, 10, 13, 14, 15 and 16 of planning permission... (Approve) | F/YR18/0316/NONMAT: Non-material amendment: Realignment of kerb and fence line to suit amended acce... (Withdrawn) | F/YR17/0472/F: Change of use of land to B8 storage involving the siting of self storage contain... (Grant) | F/YR10/0856/F: Erection of first-floor side and single-storey rear extensions to existing dwell... (Grant) | F/YR09/3053/COND: Details reserved by condition 1 of

F/YR07/0733/RM, conditions 2, 3, 4, 5 of F/YR... (Approve) | F/YR11/0275/EXTIME: Internal and external alterations to units 6 to 16 and leisure box (renewal of p... (Grant) | F/YR10/0696/F: Change of use of land for storage/hire of trailers and erection of an office and... (Grant) | F/YR16/0798/RM: Reserved Matters application relating to the detailed matters of appearance, lan... (Approve) | F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or... (Grant) | F/YR18/3035/COND: Details reserved by conditions 4, 5, 6, 7, 10, 11 and 12 of planning permission ... (Approve) | F/YR15/0467/F: Erection of a temporary farm shop and store... (Grant) | F/YR18/0343/F: Formation of an access road and erection of 2.4 metre high gates and fencing... (Grant) | F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning perm... (Grant) | F/YR15/0758/A: Display of 10 x signs comprising of: 7 internally illuminated fascia signs, 1 x ... (Grant) | F/YR15/0166/F: Raise roof of existing building; external alterations to roller shutters and doo... (Grant) | F/YR18/0468/VOC: Removal of condition 6, Variation of condition 18 to accommodate proposed new ac... (Grant) | F/YR17/0778/F: Erection of builders merchants warehouse (sui generis) with associated service y... (Grant) | F/YR16/0774/NONMAT: Non-material amendment: Block Q only - reduce number of dwellings from 6 x 2-bed... (Approve) | F/YR18/3016/COND: Details reserved by condition 12 of planning permission F/YR17/0472/F (Change of... (Approve) | F/YR14/0314/F: Formation of a car park extension... (Grant) | F/YR15/0940/F: Erection of 4 x 2-storey 3/4 bed dwellings with garages and 1.2 metre high (max)... (Refuse) | F/YR13/0911/PLANOB: Modification of Planning Obligation attached to planning permission F/YR11/0184/... (Withdrawn) | F/YR11/3078/COND: Details reserved by conditions 2, 5 and 6 relating to planning permission F/90/0... (Approve) | F/YR14/0527/F: Erection of an extension/canopy, automatic barriers, and 2.4 metre high palisade... (Grant) | F/YR16/0596/NONMAT: Non-material amendment: imposition of a condition listing approved plans relating... (Refuse) | F/YR14/2003/CCC: Extension of hardstanding area... (Raise No Objection) | F/YR14/0015/A: Display of 77 parking/direction/guidance signs and 3 banner signs (all non-illum... (Grant) | F/YR11/0274/EXTIME: Erection of 3 units for open Class A1 Use - amendment of planning permission F/Y... (Grant) | F/YR13/0930/A: Display of 19 advertisements comprising of 4no Tesco Extra Sky Sign (Internally ... (Grant) | F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/... (Approve) | F/YR14/0092/F: Erection of a single-storey office building... (Grant) | F/YR15/1125/SC: Screening Opinion and Scoping Opinion: Residential and associated development... (Further Details Required) | F/YR14/0717/F: Erection of a 2-storey office and single-storey warehouse building with sales co... (Grant) | F/YR10/0949/SC: Screening Opinion: Erection of a food store (A1), 3 restaurant units (A3), 8 scr... (Further Details Not Required) | F/YR13/0735/NONMAT: Non-materials amendment: Amendment to external finish to Blocks M & O from rende... (Withdrawn) | F/YR12/0948/F: Erection of an extension to engineering workshop to form 2-storey materials stor... (Grant) | F/YR15/0761/F: Erection of a detached triple garage... (Grant) | F/YR11/0626/F: Insertion 4no windows to front elevation and the creation of a office to ground ... (Grant) | F/YR12/0710/F: Erection of an Ophthalmic Eye Clinic with new access and associated parking... (Grant) | F/YR14/0388/F: Erection of a farm shop/store... (Refuse) | F/YR11/0433/F: Erection of an Ophthalmic Eye Clinic with new access and associated parking... (Grant) | F/YR13/3042/COND: Details reserved by conditions 2, 4, 5, 9, 11, 12 and 17 of planning permission ... (Approve) | F/YR14/0480/F: Erection of a Apple Store and 2.4 metre high security gates and formation of new... (Grant) | F/YR11/0796/F: Change of use of land to mixed builders storage and trailer hire, including the ... (Grant)', 'F/YR14/0029/A: Display of 29no advertisements comprising of 12no 'graphic' glazing vinyl's, 4no... (Grant)", 'F/YR14/0705/A: Display of 4no double sided banner signs and 2no "No entry" signs... (Grant) | F/YR14/3132/COND: Details reserved by conditions 4 and 5 of planning permission F/YR12/0710/F (Ere... (Approve) | F/YR14/0766/HAZ: Storage of listed hazardous substances... (Deemed consent CCC)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Artfull Dodger; Elm High Road; Boleness Road; Tesco; Elm Low Road; Thomas Clarkson Col; Corporation Road; Market Hall; B & Q | |
| 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: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Morrisons, 46 Elm High Street, Wisbech PE14 0DQ; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(v) Shops 15-20 min walk: | Londis, 3 Birch Grove Elm Wisbech PE14 0AP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 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: | Elm CofE Primary School; Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 5 min walk (< 400m) | A |
| 11e.(ii) Secondary sch in 5 min walk: | Thomas Clarkson Academy | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |

| | | |
|-------------------------------------|--|----------|
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Elm CofE Primary | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Elm CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 152 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 50m of potentially contaminated land | D |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | 2600/0037 (WISBECH CANAL) | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | 0 (none) | |
| 14a.(viii) Sites for DI 50-100m: | 4160 (WORKS); 626 (MILL) | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERIES); 1541 (FACTORY) | |
| 14b. Env Health Officer comments: | Site intersects Vehicle Salvage yard and other sources of contamination. Phase 1 may be required to determine extent of any contamination, (dependent on findings from phase 1 however phase 2 likely). | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 67.32% Grade 2: 32.52% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0.16% | |

Natural Environment

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

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: Woodland, Broadleaved, Plantation,(orchard)

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: Could be accessible from a variety of points but major transport infrastructure investments and upgrades are required.

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

2b. Describe neighbouring uses: A47 to the south, River Nene to the west.
Built up part of town to the north and east.

3. Describe topography and lanscape: Generally flat with a range of open fields and paddocks throughout with important pockets of woodland (west of Cromwell Road, north of Newbridge Lane and west of Halfpenny Lane).

4. Describe layout, form, street pattern: Mixture of main road network roads servicing the employment area and residential streets and cul-de-sacs.

5. Describe building types and features: Wide variety mainly modern employment buildings and dwellings to the north, with more established residential development to the east.

6. Describe site's boundaries: Wide mix of all types.

7. Describe features / constraints: Woodland areas
Infrastructure upgrades required - some of a significant nature
Proximity to River Nene to the west

8. Describe views, sight lines or vistas: Visible from many vantage points

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Development south of town and north of A47 would relate well to the existing built form but there would be encroach into the countryside.

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

19b. Justification: Whilst developing in this location could be beneficial in some ways, the transport infrastructure is lacking and the potential for flood risk is heightened by proximity to the River Nene at the western end.

19c. Key considerations for policy: Forms a BLG in the FLP 2014 (and BCP)
Transport infrastructure requires upgrade
Proximity to employment area
Need to protect woodland areas

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Whatever is developed on the site, there is a need to protect the possible rail line

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

Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

This site submission represents the South Wisbech broad location for growth, identified through the Local Plan 2014.

Whilst multiple site submission were received for parts of the site, no single site submission was received promoting the site as a whole. However, the site is adjacent to and includes existing employment development, committed sites with planning permission and undeveloped land. The A47 provides a clear boundary. The site is therefore considered suitable for employment development.

The overall SHELAA score is 'amber' due to the site including land which has not been promoted through Call for Sites and presence of flood risk. Less than half of the site in Flood Zone 1. The site intersects the Consultation Zone of HL Hutchinson Ltd - therefore consultation with HSE would be required.

The eastern-most section of the site, east of Half Penny Lane has been assessed for residential development (see 40371). In addition, there are a number of overlapping, fragmented site submissions and committed sites. Where allocated, the boundary should be re-drawn to omit committed sites and sites allocated for non-employment land-uses.

Major Criteria

| | | | | |
|---|---|--|-------|---|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 33.22% | 3a.(iii) Site area in FZ2: | 0.97% | 3a.(iv) Site area in FZ3: 65.81% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

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

7.(i) Planning History (Form B): LP8

Identified by Local Plan 2014 as a Broad Location for Growth.

7.(ii) Planning History Search

F/YR11/0779/F: Erection of 3no wind generators (14.97 metres to hub)... (Refuse) | F/YR14/0417/NONMAT: Non-material amendment - Remove Brise Soleil to the eaves canopy and addition of... (Approve) | F/YR15/0107/F: Erection of an agricultural storage building... (Grant) | F/YR15/0687/F: Conversion of barn to form a 2-storey 3-bed dwelling, involving raising of roof ... (Refuse) | F/YR20/0175/F: Erect a 1.8 (approx) metre high brick wall and sliding gates... (Refuse) | F/YR15/0987/F: Erection of a single-storey side extension to existing dwelling... (Grant) | F/YR16/0428/F: Erection of a 2-storey side extension to form 1-bed annexe ancillary to the main... (Grant) | F/YR12/0119/F: Erection of 2-storey front and first-floor rear extensions and detached double g... (Grant) | F/YR15/1138/F: Siting of a temporary storage building... (Grant) | F/YR13/0717/RM: Erection of a 4 bed 2 storey dwelling and garage... (Approve) | F/YR13/0049/F: Erection of a single-storey side extension and detached double garage to existing... (Grant) | F/YR10/0489/F: Erection of a 3-bed detached house with integral double garage... (Grant) | F/YR10/0491/O: Erection of 5 dwellings... (Grant)', "F/YR13/0115/F: Change of use of commercial land to extend the residential curtilage to No's 130... (Grant)", 'F/YR11/0947/TRCA: Fell 1no Silver Birch Tree within a Conservation Area... (Grant) | F/YR17/1111/F: Erection of a kennel block comprising of 16no kennels with runs; 2no day care ru... (Grant) | F/YR14/0334/A: Erection of a 12 metre high flag pole... (Grant) | F/YR14/0336/LB: Extension and alterations to existing flag pole... (Grant) | F/YR11/0190/F: Erection of a 2-storey 4-bed dwelling with detached double garage involving demo... (Grant) | F/YR11/0191/F: Erection of a 3-storey 5-bed dwelling involving demolition of existing dwelling... (Grant) | F/YR18/0583/F: Erection of garage/workshop... (Refuse) | F/YR14/0067/NONMAT: Non-material amendment: removal of external staircase to gym (to be located insi... (Approve) | F/YR14/0460/F: Change of use of land to residential curtilage to 138 Barton Road, Wisbech... (Grant) | F/YR10/0834/F: Erection of a first-floor extension with juliet balcony to rear of existing dwel... (Grant) | F/YR11/0513/F: Erection of 2 x 3-storey 4/7-bed, 1 x 3-storey 5/6 bed, 2 x 3-storey 5-

bed dwell... (Refuse) | F/YR18/0435/O: Erection of up to 1 no dwelling (outline with matters committed in respect of ac... (Refuse) | F/YR14/3011/COND: Details reserved by conditions 2 and 4 of planning permission F/YR13/0622/F (Cha... (Approve) | F/YR14/0966/F: Erection of a 2-storey 3-bed dwelling and detached garage involving demolition o... (Refuse) | F/YR14/3010/COND: Details reserved by conditions 2 and 4 of planning permission F/YR13/0559/F (Ere... (Approve) | F/YR13/0548/F: Erection of a canopy... (Grant) | F/YR15/0169/F: Erection of a 2-storey 3-bed dwelling and detached garage involving demolition o... (Grant) | F/YR16/0089/F: Erection of a single-storey extension to rear of existing dwelling... (Grant) | F/YR16/0679/F: Erection of a double garage to front of existing garage and formation of a pitch... (Withdrawn) | F/YR11/3042/COND: Details reserved by Condition 5 of Planning Permission F/YR10/0946/F (Conversion... (Finally Disposed of) | F/YR13/3048/COND: Details reserved by conditions 2, 3, 6, 8 and 10 of planning permission F/YR11/0... (Approve) | F/YR16/1122/PNC04: Change of use from agricultural building to 2-storey 3-bed dwelling (Class Q(a) ... (Prior Approval Granted) | F/YR14/3081/COND: Details reserved by condition 2 of planning permission F/YR12/0937/F (Formation ... (Approve) | F/YR14/0194/F: Erection of part 2-storey/part single-storey side extension to existing dwelling... (Grant) | F/YR17/3141/COND: Details reserved by Condition 5 of planning permission F/YR17/0216/O (Erection o... (Approve) | F/YR16/0259/O: Erection of a dwelling, involving removal of existing portacabin (Outline with m... (Withdrawn) | F/YR14/0905/PNCOU: Change of use of agricultural building to 2-bed dwelling (C3) and associated bui... (Further Details Not Required) | F/YR10/0901/CA: Demolition of 5.0 metre section of existing wall to form new vehicular access... (Grant) | F/YR10/0900/F: Erection of a 5-bed, 3-storey dwelling with attached garage, formation of a vehi... (Grant) | F/YR15/1105/F: Erection of an attached double garage to existing building... (Grant) | F/YR09/0833/F: Siting of temporary storage building (renewal of planning permission F/YR06/1335... (Grant) | F/YR14/0395/F: Erection of a single-storey side extension and car port/porch to front of garage... (Grant) | F/YR13/0298/TRTPO: The felling of 1 x Sycamore Tree (1423), 1 x Hornbeam Tree (1424) and 1 x Grey P... (Grant) | F/YR14/0171/F: Erection of 4 x 2-storey 4-bed dwellings with detached garages... (Refuse) | F/YR13/0086/F: Erection of single storey front, part 2-storey and part single storey extensions... (Grant) | F/YR18/0935/RM: Reserved Matters application relating to detailed matters of layout, scale, appe... (Approve) | F/YR13/0455/F: Erection of a 3-storey 4-bed dwelling with integral double garage... (Grant) | F/YR10/0946/F: Conversion of barn to 2-bed dwelling including erection of single-storey front e... (Grant) | F/YR09/0743/F: Erection of a canopy... (Grant) | F/YR10/0861/F: Change of use of residential lounge and wc to commercial function facilities and... (Grant) | F/YR17/0589/F: Erection of a 2-storey extension to rear, porch to front, alterations to existin... (Grant) | F/YR13/0753/F: Erection of a 3-storey 5-bed dwelling with detached triple garage with storage a... (Grant) | F/YR11/0502/RM: Erection of a 2-storey, 4-bed dwelling with attached carport and detached garage... (Approve) | F/YR12/0573/F: Conversion of loft to form additional living accommodation and erection of rear ... (Grant) | F/YR16/0429/F: Erection of a single-storey side extension to existing dwelling... (Grant) | F/YR19/0843/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) | F/YR13/0374/RM: Erection of a 3-storey, 6-bed dwelling with detached double garage... (Approve) | F/YR13/0193/F: Siting of a temporary mobile home... (Withdrawn) | F/YR09/0738/F: Erection of a porch to front, 2-storey side and single-storey rear extensions to... (Grant) | F/YR11/0560/F: Erection of a 4-bed, 2-storey dwelling with first-floor balcony to rear and atta... (Grant) | F/YR12/0056/TRCA: Works to trees (E, F, I, J and P - as per Schedule of Trees) and fell 1no Damson... (Grant) | F/YR18/1015/F: Change of use of agricultural land to domestic land and the erection of a 4-bay ... (Grant) | F/YR13/0682/F: Erection of a 3-storey, 5-bed dwelling and detached triple garage with storage o... (Grant) | F/YR14/0785/PNCOU: Change of use of agricultural building to 2-bed dwelling (C3) and associated bui... (Withdrawn) | F/YR16/0671/TRTPO: Fell 2no Sycamore trees covered by TPO 1/2005... (Refuse) | F/YR11/0913/F: Erection of 2 x 4-bed 3-storey dwelling and 1 x 5-bed 3-storey dwelling with att... (Grant) | F/YR19/3056/COND: Details reserved by conditions 5 and 8 of Planning permission F/YR18/0060/O (Ere... (Approve) | F/YR15/0154/TRCA: Works to 1no Atlas Cedar tree within a Conservation Area... (Grant) | F/YR18/1050/F: Retention of a storage building... (Grant) | F/YR15/0256/F: Erection of a 2-storey 4-bed dwelling with double garage... (Grant) | F/YR15/0230/F: Erection of a 2-storey, 4-bed dwelling, involving widening of existing access an... (Grant) | F/YR17/0216/O: Erection of a dwelling involving the demolition of existing dwelling (Outline ap... (Grant) | F/YR19/0653/F: Erect a 2-storey rear and side extension to existing dwelling involving the demo... (Grant) | F/YR19/3103/COND: Details reserved by conditions 5 and 6 of planning permission F/YR18/1016/O (Ere... (Approve) | F/YR11/0534/TRCA: Works to 1 Silver Birch Tree within a Conservation Area... (Grant) | F/YR16/1088/F: Erection of a double garage to front of existing garage and formation of a pitch... (Grant) | F/YR19/0416/F: Erection of a side and rear extension to existing dwelling... (Grant) | F/YR13/0627/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) | F/YR19/0593/F: Erection of a detached double garage and log store to existing dwelling... (Refuse) | F/YR14/0051/NONMAT: Non-material amendment (plot 2 only): Amendment to external materials including ... (Approve) | F/YR12/0063/F: Siting of a temporary storage building (renewal of planning permission F/YR09/08... (Grant) | F/YR14/0808/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) | F/YR17/0947/RM: Reserved Matters application relating to detailed matters of access,

appearance,... (Approve) | F/YR19/0192/F: Change of use of existing building from B1 (Light Industrial) to B2 (General Ind... (Grant) | F/YR17/0690/TRCA: Fell a Poplar Tree in a Conservation Area... (Grant) | F/YR14/0939/F: Variation of part of condition 5 of planning permission F/YR13/0622/F (Change of... (Grant) | F/YR19/0274/F: Erection of 1no 2-storey 4-bed dwelling with double garage... (Refuse) | F/YR11/0454/F: Erection of an orangery, lobby, and conservatory to side/rear of existing buildi... (Grant) | F/YR16/0024/F: Erection of single-storey side/rear extensions to existing dwelling involving de... (Grant) | F/YR18/1016/O: Erection of up to 4no dwellings (outline application with matters committed in r... (Grant) | F/YR13/0559/F: Erection of a 4-bed 2-storey dwelling and double garage and siting of a temporar... (Grant) | F/YR19/0557/F: Erect 1 dwelling (2-storey, 3-bed) involving removal of existing portacabin... (Refuse) | F/YR17/0323/O: Erection of up to 2 no dwellings (Outline with matters committed in respect of a... (Refuse) | F/YR17/0322/F: Erection of 2 x detached timber buildings comprising of a dark room and an offic... (Grant) | F/YR13/0743/F: Replacement of existing timber glazed windows and double doors with timber bi-fo... (Grant) | F/YR13/0641/F: Erection of single storey Refectory and single storey Maintenance Workshop build... (Grant) | F/YR12/0937/F: Formation of 4 hard tennis courts and 1 mini tennis court, and associated car pa... (Grant) | F/YR18/1152/F: Formation of a vehicular access... (Grant) | F/YR13/3088/COND: Details reserved by conditions 2, 3, 8 and 10 of planning permission F/YR13/0682... (Approve) | F/YR14/3049/COND: Discharge of conditions 2 and 10 of planning permission F/YR13/0641/F (Erection ... (Approve) | F/YR12/0989/F: Erection of single-storey side and rear extensions, porch to front and part demo... (Grant) | F/YR18/0060/O: Erection of a dwelling (Outline with matters committed in respect of access)... (Grant) | F/YR16/0496/NONMAT: Non-material amendment: Substitution of rear window for patio doors relating to ... (Approve) | F/YR17/0183/TRCA: Fell 1no ash tree within a Conservation Area... (Grant) | F/YR20/0140/VOC: Variation of Condition 4 (Plan Schedule) to enable amendment to approved plans o... (Grant) | F/YR15/0470/TRCA: Works to 1no Silver Birch and 8no Thuja trees within a Conservation Area... (Grant) | F/YR16/0878/F: Erection of single-storey side/rear extensions and car port to front of garage o... (Grant) | F/YR12/0016/F: Change of use of agricultural land to sports field... (Grant) | F/YR15/0421/F: Erection of a 2-storey side and single-storey rear extensions and porch to front... (Grant) | F/YR10/0428/F: Erection of a rear extension to existing domestic detached garage... (Grant) | F/YR16/0638/PNC04: Change of use from agricultural building to a single-storey 2-bed dwelling (Clas... (Prior Approval Refused) | F/YR15/3008/COND: Details reserved by conditions 3 and 6 of planning permission F/YR13/0641/F (Ere... (Approve) | F/YR12/3006/COND: Details reserved by conditions 2, 4 and 9 of planning permission F/YR11/0560/F (... (Approve) | F/YR16/3004/COND: Details reserved by conditions 2 and 3 of planning permission F/YR15/0805/F (Ere... (Approve) | F/YR11/3068/COND: Details reserved by condition 08 of planning permission F/YR10/0491/O (Erection ... (Approve) | F/YR15/0805/F: Erection of a 2-storey 4/5-bed dwelling involving demolition of existing outbuil... (Grant) | F/YR14/3007/COND: Details reserved by conditions 2, 3, 8 and 10 of planning permission F/YR13/0753... (Approve) | F/YR13/0622/F: Change of use from nursery land to touring park to include 10no touring pitches,... (Grant) | F/YR10/0822/TRTPO: Works to 1 Oak Tree covered by TPO 1/2005... (Grant) | F/YR14/3033/COND: Details reserved by conditions 8 and 9 of planning permission F/YR13/0641/F (Ere... (Approve) | F/YR19/0320/F: Conversion of agricultural barn to 2-storey 3-bed dwelling involving raising of ... (Grant) | F/YR19/1042/F: Erect a single-storey detached 1-bed annexe ancillary to existing dwelling... (Grant) | F/YR15/3052/COND: Details reserved by condition 7 of planning permission F/YR13/0641/F (Erection o... (Approve)']

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

Opportunities to connect to nearby PROW within the site boundary

C

10b. PROW Team comments:

Only one affected PROW (Wisbech Public Footpath No. 1) across this large site. Any allocation/development of this site should create multiple new PROWs to provide high quality NMU provision and countryside access.

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: | Leverington Road; Peatlings Lane; Leverington Common; Foot Bridge; Sutton Road; Harecroft Road; Oldfield Lane; Barton Road; Grammar School; Peckover School; Tesco; Cromwell Retail Park; Summerfield Close; Dawbarn & Sons Ltd; Riverside Way; Anglia Community Eye Services forecourt | |
| 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: | North Brink Practice; Clarkson Surgery | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Elm Road Primary School; The Nene Infant & Nursery School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Clarkson Infants School; Ramnoth Junior School', St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |

| | | |
|-------------------------------------|--|----------|
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT); 3570 (STATION) | |
| 14a.(vii) Sites for DI 0-50m: | 2647 (NURSERY); 1229 (DISUSED STATION) | |
| 14a.(viii) Sites for DI 50-100m: | 636 (SMITHY) | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site intersects multiple sources of contamination. Phase 1 may be required to determine extent of any contamination, (dependent on findings from phase 1 however phase 2 likely). | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 95.49% Grade 2: 0.06% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 4.45% | |

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 located within site | E |

| | | | | | |
|---|---|-----------------------------|-----|--|-----|
| 16a.(iii) Site intersects CWS: | River Nene | | | | |
| 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: | Woodland, Broadleaved, Plantation,(orchard) | | | | |
| 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: | TPO area on site | | | E | |
| Heritage | | | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) located on site / site intersects asset | | | E | |
| 18a.(ii) CA intersects site: | Leverington 2 | | | | |
| 18a.(iii) CA within 500m: | Leverington 1, Wisbech | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) located on site / site intersects asset | | | E | |
| 18b.(ii) Listed Building on site: | WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL | | | | |
| 18b.(iii) LB within 500m of site: | PEPPERMINT HALL; STABLES NOW A JOINERY; LANCEWOOD; COACH HOUSE AND STABLES WEST OF FENCROFT; RONSVILL; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; THE GARDEN HOUSE; 16-22 SOUTH BRINK; 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; REED COTTAGE THATCHED COTTAGE; FENCROFT; 4, 6 AND 8, BARTON ROAD; THE COUNTING HOUSE; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH | | | | |

Likely unsuitable

BRINK; FORMER STABLES TO HARECROFT HOUSE; RIVERSIDE TAVERN; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; ALBION VILLA; 3 AND 4, NORTH END; 6, NORTH END; ASTRAL HOUSE; 15 SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; STABLE BLOCK TO NORTH OF NUMBER 69; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; LEVERINGTON CEMETERY CHAPEL; HALLCROFT; DOVECOTE, REAR OF BEACHWOOD; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 28 AND 29, OLD MARKET; 31, OLD MARKET; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 52, NORTH BRINK; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72; 5, NORTH END; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

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

D

18c.(ii) Sched Mnmt intersects site:

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

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500m of site

D

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

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

PECKOVER HOUSE (II)

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

D

18e.(ii) HAR intersects site:

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

Wisbech (Conservation area - 5155)

18f. Conservation Officer comments: The Leverington Conservation Area and a number of listed buildings are affected by this site. Due regard will need to be given to these heritage factors and constraints in identifying this site as being suitable for development.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 15:00:00

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

1b. Describe accessibility of site: The site would be capable of being accessed from numerous points around the site but will require significant infrastructure upgrades to enable the development.

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

2b. Describe neighbouring uses: Wisbech town to the east and north (and River Nene)
Predominantly open countryside to the south and west.

3. Describe topography and lanscape: Generally very flat open arable fields with sporadic development throughout.

- 4. Describe layout, form, street pattern:** Barton Road is currently the main route through the urban extension area serving the west side of the town from surrounding countryside. Gadds Lane (west side) is a relatively busy rural lane.
- 5. Describe building types and features:** Mixture but predominantly detached 2 storey buildings - both agricultural dwellings.
- 6. Describe site's boundaries:** Gadds Lane forms the western boundary on the west side. Wide mixtures of hedgerows, hedges, fencing and open.
- 7. Describe features / constraints:** The site is very close to the River Nene (especially to the south). A new road is required to link Harecroft Road with Barton Road to open up the site for development.
- 8. Describe views, sight lines or vistas:** Would be very visible from many vantage points.
- 9a. Relationship to built form:** Somewhat positive
- 9b. Visual impact on wider landscape:** Somewhat negative
- 9c. Historic features:** Neutral
- 9d. Justification:** The site would relate acceptably to the existing built form of the town but would inevitably have an impact on the wider landscape. Heritage assets should be capable of being avoided / settings improved.

| | | |
|--|--|----------|
| 19a. Character + Place Score: | Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). | C |
| 19b. Justification: | Whilst there would inevitably be an impact on the site is well located in terms of access to key services provided sufficient infrastructure is put in place to enable sustainable vehicular access. | |
| 19c. Key considerations for policy: | Existing BLG in the FLP2014. Potential that piecemeal development would jeopardise delivery of BCP Infrastructure required including third River crossing between Harecroft road and Barton Rd, and foot and cycle bridges over River Nene. Possible location for new railway station and line (Harecroft Rd area) Flood risk | |

Local Preference

- (i) Does Parish Council support site?:** Yes
- (ii) Reasons for support / object:** Support the proposed development but concerned about the ability of the existing highways infrastructure to support such a development
- (iii) Parish Council site ranking (0-10):** 8

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | This site submission represents the West Wisbech broad location for growth, as identified by the Local Plan 2014. The site appears to have made little progress toward development in this time. Significant investment in infrastructure would be required to enable delivery of the site. The Local Plan Viability Report indicates that development viability is poor in locations north of the A47, | |

Likely unsuitable

therefore there may be limited prospect that the site will be delivered in the plan period. This site submission is intersected by 40197 which was submitted by the land agent and which confirms the site remains available for development. In addition, multiple smaller site submissions were received for parts of the site and have been assessed individually. Therefore there continues to be interest from the development industry in retaining the site's designation in the plan.

Almost two thirds of the site is in Flood Zone 3. Whilst there are remaining pockets of land in Flood Zone 1, these are isolated from one another and relate poorly to the built area of Wisbech. Therefore, to create a coherent built form and site layout would require development in parts of the site which are at increased risk from flooding. The site is therefore incompatible with national planning policies for managing flood risk.

Major Criteria

| | | | | |
|---|--|--|--------|--|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | This an extensive site which largely falls within the Transport Safeguarding Area for Wisbech Port. If the Council is minded to reallocate this site consideration should be given to Policy CS23 which states that within this area there is presumption against development which would prejudice the existing or potential use of the protected transport zone for the transport of mineral and / or waste. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Transport Safeguarding Area; Existing Site; | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2H Wisbech Port Transport Safeguarding Area Whitemoor, March. | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 4.7% | 3a.(iii) Site area in FZ2: | 11.28% | 3a.(iv) Site area in FZ3: 84.01% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 1% | 3b.(iii) 1 in 100yr event (area): | 3% | 3b.(iv) 1 in 1000yr event (area): 13% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | | 84.16% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

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

7.(i) Planning History (Form B): LP8

Identified by Local Plan 2014 as a Broad Location for Growth.

7.(ii) Planning History Search

F/YR18/0523/F: Erection of a building to house bailing machinery... (Grant) | F/YR10/0602/F: Erection of an extension to front of existing building and erection of stairwell... (Grant) | F/YR10/0750/F: Erection of a second-floor rear extension to existing building... (Grant) | F/YR10/0751/LB: Erection of a second-floor rear extension to existing building... (Grant) | F/YR18/0440/F: Siting of 3no mobile classrooms and alterations to parking arrangements on site ... (Grant) | F/YR15/1023/CERTLU: Certificate of Lawful Use (Existing): Use of premises as a house of multiple occ... (Refuse Certificate) | F/YR12/0664/O: Erection of a dwelling... (Withdrawn) | F/YR07/0350/F: Erection of 331 dwellings (43 affordable housing) comprising of 198 flats (55 x ... (Withdrawn) | F/YR15/0713/F: Installation of external wall insulation to rear and side of existing dwelling... (Grant) | F/YR05/0580/SC: Regeneration of Nene Waterfront Environmental Impact Assessment... (Withdrawn) | F/YR11/0843/F: Installation of 2no roller shutter doors to existing building... (Grant) | F/YR13/0407/F: Formation of a new access and erection of 2.43 metre high iron gates to existing... (Grant) | F/YR15/0886/NONMAT: Non-material Amendment: Addition of door canopies to Plots 47, 49-51, 53, 58 and... (Approve) | F/YR10/0010/F: Change of use of first-floor from offices to 1-bed flat and formation of externa... (Grant) |

40004 | Nene Waterfront and Port (broad location for growth) | Wisbech, Wisbech CP
Suitability uncertain/mixed effects

F/YR17/0316/FDC: Erection of a 12.0 metre high mast with 1no antenna dish for CCTV and Intruder D... (Grant) | F/YR18/1110/F: Erection of a prefabricated temporary storage building (retrospective)... (Grant) | F/YR13/0209/O: Erection of 10 commercial units for B1, B2 and B8 use... (Grant) | F/YR10/0577/F: Change of use from public house to childrens day nursery and out of school club... (Grant) | F/YR11/3036/COND: Details reserved by condition 5 of planning permission F/YR10/0750/F (Erection o... (Approve) | F/YR10/0367/F: Erection of 4 x 1-bed and 1 x 2-bed flats with balconies, bin store and cycle ra... (Refuse) | F/YR10/3026/COND: Details reserved by condition 2 of planning permission F/YR10/0010/F (Change of ... (Approve) | F/YR14/0951/F: Erection of 70 x 2 and 3-storey dwellings comprising of 4 x 1-bed; 22 x 2-bed; 4... (Grant) | F/YR10/0688/F: Erection of a treated effluent balancing tank, 2.0m high security fencing and re... (Grant) | F/YR19/0220/F: Erection of a block 3no classrooms, sleep room and ancillary room involving remo... (Grant) | F/YR10/0689/F: Erection of a refrigeration plant with associated screen wall and cladding of ex... (Grant) | F/YR18/0529/F: Erection of an extension to side and canopy to front of existing storage buildin... (Grant) | F/YR11/2017/CCC: Change of use from industrial use to storage, processing and transfer of waste i... (Deemed consent CCC) | F/YR17/0926/F: Erection of a wooden clad store at front of existing dwelling (Retrospective)... (Refuse) | F/YR10/0853/F: Change of use of part of building from Warehouse (B8) to General Industry (B2) i... (Grant) | F/YR11/3037/COND: Details reserved by condition 5 of Listed Building Consent F/YR10/0751/LB (Erect... (Approve) | F/YR12/0032/F: Erection of 2-storey side with balcony and single-storey rear extensions and for... (Grant) | F/YR19/0664/F: Change of use of part of factory (B2) to cafe (A3) and takeaway (A5) including e... (Grant) | F/YR11/0722/O: Erection of 18 dwellings... (Grant) | F/YR13/0019/O: Erection of a dwelling... (Grant) | F/YR19/3114/COND: Details reserved by condition 6 of planning permission F/YR19/0220/F (Erection o... (Withdrawn) | F/YR19/1100/F: Change of use of part of factory to car wash (sui generis) including external al... (Grant) | F/YR11/0826/FDC: Continued siting of 2 portacabins (renewal of planning permission F/YR08/0975/FD... (Grant) | F/YR16/0602/NONMAT: Non-material amendment: Change of material for canopies from GRP to metal (as or... (Approve) | F/YR15/3061/COND: Details reserved by conditions 5, 7 and 8 of planning permission F/YR14/0951/F (... (Approve) | F/YR09/0072/FDC: Construction of link road between Chase Street and De Havilland Road... (Grant) | F/YR09/0074/FDC: Pedestrianisation works to Nene Parade between Rusell Street and Freedom Bridge,... (Grant) | F/YR09/0073/FDC: Improvements to Lynn Road/De Havilland Road junction to provide signal control a... (Grant) | F/YR15/0589/PLOBBA: Modification of Planning Obligation (Section 106BA) attached to planning permis... (Grant) | F/YR15/0801/F: Erection of a part single-storey part 2-storey 3-bed dwelling... (Grant) | F/YR19/0985/F: Erect 19 x 2-storey 3-bed dwellings including extension to existing footway and ... (Grant) | F/YR13/0195/F: Formation of a vehicular access ramp and footpath link, in association with chan... (enable adjoining Authority to determine) | F/YR14/0890/F: Change of use from offices to Boxing Club and charity reception centre (retrospe... (Grant) | F/YR11/0222/F: Erection of a 2-storey side extension to existing dwelling... (Grant) | F/YR16/3082/COND: Details reserved by condition 7 of planning permission F/YR14/0951/F (Erection o... (Approve) | F/YR06/0541/O: Residential Development (Max 370 dwellings), mixed use (A1 - A5 and D1 and multi... (Withdrawn) | F/YR16/0494/F: Erection of a 2-storey 3-bed dwelling... (Grant) | F/YR14/1016/RM: Erection of 18 x 2-storey dwellings comprising of: 11 x 2-bed and 7 x 3-bed (rel... (Approve) | F/YR14/3146/COND: Details reserved by conditions 4, 5, 8 and 13 of planning permission F/YR12/0486... (Approve) | F/YR12/0663/SC: Screening Opinion: Erection of 10 commercial units... (Further Details Not Required) | F/YR15/3042/COND: Details reserved by Conditions 2 and 3 of planning permission F/YR14/0951/F (Ere... (Approve) | F/YR16/1081/NONMAT: Non-material amendment: addition of external stepped approaches to plots 1-9; 12... (Approve) | F/YR12/0486/F: Variation of Condition 12 parts 3 and 4 of planning permission F/YR11/0722/O (Er... (Grant)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

Opportunities to connect to nearby PRoW within the site boundary

C

10b. PROW Team comments:

Wisbech Public Footpath No. 3 runs through the northern half of the site.

Access to Services

| | | |
|---|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Harecroft Road; Clarkson Court; Grosvenor Road; Hawthorne Avenue; Bath Road; Southwell Road; Horse Fair Bus Station; Park Avenue; North Street; North End; Peckover School; North Cambridgeshire Hospital entrance; Asda Superstore | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 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: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(iii) Shops 5-10 min walk: | Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | Orchards Church of England Primary School; The Nene Infant & Nursery School; St Peter's CofE Aided Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; Elm Road Primary School; Leverington Primary Academy; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |

| | | |
|-------------------------------------|--|----------|
| 11f.(ii) Emp area in 5 min walk: | Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located 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: | 645 (WORKS) | |
| 14a.(vii) Sites for DI 0-50m: | 3006 (RAILWAY SIDINGS); 2533 (MILL) | |
| 14a.(viii) Sites for DI 50-100m: | 1924 (GOODS STATION) | |
| 14a.(ix) Sites for DI 100-250m: | 955 (CORN MILLS); 751 (SAW MILL); 319 (BREWERY); 2647 (NURSERY); 643 (MALTHOUSE) | |
| 14b. Env Health Officer comments: | Historically known industrious area of Wisbech, many potential sources of contamination. If developing (aware that some sites may have already been developed) Phase 1 may be required to determine extent of any contamination. (dependent on phase 1 however phase 2 likely) | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 6.41% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 93.59% | |

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 located within site | E |
| 16a.(iii) Site intersects CWS: | River Nene | |
| 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: | Yes | |
| 16c.(viii) Exstg Woodland: | No | |
| 16c.(ix) Woodland Buffer: | No | |
| 16c.(x) Woodland Stepping Stone Opp: | No | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |

Heritage

| | | |
|------------------------------------|---|----------|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Bowthorpe, Wisbech | |
| 18b.(i) Prox to Listed Building: | Asset(s) located on site / site intersects asset | E |
| 18b.(ii) Listed Building on site: | RUTLAND ARMS; 21, LYNN ROAD; 5 AND 5A, LYNN ROAD; MARMION HOUSE HOTEL | |
| 18b.(iii) LB within 500m of site: | ANGLES THEATRE WORKSHOP; ANGLES THEATRE; EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); WAR MEMORIAL, DUKE'S HEAD, MIDLAND BANK; 4, THE CRESCENT; MALVERN HOUSE ROSEVILLE WESTWOOD; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET, WALL (TO REAR OF NUMBER 12 QUEEN'S HOTEL AND QUEEN'S SCHOOL), 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; OBELISK TO CAPTAIN SHULTZ IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER | |

Suitability uncertain/mixed effects

2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; BAND STAND (SITUATED IN THE PARK); DRINKING FOUNTAIN TO NORTH OF NUMBER 174; 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 53 Market Place; 2 and 3 Market Street; CEMETERY CHAPEL; WALLS AND GATE PIERS TO CEMETERY; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2, MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE CRESCENT; 12, THE CRESCENT; 5, ELY PLACE; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; 4, 5 AND 6, LITTLE CHURCH STREET; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; FLINT HOUSE; RAGLAN VILLAS; CHURCH OF ST AUGUSTINE; POST OFFICE; CLARKSON MEMORIAL; 3, YORK ROW (See details for further address information); CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK; 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; SMEDLEY CANNING FACTORY; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 AND 7, MARKET STREET; CEMETERY COTTAGE; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); 3 AND 4, NORTH END; 6, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 15 SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; PARISH CHURCH OF ST PETER AND PAUL; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; CHEST TOMB IN THE CHURCHYARD TO THE SOUTH EAST OF ST PETER AND PAUL; TOWN BRIDGE; CHEST TOMB TO JOHN BAXTER IN THE CHURCHYARD TO SOUTH EAST OF ST PETER AND PAUL; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; CASTLE LODGE; 44 and 45 Market Place; 54 Market Place; Tallow Court, ST AUGUSTINE'S NATIONAL DAY AND SUNDAY SCHOOL, THE VICARAGE; 7, LITTLE CHURCH STREET, Leach's Mill, 28, HILL STREET; LEVERINGTON CEMETERY CHAPEL; 1 High Street; 12, HIGH STREET; 1 AND 2, ELY PLACE; 11 AND 12, CHURCH TERRACE; LEVERINGTON HOUSE; 46 Market Place; 8, 9 AND 10, MARKET STREET; 6, THE CRESCENT; WESLEYAN CHAPEL; 10, THE CRESCENT; 3, ELY PLACE; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; MEMORIAL TO RICHARD YOUNG; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; ELY HOUSE; 5 Market Place; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35

Suitability uncertain/mixed effects

Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 2, UNION PLACE; 10, Union Street; 5, NORTH END; 7, NORTH STREET; FOUR HEADSTONES WEST OF NAVE; 2, YORK ROW (See details for further address information); HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD; 13, CHURCH TERRACE; 2, THE CRESCENT

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

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

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

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

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

Cross in All Saints churchyard

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

Asset(s) within 500m of site

D

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

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

PECKOVER HOUSE (II)

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

Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

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

Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155), The Museum, Museum Square (Building or structure - 1126669), Parish Church of St Peter and Paul (Place of worship - 1229992)

18f. Conservation Officer comments:

This site is bounded by Lynn Road. There are a number of listed buildings fronting Lynn Road that fall within this site. Consideration will need to be given as to how these building would be impacted upon by development (they may not be) in identifying this site as suitable for development.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

07/07/2020 10:25:00

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

1b. Describe accessibility of site:

Can be accessed by all modes of transport from a variety of points

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

2b. Describe neighbouring uses:

Residential uses to the East
Town centre to the South
River Nene to the West
Open countryside to the North

3. Describe topography and lanscape: Predominantly commercial and established employment area.

4. Describe layout, form, street pattern: Road layout generally runs in a North South direction to serve the employment area with a number of residential streets and cul de sacs

5. Describe building types and features: Mainly 2 Storey with some 3 Storey

6. Describe site's boundaries:

A wide variety

| | |
|--|--|
| 7. Describe features / constraints: | <i>Proximity to River Nene</i> |
| 8. Describe views, sight lines or vistas: | <i>Noticeable from West side of River. Otherwise generally enclosed area</i> |
| 9a. Relationship to built form: | <i>Positive</i> |
| 9b. Visual impact on wider landscape: | <i>Neutral</i> |
| 9c. Historic features: | <i>Neutral</i> |
| 9d. Justification: | <i>Regeneration/ new development of the site for mainly employment purposes would be compatible with its existing use.</i> |

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

19b. Justification: The site is integral to the town and its use for (mainly) employment purposes would be in keeping with the character of the area. Some residential development possible near to the Boathouse.

19c. Key considerations for policy: Allocation as a BLfG in Local Plan 2014.
Proximity to River Nene and flood risk.
Existing employment uses, predominantly.

Local Preference

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

(ii) Reasons for support / object: Support - would like to see a mixed development with a focus on business and retail plus a number of residential properties.
However, the council has concerns regarding the ability of the existing highways infrastructure to support such a development

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

Recommendation

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

20b. Comments

The site represents the Nene Waterfront and Port broad location for growth, as identified by the Local Plan 2014. The site is currently developed, and includes a mix of uses, notably employment. Wisbech is set for widespread improvements, growth and regeneration as set out in the Wisbech masterplan. Including the Nene waterfront opportunity area.

This site is located in/adjoining Wisbech's town centre. The site contributes to Wisbech's rich industrial heritage. Allocation for a mix of land uses (including employment and residential uses) could enable regeneration of the town and therefore deliver a broad range of sustainability benefits.

The majority of the site is located in Flood Zone 3 and is therefore at increased risk from flooding. The national Exception Test would be required to justify allocation of site for regeneration.

The site boundary has been revised to exclude site allocations for housing or employment and existing housing development .

Major Criteria

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

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR07/0228/F Full permission granted 12/09/07. Demolition of B8 unit implements permission. | | | |
| 7.(ii) Planning History Search | F/YR18/3133/COND: Details reserved by Conditions 2, 3 and 4 of planning permission F/YR17/0936/VOC... (Approve) F/YR10/0449/CERTLU: Certificate of Lawful Use (Existing): Demolition of existing building as referre... (Issue Certificate) F/YR17/0654/NONMAT: Non-material amendment: imposition of a condition listing approved plans relatin... (Approve) F/YR17/0936/VOC: Variation of Condition 1 relating to planning approval F/YR17/0654/NONMAT (Non-m... (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: | Site affected by Wisbech Public Footpath No. 13. | | | |

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: | Horse Fair Bus Station; North Street; North End; Asda Superstore; Park Avenue | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | Clarkson Surgery | |
| 11b.(iii) Medical srvs 5-10 min walk: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11c.(iii) Shops 5-10 min walk: | Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 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: | Peckover Primary School | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Clarkson Infants School; Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech; Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |

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

12a.(i) Primary school catchment Peckover Primary School

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

A

12b. Pri school capacity comments: Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 265 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 274 in 2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 2647 (NURSERY)

14b. Env Health Officer comments: Site in known contaminated area of Wisbech and Demolition of existing structure may give rise to contamination.

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

A

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Bowthorpe, Wisbech

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: EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); WAR MEMORIAL; MIDLAND BANK; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET; 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; BAND STAND (SITUATED IN THE PARK); 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 2 and 3 Market Street; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; 4, 5 AND 6, LITTLE CHURCH STREET; RUTLAND ARMS; 21, LYNN ROAD; FLINT HOUSE; RAGLAN VILLAS; CHURCH OF ST AUGUSTINE; POST OFFICE; CLARKSON MEMORIAL; 3, YORK ROW (See details for further address information); CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; 5 AND 5A, LYNN ROAD; MARMION HOUSE HOTEL; SMEDLEY CANNING FACTORY; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; 5, 6 AND 7, MARKET

Likely suitable

STREET; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); 3 AND 4, NORTH END; 6, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; TOWN BRIDGE; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK; 11, NORTH STREET; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; 44 and 45 Market Place; Tallow Court, ST AUGUSTINE'S NATIONAL DAY AND SUNDAY SCHOOL, THE VICARAGE; 7, LITTLE CHURCH STREET, Leach's Mill, 28, HILL STREET; LEVERINGTON CEMETERY CHAPEL; 1 High Street; 12, HIGH STREET; 46 Market Place; 8, 9 AND 10, MARKET STREET; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; MEMORIAL TO RICHARD YOUNG; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; FRIENDS MEETING HOUSE; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 2, UNION PLACE; 10, Union Street; 5, NORTH END; 7, NORTH STREET; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: **Asset(s) within 500m of site**

D

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155)

18f. Conservation Officer comments: Consideration for setting of listed buildings 1126619, 1126620, 1129761, 131661, 1229759, 1126618

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 10:55:00

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

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.

| | |
|--|---|
| 1b. Describe accessibility of site: | Within a town centre location therefore easily accessible by walking and cycling. |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | Yes |
| 2b. Describe neighbouring uses: | Existing built development to the North. River Nene to the East and minor service road. Built development to the West and South. |
| 3. Describe topography and lanscape: | Flat, vacant site, ripe for redevelopment. |
| 4. Describe layout, form, street pattern: | On main road into the town from the north and west |
| 5. Describe building types and features: | Mix of commercial and residential. Mainly two and three Storey. Listed buildings in vicinity. |
| 6. Describe site's boundaries: | Temporary wooden and mesh fencing to West, South and East. Buildings to North. |
| 7. Describe features / constraints: | Previous use of site - potential contamination? Listed buildings on West side of main road [opposite]. |
| 8. Describe views, sight lines or vistas: | A prominent site on a main road into Wisbech. |
| 9a. Relationship to built form: | Positive |
| 9b. Visual impact on wider landscape: | Positive |
| 9c. Historic features: | Somewhat negative |
| 9d. Justification: | The redevelopment of the site should have a positive impact on the built form and street scene. Need to be aware of heritage assets in vicinity- opposite side of Rd. |

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

A

19b. Justification: Redevelopment of the site should be a positive benefit for the street scene and town subject to the design contributing positively to the setting of the nearby heritage assets.

19c. Key considerations for policy: Extant planning permission.
Impact on heritage assets.
Proximity to River Nene [flood risk].

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Site is not suitable for this development due to highways constraints

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

Recommendation

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

A

20b. Comments The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|-----|--|-----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 12% | 3b.(iii) 1 in 100yr event (area): | 18% | 3b.(iv) 1 in 1000yr event (area): | 25% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR11/0636/EXTIME | | | |
| | Site with full planning permission and under construction. 10 units remaining to be completed. | | | |
| 7.(ii) Planning History Search | | | | |
| | F/YR11/0636/EXTIME: Erection of 10 houses comprising; 4 x 2-bed semi-detached, 4 x 3-bed semi-detach... (Grant) F/YR14/3135/COND: Details reserved by Conditions 2, 3 and 6 of Planning Permission F/YR11/0636/EXT... (Approve) | | | |

Transport

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

Access to Services

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

| | | |
|---|---|----------|
| 11a.(ii) Bus stops / rail in 5 min walk: | Mount Drive; Park Street; The College of West Anglia; Onyx Court; First Avenue; Orchard House; North Cambridgeshire Hospital entrance | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11b.(iii) Medical srvs 5-10 min walk: | North Brink Practice; Clarkson Surgery | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iii) Shops 5-10 min walk: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Less than 15 min walk (< 1,200m) | C |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | Thomas Clarkson Academy | |
| 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: | Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | River Nene frontage, Wisbech | |
| 11f.(v) Emp area 15-20 min walk: | | |

| | | |
|-------------------------------------|---|---|
| 12a.(i) Primary school catchment | Nene Infant & Nursery School & Ramnoth Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Nene Infant & Nursery School is an Academy and has an age range of 4-7 years. The school has a PAN of 90 and total capacity of 360. Ramnoth Junior School is an Academy and has an age range of 7-11 years. The school has a PAN of 90 and total capacity of 270. The combined school capacity is 630. In 2020/2021 there were 386 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 430 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site within 100m of potentially contaminated land | C |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | 4160 (WORKS) | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

| | | |
|---|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | River Nene | |

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Bowthorpe, Wisbech

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: EMPIRE CINEMA; WAR MEMORIAL, DUKE'S HEAD, 4, THE CRESCENT; 4, UNION PLACE; 6, UNION PLACE; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; OBELISK TO CAPTAIN SHULTZ IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; 13 AND 15, NORWICH ROAD; THE THREE TUNS; 94, NORWICH ROAD; THE MOUNT; FIVE BELLS; 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; 38 and 39 Market Place; 42, 42a and 43 Market Place; 53 Market Place; 2 and 3 Market Street; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2, MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE CRESCENT; 12, THE CRESCENT; STABLES TO NUMBER 55; 5, ELY PLACE; 4, 5 AND 6, LITTLE CHURCH STREET; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; CASTLE SQUARE (See details for further address information); CONGREGATIONAL CHAPEL; 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE; WISBECH YOUTH CLUB; 14 Market Place; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 AND 7, MARKET STREET; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; 120, NORWICH ROAD; 1, UNION PLACE; 3, UNION PLACE; BAPTIST CHAPEL; PARISH CHURCH OF ST PETER AND PAUL; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; CHEST TOMB IN THE CHURCHYARD TO THE SOUTH EAST OF ST PETER AND PAUL; CHEST TOMB TO JOHN BAXTER IN THE CHURCHYARD TO SOUTH EAST OF ST PETER AND PAUL; 5, UNION PLACE; 85-93, NORWICH ROAD; CASTLE LODGE; 44 and 45 Market Place; 54 Market Place; 7, LITTLE CHURCH STREET; 1 AND 2, ELY PLACE; 11 AND 12, CHURCH TERRACE; 46 Market Place; 8, 9 AND 10, MARKET STREET; 6, THE CRESCENT; WESLEYAN

CHAPEL; 10, THE CRESCENT; 55, ELM ROAD; 3, ELY PLACE; 8, NORFOLK STREET; 97 AND 97A, NORFOLK STREET; 5 Market Place; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 35 Market Place; 2, UNION PLACE; 19, VICTORIA ROAD; FOUR HEADSTONES WEST OF NAVE; 13, CHURCH TERRACE; 2, THE CRESCENT

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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155), The Museum, Museum Square (Building or structure - 1126669), Parish Church of St Peter and Paul (Place of worship - 1229992)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 12:15:00

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

1b. Describe accessibility of site: Within easy reach of the town centre. Extant planning permission. Footings provided for one of the dwellings.

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

2b. Describe neighbouring uses: Dwellings and other buildings in area.

3. Describe topography and lanscape: Flat, cleared site.

4. Describe layout, form, street pattern: Residential streets near town centre.

5. Describe building types and features: 2 Storey in the main . Mix of dwelling types

6. Describe site's boundaries: Variety of fencing

7. Describe features / constraints: Footings for one dwelling in place, as has been the case for a number of years

8. Describe views, sight lines or vistas: None impacted

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site is in a sustainable location , its development would have a positive effect on the street scene.

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

A

19b. Justification: The site lends itself to sustainable, positive development, close to the town centre.

19c. Key considerations for policy: Extant planning permission, development commenced but not built out, proximity to town centre.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support development of the site but have concerns around the number of dwellings proposed

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

Recommendation

20a. Individual site score: Likely suitable

A

20b. Comments: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system. Site visit confirms construction of site has commenced.

Major Criteria

| | | | | |
|---|---|--|-------|---|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 0.02% | 3a.(iii) Site area in FZ2: | 3.52% | 3a.(iv) Site area in FZ3: 96.47% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR12/0569/O | | | |
| | Planning committee has resolved to grant outline planning permission, subject to signing s106 agreement. However negotiations on s106 have stalled. | | | |
| 7.(ii) Planning History Search | F/YR16/0570/F: Erection of a detached garage to existing dwelling... (Grant) F/YR12/0197/F: Erection of a polytunnel (retrospective)... (Grant) F/YR12/0513/SC: Screening Opinion:- Development of 150 residential units, up to 2,000msq of reta... (Withdrawn) | | | |

Transport

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

Access to Services

| | | |
|---|---|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Pumping Station; Waterlees Road; Ollard Avenue; Windsor Drive; Lucombe Drive; Pippin Gardens | |
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR | |
| 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: | Clarkson Infants School | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 20 min walk (< 1,600m) | D |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Clarksons Infant School & St Peter's CofE Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Clarkson's Infant School is a Community school with an age range of 2-7 years. The school has a PAN of 60 and total capacity of 180. St Peters CofE Junior School is an Academy with an age range of 7- 11 years. The school has a PAN of | |

70 and total capacity of 280 with both school providing total primary capacity of 460. In 2020/2021 there were 286 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 312 in 2027/2028.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 955 (CORN MILLS)

14b. Env Health Officer comments: Former Nursery - CL Conditions attached on Planning app F/YR12/0569/O

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

E

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

Natural Environment

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

A

16a.(ii) Prox to County Wildlife Sites: CWS within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

River Nene

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

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

| | | | | | |
|----------------------------|-----|---------------------------|-----|---------------------------------------|-----|
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | Yes | 16c.(ix) Woodland Buffer: | Yes | 16c.(x) Woodland Stepping Stone Opp: | Yes |

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 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: CROSS BASE 3 METRES SOUTH OF CHURCH OF ALL SAINTS; MEMORIAL 3 METRES SOUTH OF CHANCEL OF CHURCH OF ALL SAINTS; CHURCH OF ALL SAINTS; MEMORIAL TO JAMES AND SUSANNA GIBSON 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; MEMORIAL 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; Walsoken Parish War Memorial

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

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Cross in All Saints churchyard

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

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

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

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site **B**

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 11:05:00

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

| | |
|--|---|
| 1b. Describe accessibility of site: | Extent planning permission. Could be served by all modes of transport. |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | Yes |
| 2b. Describe neighbouring uses: | Dwellings to the South and North [part] along Rd frontage. Countryside to the North [main] and East. |
| 3. Describe topography and lanscape: | Flat site includes a substantial greenhouse - former nursery. |
| 4. Describe layout, form, street pattern: | Along busy Lynn Rd |
| 5. Describe building types and features: | Mainly two Storey detached and semi detached dwellings in the vicinity. Greenhouse on site. |
| 6. Describe site's boundaries: | Conifer hedge along Rd frontage. Mix of hedges, fences and open elsewhere. |
| 7. Describe features / constraints: | None |
| 8. Describe views, sight lines or vistas: | Generally an enclosed site. |
| 9a. Relationship to built form: | Somewhat positive |
| 9b. Visual impact on wider landscape: | Somewhat positive |
| 9c. Historic features: | Neutral |
| 9d. Justification: | There is existing development in the area and would be compatible with it in principle. Unlikely to be a significant adverse impact on the wider landscape. |
| 19a. Character + Place Score: | Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). |
| 19b. Justification: | The relatively enclosed nature of the site and proximity to the existing built form means the site would be appropriate for some form of residential development in principle. |
| 19c. Key considerations for policy: | Extant planning permission, relationship to built form, impact on countryside and character of the area. |

B

Local Preference

| | |
|--|----------------------------------|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Support the proposed development |
| (iii) Parish Council site ranking (0-10): | 10 |

Recommendation

| | |
|-----------------------------------|--|
| 20a. Individual site score | Likely suitable |
| 20b. Comments | The site has planning approval (subject to signing s106) and therefore has been determined to be suitable for development through the planning system. |

A

Major Criteria

| | | | | | |
|---|---|--|----|--|------------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | | A |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | | A |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 12% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | | A |

Strategy and History

| | | | | | |
|---|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | | A |
| 7.(i) Planning History (Form B): | F/YR16/0792/F | | | | |
| | Planning committee has resolved to grant full planning permission, subject to signing s106 agreement. | | | | |
| 7.(ii) Planning History Search | | | | | |
| | F/YR11/0172/F: Erection of single-storey rear extension to existing dwelling... (Grant) F/YR19/0353/F: Change of use from 5-bed dwelling (C3) to 5-bed House of Multiple Occupation (Su... (Grant) F/YR11/0757/F: Erection of a 2-storey side extension to form annexe to existing dwelling involv... (Grant) F/YR19/0778/CERTP: Certificate of Lawful Use (Proposed): Conversion of existing integral garage to ... (Permission Required) F/YR20/0018/F: Conversion of existing integral garage to form additional living accommodation w... (Grant) F/YR16/0792/F: Erection of 137 dwellings, alterations to Ramnoth Road and Elm High Road junctio... (Grant) F/YR15/0710/DE1: Demolition of existing buildings... (Further Details Not Required) F/YR16/0319/SC: Screening Opinion: Residential development (139 dwellings max) with associated l... (Further Details Not Required) F/YR18/1056/F: Erection of a first floor extension and single story extension to rear of existi... (Refuse) F/YR15/0542/F: Conversion of garage to additional living accommodation to existing dwelling and... (Grant) F/YR19/0234/F: Erection of a first floor extension and single story extension to rear of existi... (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: | Elm High Road; Boleness Road; Elm Low Road; Corporation Road; Kingswood Park; Queen Elizabeth Drive; B & Q | |
| 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: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 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: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 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: | Elm Road Primary School; Ramnoth Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | The Nene Infant & Nursery School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 5 min walk (< 400m) | A |
| 11e.(ii) Secondary sch in 5 min walk: | Thomas Clarkson Academy | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |

| | | |
|-------------------------------------|--|----------|
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | 2600/5000 (WISBECH CANAL) | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | 2600/0037 (WISBECH CANAL) | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | 4160 (WORKS) | |
| 14a.(viii) Sites for DI 50-100m: | 0 (none) | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERIES) | |
| 14b. Env Health Officer comments: | FYR160792F CL investigated and conditions attached to application | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 40.54% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 59.46% | |

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:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

C

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

A

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: STABLES TO NUMBER 55; 55, ELM ROAD

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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 12:05:00

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

1b. Describe accessibility of site: Access can be achieved from Elm High Road and Meadowgate Lane for all modes of transport. Meadowgate Lane should be restricted to cycling and walking.

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

2b. Describe neighbouring uses: Residential developments the North and South. Built development and main road to the West. COWA buildings and land to the East.

3. Describe topography and lanscape: Flat, cleared site which formerly had buildings in relation to the College of West Anglia. A few mature trees remain along East and northwest boundaries.

4. Describe layout, form, street pattern: Cul-de-sac development to the North and South. Main through Rd A1101 to the West. Quiet rural Lane to the East.

5. Describe building types and features: None on site. Mainly 2 storey detached dwellings and buildings.

6. Describe site's boundaries: Mixture of fences and hedges with some mature planting- including mature trees.

7. Describe features / constraints: Proximity to Weasenham Lane junction with A1101 with possibilities of a road link through to East Wisbech.

8. Describe views, sight lines or vistas: Within the established urban area. Few wider views of site- little visual impact.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site would relate well to the existing pattern of development in the area and development should have a positive impact on the street scene rather than having a vacant site.

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

B

19b. Justification: The site is well related to the urban form and in a sustainable location for walking and cycling. An opportunity to use the land as part of a link to the wider East Wisbech development appears to have been lost but should be borne in mind for any future consideration if site is not built out

19c. Key considerations for policy: Potential for wider Rd link to East Wisbech.
Extant planning permission.
Sustainable location.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Accept that planning permission exists for the development but concerned at the

highway implications of the proposed development

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

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

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

Major Criteria

| | | | | |
|---|--|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | This site has planning permission. It falls within the Safeguarding Area for Wisbech Port. Any development on this site should not prejudice the future potential of Wisbech Port to transport mineral / waste. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Transport Safeguarding Area; | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2H Transport Safeguarding Area Wisbech Port. | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 36.69% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 63.31% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Medium Village | C |
| 7.(i) Planning History (Form B): | F/YR17/0304/F Site has full planning permission | |
| 7.(ii) Planning History Search | F/YR20/0201/NONMAT: Non-material Amendment: amendment to existing access and the addition of an air ... (Approve) F/YR12/0785/O: Erection of 5no dwellings... (Refuse) F/YR09/0682/F: Change of use from Nursery (Sui Generis) to General Industrial (B2) and formatio... (Grant) F/YR19/0180/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by... (Prior Approval Not Required) F/YR19/0270/F: Erection of a 2-storey 4-bed dwelling with detached single garage... (Grant) F/YR17/0304/F: Erection of 221 dwellings, consisting of , 4 x 3-storey 4-bed, 44 x 2-storey 4-b... (Grant) F/YR13/0848/O: Erection of 4 dwellings... (Refuse) F/YR13/0334/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by... (Issue Certificate) F/YR14/0459/CERTLU: Certificate of Lawful Use (Existing): Use of land for the siting of a mobile hom... (Refuse Certificate) | |

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

Access to Services11a.(i) Proximity to public transport: Less than 5 min walk (< 400m) A

11a.(ii) Bus stops / rail in 5 min walk: Peatlings Lane; Parson Drove 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: Clarkson Surgery

11b.(v) Medical srvs 15-20 min walk: North Brink Practice; Trinity Surgery

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

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

11c.(iii) Shops 5-10 min walk: Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD

11c.(iv) Shops 10-15 min walk: ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE

11c.(v) Shops 15-20 min walk: ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE

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: Leverington Primary Academy; Peckover Primary School

11d.(iv) Primary schs 10-15 min walk: Orchards Church of England Primary School

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

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

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

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

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

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

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

11f.(ii) Emp area in 5 min walk: River Nene frontage, Wisbech

| | | |
|-------------------------------------|--|----------|
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | South-west Wisbech | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 3006 (RAILWAY SIDINGS); 955 (CORN MILLS) | |
| 14b. Env Health Officer comments: | Demolition of existing structures may be a source of contamination. F/YR17/0304/F - Phase 2 site investigation carried out and further ground investigation is required. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 54.41% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 45.59% | |

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 located within site | E |
| 16a.(iii) Site intersects CWS: | River Nene | |

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: Yes 16c.(vii) Wetland Stepping Stone Opp: Yes

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

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

A

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

16e. Wildlife Officer comments:

17.(i) TPO points: TPO point 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) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Leverington 2

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: MALVERN HOUSE ROSEVILLE WESTWOOD; RONSVILL; LEVERINGTON HOUSE

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

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(iv) Sched Mnmt 500m-1km: Rabbit Hill round barrow

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for setting of listed buildings 1310260, 1125954, 1161049,

1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument
1006780

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 30/06/2020 12:35:00

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

1b. Describe accessibility of site: Could be accessed from A1101, River Terrace and Horseshoe Terrace. Also footpath along River Nene.

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

2b. Describe neighbouring uses: To a degree. There is predominantly housing to the South East and part of the West. Open countryside to the North. River Nene to the East.

3. Describe topography and lanscape: Flat and open.

4. Describe layout, form, street pattern: Busy A1101 to the West is predominantly linear development. Cul-de-sac developments to the South and South East.

5. Describe building types and features: Mix of single Storey and two Storey dwellings, and commercial premises to the West.

6. Describe site's boundaries: Mixture - open on many sides with fences and hedges also prevalent.

7. Describe features / constraints: Proximity to River Nene. Local power line crosses the East part of the site running North/ South.

8. Describe views, sight lines or vistas: Very open from all sides.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site would effectively link areas of built development in the West to those in the South and South East. Some impact on the open countryside character of the area. Leverington church is visible in long distance but setting should not be affected.

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: Site is adjacent to existing built form of Wisbech. Whilst there would be some impact on open countryside, on balance, this would not be significantly adverse.

19c. Key considerations for policy: Proximity to built form.
Existing planning permission.
Impact on countryside.
Proximity to River Nene [flood risk].
Opportunity for sustainable transport link along River Nene.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

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

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 0.11% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 99.89% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

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

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

7.(ii) Planning History Search

F/YR13/3020/COND: Details reserved by condition 4 of planning permission F/YR12/0481/F (Erection o... (Approve) | F/YR15/1138/F: Siting of a temporary storage building... (Grant) | F/YR14/0334/A: Erection of a 12 metre high flag pole... (Grant) | F/YR14/0336/LB: Extension and alterations to existing flag pole... (Grant) | F/YR13/0548/F: Erection of a canopy... (Grant) | F/YR15/0169/F: Erection of a 2-storey 3-bed dwelling and detached garage involving demolition o... (Grant) | F/YR14/3081/COND: Details reserved by condition 2 of planning permission F/YR12/0937/F (Formation ... (Approve) | F/YR09/0833/F: Siting of temporary storage building (renewal of planning permission F/YR06/1335... (Grant) | F/YR13/0298/TRTPO: The felling of 1 x Sycamore Tree (1423), 1 x Hornbeam Tree (1424) and 1 x Grey P... (Grant) | F/YR09/0743/F: Erection of a canopy... (Grant) | F/YR12/0227/FDC: Installation of 162 photovoltaic solar panels to flat roof of existing sports ha... (Withdrawn) | F/YR18/0381/F: Construction of a staff car park with access via Harecroft Road and link path to... (Grant) | F/YR16/0671/TRTPO: Fell 2no Sycamore trees covered by TPO 1/2005... (Refuse) | F/YR18/1050/F: Retention of a storage building... (Grant) | F/YR10/0565/FDC: Installation of new facade to pool south east elevation of existing Leisure Cent... (Grant) | F/YR12/0063/F: Siting of a temporary storage building (renewal of planning permission F/YR09/08... (Grant) | F/YR19/0274/F: Erection of 1no 2-storey 4-bed dwelling with double garage... (Refuse) | F/YR12/0937/F: Formation of 4 hard tennis courts and 1 mini tennis court, and associated car pa... (Grant) | F/YR12/0016/F: Change of use of agricultural land to sports field... (Grant) | F/YR13/0248/NONMAT: Non-material amendment:- juliet balconies to be black painted metal balusters an... (Approve) | F/YR10/0822/TRTPO: Works to 1 Oak Tree covered by TPO 1/2005... (Grant) | F/YR12/0481/F: Erection of a 2-storey extension to existing care home to form close care accomm... (Grant)

Transport

| | | |
|---|---|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Adoptable junction and access road required off Harecroft and Barton 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: | No existing PROW provision, however given the size of allocation new PROW provision should be provided both on and off site to bridleway standard | |

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: | Leverington Road; Harecroft Road; Barton Road; Grammar School; Summerfield Close; Dawbarn & Sons Ltd | |
| 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: | North Brink Practice; Clarkson Surgery | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |

| | | |
|---|--|----------|
| 11d.(iv) Primary schs 10-15 min walk: | Leverington Primary Academy; The Nene Infant & Nursery School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Clarkson Infants School; Elm Road Primary School; Ramnoth Junior School', St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |

| | | |
|--|--|---|
| 14a.(ix) Sites for DI 100-250m: | 3570 (STATION); 1229 (DISUSED STATION) | |
| 14b. Env Health Officer comments: | Former railway and depot intersects site. Phase 1 may be required to determine extent of any contamination from aforementioned uses. Demolition of agricultural buildings / agricultural uses may also be a source of contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 99.16% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0.84% | |

Natural Environment

| | | |
|---|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | River Nene | |
| 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) Existing Wetland: | No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Exstg Woodland: | Yes | 16c.(ix) Woodland Buffer: Yes |
| 16c.(vi) Wetland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | TPO area on site | E |

Heritage

| | | |
|------------------------------------|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Wisbech, Leverington 2 | |
| 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: | STABLES NOW A JOINERY; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; THE GARDEN HOUSE; 16-22 SOUTH BRINK; 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; 1 AND 2, NORTH END; 10, 11 AND 12, | |

Likely unsuitable

NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; LLOYDS BANK; 7 North Brink; GARDEN BOUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; 4, 6 AND 8, BARTON ROAD; THE COUNTING HOUSE; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; FORMER STABLES TO HARECROFT HOUSE; RIVERSIDE TAVERN; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; 3 AND 4, NORTH END; 6, NORTH END; WISBECH LABOUR CLUB; ASTRAL HOUSE, QUEEN'S HOTEL, 11, NORTH STREET; STABLE BLOCK TO NORTH OF NUMBER 69; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; LEVERINGTON CEMETERY CHAPEL; DOVECOTE, REAR OF BEACHWOOD; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 28 AND 29, OLD MARKET; 31, OLD MARKET; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 52, NORTH BRINK; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72; 5, NORTH END; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

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

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Rabbit Hill round barrow

18c.(iv) Sched Mnmt 500m-1km: Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500m of site

D

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 13:00:00

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

1b. Describe accessibility of site: Should be accessible for all users. Access from Barton Rd is achievable now but not that easy from Harecroft Rd - insufficient width?

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

2b. Describe neighbouring uses: Site is on the edge of the western side of Wisbech with existing residential development to the North Commerce South and East. Playing fields and leisure centre to the East and South East. Open fields to the West.

3. Describe topography and lanscape: Generally flat, open arable land.

4. Describe layout, form, street pattern: Barton Rd to the South and Harecroft Rd to the North East are important through roads. Also cul de sac development in vicinity.

5. Describe building types and features: Wide mixture, but predominantly two Storey detached dwellings.

6. Describe site's boundaries: Wide mixture, fences and hedgerows and open.

7. Describe features / constraints: The site has potential accesses onto both Harecroft road and Barton Rd and could be a key component for opening up any coordinated development in West Wisbech. Could add to existing green infrastructure and open space in the vicinity.

8. Describe views, sight lines or vistas: A very open site, but would relate well to the existing built form.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site would relate well to the existing built form of the town and, whilst in open countryside, would have a limited impact on the wider landscape.

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

C

19b. Justification: The site would form a natural extent of the town to the West and provide an opportunity for a much needed link road between Harecroft road and Barton Rd, if acceptable access is can be achieved

19c. Key considerations for policy: Within the existing BLG in the Fenland local plan.
Potential infrastructure provision an costs.
Accesses.
Impact on town morphology and countryside.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – overdevelopment of the site

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

This site forms part of the West Wisbech broad location for growth, as identified by the Local Plan 2014. The site is located within The proposal is incompatible with national planning policies for managing flood risk. Site relates poorly to the built form and would adversely impact on open character of countryside.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 0.09% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 99.91% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR13/0011/F: Erection of a 2-storey 4-bed dwelling... (Refuse) F/YR18/0431/PNC04: Change of use from agricultural building to a 2-storey 3-bed dwelling (Class Q (... (Prior Approval Refused) F/YR15/0019/F: Erection of a 3-storey 4-bed dwelling with integral garage involving the formati... (Refuse) F/YR17/0724/PNC04: Change of use from agricultural building to a 2-storey 3-bed dwelling (Class Q (... (Prior Approval Refused) F/YR12/0439/AG1: Erection of an agricultural storage building... (Further Details Not Required) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable | | | E |
| 8b. Transport team comments: | Remote unsustainable location. Site only accessible by private motor vehicle. Mitigation requirements will make site unviable | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Tesco; Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged | |

pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: **Site 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 1**

E

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

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: Woodland,Broadleaved,Plantation,(orchard)

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: Yes | 16c.(ix) Woodland Buffer: Yes | 16c.(x) Woodland Stepping Stone Opp: Yes | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | A |
| 16d.(ii) Requirements to consult NE: | NULL | | |
| 16e. Wildlife Officer comments: | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | A |
| Heritage | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 1.01km – 2km of site | | B |
| 18a.(ii) CA intersects site: | | | |
| 18a.(iii) CA within 500m: | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | | C |
| 18b.(ii) Listed Building on site: | | | |
| 18b.(iii) LB within 500m of site: | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | | A |
| 18c.(ii) Sched Mnmt intersects site: | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | B |
| 18d.(ii) Reg P+G intersects site: | | | |
| 18d.(iii) Reg PG within 500m: | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | B |
| 18e.(ii) HAR intersects site: | | | |
| 18e.(iii) HAR within 500m of site: | | | |
| 18f. Conservation Officer comments: | | | |
| 18g. Archaeology comments: | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:30:00

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

1b. Describe accessibility of site: Site is a long way from the town with no foot/ cycle way possible / likely .

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

2b. Describe neighbouring uses: Predominantly open countryside with the odd dwelling and other detached buildings in the area . River Nene to the East.

| | |
|--|--|
| 3. Describe topography and lanscape: | <i>Flat area of land at or below the level of the adjacent river, currently used for arable farming.</i> |
| 4. Describe layout, form, street pattern: | <i>North Brink and Mile Tree Lane are narrow rural lanes.</i> |
| 5. Describe building types and features: | <i>Detached dwellings and outbuilding on East side of site. A few other detached buildings in area.</i> |
| 6. Describe site's boundaries: | <i>Mix of mature hedgerows and open.</i> |
| 7. Describe features / constraints: | <i>Distance from any settlement by road.</i> |
| 8. Describe views, sight lines or vistas: | <i>Would be very visible from the East and North.</i> |
| 9a. Relationship to built form: | <i>Negative</i> |
| 9b. Visual impact on wider landscape: | <i>Negative</i> |
| 9c. Historic features: | <i>Neutral</i> |
| 9d. Justification: | <i>Site is some distance from the main built form of Wisbech and situated in open countryside.</i> |

| | | |
|--|--|----------|
| 19a. Character + Place Score: | Development of site is likely to result in adverse harm to local character and/or sense of place. | E |
| 19b. Justification: | Development of the site would relate poorly to neighbouring settlements and adversely impact on the open countryside if developed in a piecemeal way. | |
| 19c. Key considerations for policy: | Within the BLG in the Fenland local plan 2014 . Access and infrastructure - lack of. Impact on character of area and relationship to built form. | |

Local Preference

| | |
|--|--------------------------------------|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Oppose – overdevelopment of the site |
| (iii) Parish Council site ranking (0-10): | 1 |

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3 .Site relates poorly to the built form and would adversely impact on open character of countryside. | |

Major Criteria

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

Strategy and History

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

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|---|---|
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 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: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment: | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The | |

school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: Site within 50m of potentially contaminated land

D

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m: 1047 (DEPOT)

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

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

14b. Env Health Officer comments: Site is bordered by contaminated sites, applicant would be expected to consider contamination to ensure that the site is suitable for its intended use.

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

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

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

| | | | | | |
|----------------------------|----|---------------------------|-----|---------------------------------------|-----|
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | Yes | 16c.(x) Woodland Stepping Stone Opp: | Yes |

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

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

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site **B**

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: A new widened access could be provided from Barton Rd. Field access currently exists. But some distance from the town.

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

2b. Describe neighbouring uses: Nursery and dwellings to the West. Access to storage yard to the South. Open countryside to the North and East.

3. Describe topography and lanscape: Part of a larger arable field which is flat.

4. Describe layout, form, street pattern: Barton Rd [B Rd] is a busy rural Rd accessing the western side of Wisbech from the surrounding area.

5. Describe building types and features: None on site. Mainly two Storey in the vicinity.

6. Describe site's boundaries: Mature trees and hedgerows [including parts of] to the West, South and East. Open fields to the North.

7. Describe features / constraints: Loss of some mature trees.

8. Describe views, sight lines or vistas: Due to planting along Barton Rd and storage access, would not be that prominent from the South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is removed from the main built form of the settlement and would protrude in an incongruous way into open countryside.

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

19b. Justification: Development would relate poorly to the existing built form of Wisbech and have an adverse impact on the open countryside. It is some distance from the town.

19c. Key considerations for policy: Impact on built form and countryside.
Distance from town.
Within the BLG area in the Fenland local plan 2014.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support as a “stand alone” site; however, if linked to further development, a Section 106 Planning Obligation should be imposed in relation to improvements to community infrastructure

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments Site relates poorly to the built form and would adversely impact on open character of countryside. The site is effectively remote from the main built area of Wisbech and has relatively poor access to services.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 1 | | | B |
| 3a.(ii) Site area in FZ1: | 64.89% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 35.11% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR10/0491/O: Erection of 5 dwellings... (Grant) F/YR11/0191/F: Erection of a 3-storey 5-bed dwelling involving demolition of existing dwelling... (Grant) F/YR18/0435/O: Erection of up to 1 no dwelling (outline with matters committed in respect of ac... (Refuse) F/YR16/0259/O: Erection of a dwelling, involving removal of existing portacabin (Outline with m... (Withdrawn) F/YR11/0502/RM: Erection of a 2-storey, 4-bed dwelling with attached carport and detached garage... (Approve) F/YR19/0843/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) F/YR13/0374/RM: Erection of a 3-storey, 6-bed dwelling with detached double garage... (Approve) F/YR15/0256/F: Erection of a 2-storey 4-bed dwelling with double garage... (Grant) F/YR15/0230/F: Erection of a 2-storey, 4-bed dwelling, involving widening of existing access an... (Grant) F/YR19/3103/COND: Details reserved by conditions 5 and 6 of planning permission F/YR18/1016/O (Ere... (Approve) F/YR18/1016/O: Erection of up to 4no dwellings (outline application with matters committed in r... (Grant) F/YR19/0557/F: Erect 1 dwelling (2-storey, 3-bed) involving removal of existing portacabin... (Refuse) F/YR16/3004/COND: Details reserved by conditions 2 and 3 of planning permission F/YR15/0805/F (Ere... (Approve) F/YR11/3068/COND: Details reserved by condition 08 of planning permission F/YR10/0491/O (Erection ... (Approve) F/YR15/0805/F: Erection of a 2-storey 4/5-bed dwelling involving demolition of existing outbuil... (Grant) F/YR19/1042/F: Erect a single-storey detached 1-bed annexe ancillary to existing dwelling... (Grant)</p> | | | |

Transport

| | | | | |
|-------------------------------------|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 10 min walk (< 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Less than 20 min walk (< 1,600m)

D

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

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

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

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

11c.(i) Proximity to shops: Less than 15 min walk (< 1,200m)

C

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

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

11c.(iv) Shops 10-15 min walk: Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

11c.(v) Shops 15-20 min walk: ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE

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: Peckover Primary School

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

E

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

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

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

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

| | | |
|-------------------------------------|--|---|
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment: | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment: | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site within 50m of potentially contaminated land | D |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | 1047 (DEPOT) | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats: Woodland,Broadleaved,Plantation,(orchard)

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: 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) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:30:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* Unclear how site will be accessed due to frontage development currently happening.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* Yes*2b. Describe neighbouring uses:* Residential development to the West and frontage residential development to the East. Remaining sides are open countryside/ large gardens.*3. Describe topography and lanscape:* Flat site currently used for orchards.*4. Describe layout, form, street pattern:* Barton Rd is a busy Rd linking Wisbech with countryside to the West.*5. Describe building types and features:* Predominantly two Storey detached dwellings in vicinity .*6. Describe site's boundaries:* Mainly a mixture of domestic hedges and more established hedgerows.*7. Describe features / constraints:* Access to the site appears constrained to serve an existing development.*8. Describe views, sight lines or vistas:* Site is enclosed from nearly all sides.*9a. Relationship to built form:* Somewhat negative*9b. Visual impact on wider landscape:* Somewhat negative*9c. Historic features:* Neutral*9d. Justification:* The site is some distance from the edge of the built form of Wisbech and is effectively in open countryside**19a. Character + Place Score:** Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**D****19b. Justification:** The site would be out of the town and relate poorly to the existing built form. It would be a further addition to the ad hoc and sporadic form of development in the vicinity. Access is problematic. Effectively be back land development and a large scale.**19c. Key considerations for policy:** Access.
Relationship to built form.
Impact on countryside.
Location within an BLG of the Fenland local plan 2014.

Local Preference

(i) Does Parish Council support site?: No**(ii) Reasons for support / object:** Oppose – site land locked**(iii) Parish Council site ranking (0-10):** 1

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site relates poorly to the built form and would adversely impact on open character of countryside. The site is effectively remote from the town and has poor access to services Access is potentially constrained

Major Criteria

| | | | | | |
|---|---|--|----|--|-------|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 1 | | | B | |
| 3a.(ii) Site area in FZ1: | 99.42% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0.58% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR14/0785/PNCOU: Change of use of agricultural building to 2-bed dwelling (C3) and associated bui... (Withdrawn) F/YR16/0638/PNC04: Change of use from agricultural building to a single-storey 2-bed dwelling (Clas... (Prior Approval Refused) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable | | | E |
| 8b. Transport team comments: | Remote unsustainable location. Site only accessible by private motor vehicle. Mitigation requirements will make site unviable | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|----------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 15 min walk (< 1,200m) | | | C |
|---|----------------------------------|--|--|----------|

| | | |
|--|---|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(v) Shops 15-20 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 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 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |

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

Land Quality

| | | |
|--|---|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site borders a former nursery which may be a source of contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 99.71% Grade 2: 0.29% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | Yes | |
| 16c.(i) Highest quality habitats: | Woodland,Broadleaved,Plantation,(orchard) | |
| 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: | 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) within 1.01km – 2km of site | B |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 1.01km – 2km of site | B |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:10:00

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

1b. Describe accessibility of site: The site is at considerable distance from local services meaning it would be difficult to access by foot/ cycle.

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

2b. Describe neighbouring uses: Single dwelling to the South. Open countryside effectively surrounds the site.

3. Describe topography and lanscape: Flat, partly used as an Orchard- although appears partly abandoned. Has been

partly cleared- seven element.

4. Describe layout, form, street pattern: Barton Rd is a busy rural Rd providing access to the western side of Wisbech . Mile tree Lane is a quiet / narrow rural Lane.

5. Describe building types and features: None on site. Detached dwellings and outbuildings in vicinity.

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

7. Describe features / constraints: Access would be on too busy and fast moving Rd. Existing mature Orchard with [likely] high biodiversity value

8. Describe views, sight lines or vistas: An enclosed site generally unlikely to be visible from surrounding vantage points.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is in open countryside and would relate poorly to the existing built form of nearby settlements.

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 some distance from the main part of Wisbech and if developed in a piecemeal way would adversely impact on the character of the countryside.

19c. Key considerations for policy: within the BLG of the Fenland local plan 2014.
Access.
Impact on built form and countryside.
Loss of biodiversity.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – site land locked

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

Recommendation

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

20b. Comments Site relates poorly to the built form and would adversely impact on open character of countryside. The site is effectively remote from the town and has poor access to services.

Major Criteria

| | | | | | |
|---|---|--|----|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 15.93% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 84.07% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 5% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/0304/F: Erection of 221 dwellings, consisting of , 4 x 3-storey 4-bed, 44 x 2-storey 4-b... (Grant) F/YR20/0033/F: Change of use from car showroom to Funeral Directors involving removal of showro... (Grant) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | Opportunities to connect to nearby PRoWs outside the site boundary | | | D |
| 10b. PROW Team comments: | Levington Public Footpath No. 2 runs along the northern and eastern boundary | | | |

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: | Parson Drove Lane | | | |

| | | |
|--|--|---|
| 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: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

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

Land Quality

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

Natural Environment

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

Likely unsuitable

| | | |
|--------------------------------------|---|---|
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | | |
| | No wildlife concerns | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | C |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | C |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780 | |

18g. Archaeology comments:

Site Visit

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

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

1b. Describe accessibility of site: A very narrow footpath exists along site frontage. No cycle way/ good footpath along very busy A1101.

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

| | |
|--|--|
| 2b. Describe neighbouring uses: | <i>Dwellings to the South [single Storey]. Commercial buildings [vacant] to the West. Caravans to the North. Scrubland/ paddocks to South. Open countryside to East.</i> |
| 3. Describe topography and lanscape: | <i>Flat, unkempt field.</i> |
| 4. Describe layout, form, street pattern: | <i>Busy A1101 with linear development.</i> |
| 5. Describe building types and features: | <i>Single Storey and two Storey adjacent to site and also in vicinity. Predominantly single Storey adjacent to site.</i> |
| 6. Describe site's boundaries: | <i>Mix of fences, trees and hedges/ hedgerows.</i> |
| 7. Describe features / constraints: | <i>Access onto busy A1101.</i> |
| 8. Describe views, sight lines or vistas: | <i>Open to the East as far as the River Nene.</i> |
| 9a. Relationship to built form: | <i>Somewhat positive</i> |
| 9b. Visual impact on wider landscape: | <i>Neutral</i> |
| 9c. Historic features: | <i>Neutral</i> |
| 9d. Justification: | <i>The site has development to the North and South, although will encroach into the countryside to a degree to the East.</i> |

| | | |
|--|--|----------|
| 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: | Given the extent of the mobile home/ caravan rank to the North the site has a reasonably good relationship with the existing built form in this location. Lack of good foot/ cycle way [it is very narrow but exists] and also distance from services. | |
| 19c. Key considerations for policy: | Impact on countryside. Relationship to build form. Distance from services. Sustainable infrastructure. | |

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk, 84% of the site is located within Flood Zone 3 | |

Major Criteria

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

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | The site lies within the Wisbech East BCP area. The BCP was approved by FDC and KLWN in 2019. The site has planning permission, ref: F/YR20/0054/O. | | | |
| 7.(ii) Planning History Search | F/YR11/2003/CCC: Partial demolition, refurbishment and extensions to create 2-storey main entranc... (Deemed consent CCC) F/YR14/0424/F: Erection of 2 detached storage sheds... (Grant) F/YR11/2000/CCC: Retention (part retrospective) of 1 x 6-bay mobile classroom and 2 x 5-bay mobil... (Raise No Objection) F/YR19/0199/SCOP: Scoping Opinion - Residential development with associated public open space, inf... (Further Details Required) F/YR14/0028/F: Erection of a conservatory to side of existing building... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | East Wisbech BCP area. MG Lane requires widening and footway connectivity provided. | | | |
| 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: | Kingswood Park; Queen Elizabeth Drive | |
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 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: | Ramnoth Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | Elm Road Primary School; The Nene Infant & Nursery School | |
| 11d.(v) Primary schs 15-20 min walk: | Clarkson Infants School', St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Less than 10 min walk (< 800m) | B |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | Thomas Clarkson Academy | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |

| | | |
|--|--|----------|
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

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

Natural Environment

| | | |
|--|--|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR 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 | River Nene | |
| 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: | 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: TPO point on site E

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

Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site B

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 13:55:00

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

1b. Describe accessibility of site: Vehicular access would be from Quaker lane and Meadowgate Lane- both are narrow and upgrades are likely to be needed.

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

2b. Describe neighbouring uses: Residential development to the West, special needs school to the North, mature Woodland to the East, drain and COWA buildings to the South.

3. Describe topography and lanscape: Generally flat with grassed area and sizable trees.

4. Describe layout, form, street pattern: Generally cul-de-sac development for dominates in the vicinity.

5. Describe building types and features: None on site. Mainly two Storey buildings in the area. School is a mix of two Storey and single Storey.

6. Describe site's boundaries: Mix of Woodland to the East, open fields to the North East. Mature hedgerow to the West. Drain to the South.

7. Describe features / constraints: Width of Quaker Lane and Meadowgate Lane. Mature trees on site.

8. Describe views, sight lines or vistas: A relatively enclosed site but would be prominent in this countryside location.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: There is existing development in the vicinity so would relate acceptably to this but would affect the countryside setting adjacent to the mature Woodland to a degree.

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

C

19b. Justification: The site forms part of the wider allocation and BCP area, but in theory could be developed independently with a limited amount of development, providing that road infrastructure and access to the wider BCP area could be guaranteed.

19c. Key considerations for policy: Adopted BCP for area.
Rd upgrades required.
Relationship And access provision [walking and cycling] to wider BCP area.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support the proposed 10 houses only. Access must not impact adversely upon Queen Elizabeth Drive

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

Recommendation

20a. Individual site score Likely suitable

A

20b. Comments The site is located within the existing Local Plan 2014's East Wisbech BCP area. The site has planning permission, therefore the principle of development has been accepted through the planning process.

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|--------|
| 1. Site Availability | Availability unknown | | | N/a | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0.32% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 99.68% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 4% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|----------------------------------|--|--|--|---|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR18/0084/F: Erection of a 2-storey 4-bed dwelling involving the demolition of the existing d... (Grant) | | | |

Transport

| | | | | |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts: | Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable | | | E |
| 8b. Transport team comments: | Remote unsustainable location. Mitigation requirements will make site unviable. North Brink needs widening and a footway cycleway being provided. | | | |
| 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: | Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |

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

Land Quality

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

Natural Environment

| | | | |
|---|--------------------------------|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A | |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D | |
| 16a.(iii) Site intersects CWS: | River Nene | | |
| 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: | Yes | 16c.(ix) Woodland Buffer: Yes | 16c.(x) Woodland Stepping Stone Opp: Yes |

Likely unsuitable

| | | |
|--------------------------------------|--|---|
| 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 1.01km – 2km of site | B |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) more than 2km from site | A |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:35:00

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

1b. Describe accessibility of site: Site is a considerable distance from any settlement with no foot/ cycle way possible or likely.

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

2b. Describe neighbouring uses: Predominantly countryside with the odd dwelling and other buildings in vicinity. Caravan encampment to the East as well as the River Nene.

Likely unsuitable

| | |
|--|---|
| 3. Describe topography and lanscape: | <i>Extensive, generally flat area of arable land comprising several fields intersected by drains at or below the River level.</i> |
| 4. Describe layout, form, street pattern: | <i>North Brink and Lords Lane are narrow rural lanes.</i> |
| 5. Describe building types and features: | <i>Mainly detached buildings in area. None visible on site.</i> |
| 6. Describe site's boundaries: | <i>Mixture of open and hedges.</i> |
| 7. Describe features / constraints: | <i>Distance from any settlement.</i> |
| 8. Describe views, sight lines or vistas: | <i>Would be visible from South and East.</i> |
| 9a. Relationship to built form: | <i>Negative</i> |
| 9b. Visual impact on wider landscape: | <i>Negative</i> |
| 9c. Historic features: | <i>Neutral</i> |
| 9d. Justification: | <i>Site is situated in open countryside some distance from the main built form of Wisbech.</i> |

| | | |
|--|---|----------|
| 19a. Character + Place Score: | Development of site is likely to result in adverse harm to local character and/or sense of place. | E |
| 19b. Justification: | Development of site in a piecemeal way would relate poorly to neighbouring settlements and have an adverse impact on the character of the area and open countryside. Access for all not possible. | |
| 19c. Key considerations for policy: | Within the BLG of Fenland Local Plan 2014. Likely to be root for the part of the western relief Rd. Impact on countryside and built form. Access and infrastructure. | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Support but a new bridge needs to be built to provide access to Wisbech West |
| (iii) Parish Council site ranking (0-10): | 6 |

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk, 99% of the site is located within Flood Zone 3. Site relates poorly to the built form and would adversely impact on open character of countryside. | |

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 17.44% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 82.56% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR11/0190/F: Erection of a 2-storey 4-bed dwelling with detached double garage involving demo... (Grant) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D |
| 8b. Transport team comments: | Mag Lane and Cox Lane are rural single track roads. The site is fairly remote. Footway and cycleway improvements are required. Mitigation works could make suite unviable. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | |
|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 10 min walk (< 800m) | B |
| 11a.(ii) Bus stops / rail in 5 min walk: | | |
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |

| | | |
|-------------------------------------|--|---|
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 1047 (DEPOT) | |
| 14b. Env Health Officer comments: | Demolition of existing structures may give rise to contamination | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | No | |

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: 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) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 13:55:00

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

| | | |
|--|--|----------|
| 1b. Describe accessibility of site: | Adjoining lanes are of insufficient width to allow for a foot/ cycleway. | |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | No | |
| 2b. Describe neighbouring uses: | There are sporadic individual dwellings to the East and West but overall the local character is one of countryside with Orchards to the North and West and arable fields to the South. | |
| 3. Describe topography and lanscape: | Flat and closed site of predominantly grassland surrounded by niche mature hedges. | |
| 4. Describe layout, form, street pattern: | Cox's Lane and magazine Lane are both rural lanes with Cox's Labour typically narrow. | |
| 5. Describe building types and features: | None on site. Detached dwellings in vicinity. | |
| 6. Describe site's boundaries: | Predominantly hedgerows. | |
| 7. Describe features / constraints: | Road access insufficient. | |
| 8. Describe views, sight lines or vistas: | An enclosed site. Any removal of hedgerow would impact on rural character of the area. | |
| 9a. Relationship to built form: | Negative | |
| 9b. Visual impact on wider landscape: | Negative | |
| 9c. Historic features: | Neutral | |
| 9d. Justification: | The site is detached from the existing built form and development would adversely impact on the landscape and 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: | The site relates poorly to the existing built form of the Wisbech and the inadequate access is means that it would be difficult to access by football car. Removal of some hedgerows likely to affect character of the area. | |
| 19c. Key considerations for policy: | Within the BCG for the Fenland local plan 2014. Access and local roads. Impact on built woman countryside. Removal of points of hedgerow - impact on character and biodiversity. | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Support – good number of houses for the site |
| (iii) Parish Council site ranking (0-10): | 9 |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | This site is located within the West March Broad Location for Growth as identified in the adopted Local Plan (2014). The proposal is incompatible with national planning policies for managing flood risk, 83% of the site is located within Flood Zone 3. In addition, The site has poor relationship to the built area and poor connectivity. Development would adversely affect character of area, | |

Likely unsuitable

which is relatively sparse - effectively development in the countryside remote from the built area.

Major Criteria

| | | | | | |
|---|---|--|----|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 23.02% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 76.98% |
| 3b.(i) Surface Water Flood Risk: | 0% risk of surface water flooding (1 in 30 year event) | | | A | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/3141/COND: Details reserved by Condition 5 of planning permission F/YR17/0216/O (Erection o... (Approve) F/YR14/0171/F: Erection of 4 x 2-storey 4-bed dwellings with detached garages... (Refuse) F/YR17/0216/O: Erection of a dwelling involving the demolition of existing dwelling (Outline ap... (Grant) F/YR17/0947/RM: Reserved Matters application relating to detailed matters of access, appearance,... (Approve) F/YR15/0421/F: Erection of a 2-storey side and single-storey rear extensions and porch to front... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road | |
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 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: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Elm Road Primary School; The Nene Infant & Nursery School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; Wisbech Town Centre | |

| | | |
|-------------------------------------|--|----------|
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site proposed is on former depot, phase 1 may be required to determine extent of any contamination from aforementioned use. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

D

18a.(ii) CA intersects site:

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

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: 4, 6 AND 8, BARTON ROAD

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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:40:00

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

1b. Describe accessibility of site: Should be accessible by all modes, but would need detailed cheques to establish if access is wide enough for both pedestrians and vehicles.

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, elongated site, hardly used as garden, a smallholding/ horticultural enterprise and scrubland. Some mature trees on site towards the southern [road] end.

4. Describe layout, form, street pattern: Barton Rd is a busy access Rd into Wisbech serving the countryside areas to the West of the town.

5. Describe building types and features: Single Storey green houses on site. Two Storey and single Storey dwellings-detached on rural frontage.

6. Describe site's boundaries: Mix of mature trees and hedgerow elements with some gaps.

7. Describe features / constraints: Access appears narrow but may be acceptable.
Mature trees towards Rd- loss of biodiversity.

8. Describe views, sight lines or vistas: An enclosed site generally but would be visible from Barton Rd from the South West.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to an existing residential estate and would continue the shape of this development- although there would be some impact on the wider countryside but not significant encroachment.

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: Assuming the access can be resolved there is potential scope for development of the site which would relate acceptably informed to that existing to the East.

19c. Key considerations for policy: Access sufficient.
Impact on trees- biodiversity last?
Impact on bill foreman countryside.
Within BLG of the Fenland local plan 2014.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support – must be in keeping with the existing development in the locality

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

This site is located within the West March Broad Location for Growth as identified in the adopted Local Plan (2014). The proposal is incompatible with national planning policies for managing flood risk, 76% of the site is located within Flood Zone 3. In addition, access to services is relatively poor.

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 43.77% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 56.23% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|----------------------------------|---|--|--|---|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR19/0990/F | | | |
| | Resolution to grant planning permission ref: F/YR19/0990/F for development of a care home | | | |
| 7.(ii) Planning History Search | | | | |

Transport

| | | | | |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable accesses required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road and Mag Lane. Ts Required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|--|-------------------------------|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Elm Road Primary School; Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Nene Infant & Nursery School & Ramnoth Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|---|
| 12b. Pri school capacity comments: | Nene Infant & Nursery School is an Academy and has an age range of 4-7 years. The school has a PAN of 90 and total capacity of 360. Ramnoth Junior School is an Academy and has an age range of 7-11 years. The school has a PAN of 90 and total capacity of 270. The combined school capacity is 630. In 2020/2021 there were 386 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 430 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|--|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land E |
| 14a.(ii) Intersects landfill for DI: | |
| 14a.(iii) Landfill for DI 0-50m: | |
| 14a.(iv) Landfill for DI 50-100m: | |
| 14a.(v) Landfill for DI 100-250m: | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) |
| 14a.(vii) Sites for DI 0-50m: | |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | |
| 14b. Env Health Officer comments: | Site proposed on former nursery/orchard. Phase 1 may be required to determine extent of any contamination as a result of the aforementioned use. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% |

Natural Environment

| | |
|--|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site D |
| 16a.(iii) Site intersects CWS: | |
| | River Nene |
| 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: | Woodland,Broadleaved,Plantation,(orchard) | | |
| 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: Yes | 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 | | |
| 16d.(ii) Requirements to consult NE: | NULL | | |
| 16e. Wildlife Officer comments: | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | |
| 17.(ii) TPO area: | TPO area on site | | |

Heritage

| | | |
|--------------------------------------|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Wisbech | |
| 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: | ALBION VILLA | |
| 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: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500.1 – 1000m of site | C |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500m of site | D |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | Wisbech (Conservation area - 5155) | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 12:40:00

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

Likely suitable

| | |
|--|--|
| 1b. Describe accessibility of site: | Footpath not currently provided along Barton Rd on South side, but it is on North side. Potential access also from Magazine Lane to the South. Extant planning permission for care home. |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | Yes |
| 2b. Describe neighbouring uses: | Mobile Home Park to the East. Garden/ paddock land to the West. Dwellings on Rd frontage is [part] to South and North. |
| 3. Describe topography and lanscape: | Flat site which has been cleared of mature trees for development for of a care home. |
| 4. Describe layout, form, street pattern: | Site near the busy Barton Rd to the North and Magazine Lane [and narrow country Lane] to the South in a parallel fashion. |
| 5. Describe building types and features: | Mix, but mainly single Storey in the vicinity. None on site. |
| 6. Describe site's boundaries: | Close board fencing on East and West side, recently erected. |
| 7. Describe features / constraints: | None- site now cleared. |
| 8. Describe views, sight lines or vistas: | Very open from the North and South. |
| 9a. Relationship to built form: | Somewhat negative |
| 9b. Visual impact on wider landscape: | Neutral |
| 9c. Historic features: | Neutral |
| 9d. Justification: | The site is poorly related to the main built form of Wisbech but is adjacent to an established mobile Home Park. It would not encroach unduly into open countryside due to proximity of surrounding development. |

| | | |
|--|--|----------|
| 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: | Planning permission has recently been granted very care home and the site has been cleared. The mobile home talked to the East and frontage development on Barton Rd on Magazine Lane area that it would not adversely impact the countryside character. | |
| 19c. Key considerations for policy: | Extant planning permission. Relationships surrounding development and built form. Within BLG of the Fenland local plan 2014. | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | No |
| (ii) Reasons for support / object: | Oppose – the access to the site is inadequate to support residential development |
| (iii) Parish Council site ranking (0-10): | 0 |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely suitable | A |
| 20b. Comments | Originally a site submission, however, site has received planning approval from | |

Likely suitable

the Council's planning committee (June 2020), for development of a care home and small number of dwellings. Proposed number of dwellings adjusted to reflect dwelling-equivalent from care home.

Major Criteria

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

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR18/0935/RM: Reserved Matters application relating to detailed matters of layout, scale, appe... (Approve) F/YR19/3056/COND: Details reserved by conditions 5 and 8 of Planning permission F/YR18/0060/O (Ere... (Approve) F/YR18/0060/O: Erection of a dwelling (Outline with matters committed in respect of access)... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable accesses required for the site with suitable visibility. Footway/cycleway connectivity required along Mag Lane. Ts Required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|---|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road; Riverside Way | |
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 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: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(v) Shops 15-20 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Elm Road Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School; Peckover Primary School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | Wisbech Town Centre | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |

| | | |
|--|---|----------|
| 12a.(i) Primary school catchment | Nene Infant & Nursery School & Ramnoth Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Nene Infant & Nursery School is an Academy and has an age range of 4-7 years. The school has a PAN of 90 and total capacity of 360. Ramnoth Junior School is an Academy and has an age range of 7-11 years. The school has a PAN of 90 and total capacity of 270. The combined school capacity is 630. In 2020/2021 there were 386 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 430 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERY); 1047 (DEPOT) | |
| 14b. Env Health Officer comments: | Site proposed on former nursery. Phase 1 may be required to determine extent of any contamination as a result of the aforementioned use. Demolition of existing structures may give rise to contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

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

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

17.(ii) TPO area: TPO area within 15m of the site

C

Heritage

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

D

18a.(ii) CA intersects site:

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

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: STABLES NOW A JOINERY; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; 4, 6 AND 8, BARTON ROAD; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; ALBION VILLA; STABLE BLOCK TO NORTH OF NUMBER 69; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72

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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 13:50:00

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

1b. Describe accessibility of site: Access would require the removal of the outbuilding of a dwelling which appears to be possible.

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. Open fields to the South and East.

3. Describe topography and lanscape: Flat fields subdivided into smaller paddock areas. Small group of mature trees in North East corner.

4. Describe layout, form, street pattern: Magazine Lane is a semi rural Lane of reasonable with which currently provides access to a couple of cul-de-sac developments.

5. Describe building types and features: Mix of single Storey and two Storey dwellings in facility. A couple of stable/storage type buildings within the site.

6. Describe site's boundaries: Predominantly hedgerows including some mature trees.

7. Describe features / constraints: Preserve a few mature trees within and on the site boundaries.

8. Describe views, sight lines or vistas: An enclosed site not readily visible although will impact on existing dwellings fronting magazine Lane.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site relates quite well to the existing built form and will have a limited/impact on the street scene/ landscape.

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

C

19b. Justification: The site would be reachable on foot/ cycle either along Magazine Lane or through the recreation ground in or through the recreation ground. There will be a limited impact on the street scene / landscape and it should relate acceptably to the existing built form.

19c. Key considerations for policy: Within the BLG in the Fenland local plan 2014.
Impact on trees.
Access.
Impact on built foreman countryside.

Local Preference**(i) Does Parish Council support site?:** No**(ii) Reasons for support / object:** Oppose – inappropriate location for such a proposal**(iii) Parish Council site ranking (0-10):** 1**Recommendation****20a. Individual site score****Likely unsuitable****E****20b. Comments**

This site is located within the West March Broad Location for Growth as identified in the adopted Local Plan (2014). The proposal is incompatible with national planning policies for managing flood risk, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form and would adversely impact on open character of countryside. Potential access constraints.

Major Criteria

| | | | | | |
|---|--|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This site falls partially within the Safeguarding Area for Wisbech Port. Any development on this site should not prejudice the future potential of Wisbech Port to transport mineral / waste. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Transport Safeguarding Area; | | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2H Transport Safeguarding Area Wisbech Port. | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/0304/F: Erection of 221 dwellings, consisting of , 4 x 3-storey 4-bed, 44 x 2-storey 4-b... (Grant) F/YR13/0334/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by... (Issue Certificate) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility | | | |
| 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: | Peatlings Lane | |
| 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: | North Brink Practice; Clarkson Surgery; Trinity Surgery | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: | Peckover Primary School | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Leverington 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: | River Nene frontage, Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | South-west Wisbech | |
| 12a.(i) Primary school catchment: | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |

| | |
|--|--|
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|--|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land B |
| 14a.(ii) Intersects landfill for DI: | |
| 14a.(iii) Landfill for DI 0-50m: | |
| 14a.(iv) Landfill for DI 50-100m: | |
| 14a.(v) Landfill for DI 100-250m: | |
| 14a.(vi) Intersects Site for DI: | |
| 14a.(vii) Sites for DI 0-50m: | |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | 3006 (RAILWAY SIDINGS); 955 (CORN MILLS) |
| 14b. Env Health Officer comments: | Site proposed on former nursery. Phase 1 may be required to determine extent of any contamination as a result of the aforementioned use. |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land A |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% |

Natural Environment

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

| | | | | | |
|---|---|-----------------------------|----|--|----------|
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: | No | 16c.(iv) Grassland Stepping Stone Opp: | No |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: | Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |
| 16d.(ii) Requirements to consult NE: | NULL | | | | |
| Site appears to be formed of grassland, trees and scrub, so not suitable for development without significant compensation measures secured. | | | | | |
| 16e. Wildlife Officer comments: | | | | | |
| 17.(i) TPO points: | TPO point within 15m of the site | | | | C |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | | | A |
| Heritage | | | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500m of site | | | | D |
| 18b.(ii) Listed Building on site: | | | | | |
| 18b.(iii) LB within 500m of site: | MALVERN HOUSE ROSEVILLE WESTWOOD; RONSVILL; LEVERINGTON HOUSE | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | | | | D |
| 18c.(ii) Sched Mnmt intersects site: | | | | | |
| 18c.(iii) Sched Mnmt within 500m: | Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow | | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | | | | | |
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780 | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 30/06/2020 12:50:00

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

1b. Describe accessibility of site: Would be from the end of River terrace, although this is a narrow street, could serve a limited amount of development links [pedestrian's], also possible through public open space to the South [no footpath currently exist].

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

2b. Describe neighbouring uses: Dwellings to the East. Public open space and dwellings to the South. Open land to the North and West.

3. Describe topography and lanscape: Generally flat with mature trees on its southern and western sides [part]. Previously developed?

4. Describe layout, form, street pattern: Cul-de-sac developments to the East and South.

5. Describe building types and features: Mainly two Storey terrace rose to the East. Detached and semis also in vicinity to the South.

6. Describe site's boundaries: Trees to the South and East. Fences to the East. Open to the North and West [part].

7. Describe features / constraints: Narrowness of River Terrace. Proximity to River Nene.

8. Describe views, sight lines or vistas: Would have negligible impact on open views.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Site relates acceptably to the existing form and will not adversely impact on the open countryside.

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

19b. Justification: Site would relate acceptably to the existing built form although access may be problematic due to width of River Terrace. Mature trees should be capable of being retained.

19c. Key considerations for policy: Relationship to build form.
Impact on countryside.
Upgrade public open space to sell for sustainable footpath and cycle way.
Proximity to riven name.
Extend planning permission on site to the North.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. 100% of the site is located within Flood Zone 3.

Major Criteria

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

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR16/0370/F: Change of use of part of dwelling to child-minding facility (9no children max)... (Grant) F/YR12/0638/F: Erection of a first-floor side extension to existing dwelling... (Grant) F/YR19/0199/SCOP: Scoping Opinion - Residential development with associated public open space, inf... (Further Details Required) F/YR17/0341/O: Development of 229 Park Homes, communal zone to comprise a swimming pool and ass... (Withdrawn) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable accesses required for the site with suitable visibility. Footway/cycleway connectivity required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|---|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Council Road; Bush Lane; Colvile Road; Guild Road; Lerowe Road; Burrett Gardens; Chapnall Close; Chapnall Road | |
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR | |
| 11c.(iii) Shops 5-10 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 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: | Clarkson Infants School; St Peter's CofE Aided Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Elm Road Primary School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | South-west Wisbech; River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Clarksons Infant School & St Peter's CofE Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|---|
| 12b. Pri school capacity comments: | Clarkson's Infant School is a Community school with an age range of 2-7 years. The school has a PAN of 60 and total capacity of 180. St Peters CofE Junior School is an Academy with an age range of 7- 11 years. The school has a PAN of 70 and total capacity of 280 with both school providing total primary capacity of 460. In 2020/2021 there were 286 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 312 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|---|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 649 (SAND PIT) |
| 14a.(viii) Sites for DI 50-100m: | 2647 (NURSERY) |
| 14a.(ix) Sites for DI 100-250m: | |
| 14b. Env Health Officer comments: | Site part in neighbouring authority, Contaminated land data may not be available for part of site out of district. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 93.15% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 6.85% |

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: | River Nene |
| 16a.(vi) CWS 1-2km | |
| 16b. Record of protected species on site: | Yes |

| | | |
|--|---|--|
| 16c.(i) Highest quality habitats: | Woodland,Broadleaved,Plantation,(orchard) | |
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: No |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No |
| 16c.(viii) Exstg Woodland: | Yes | 16c.(ix) Woodland Buffer: Yes |
| 16c.(iv) Grassland Stepping Stone Opp: | No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(x) Woodland Stepping Stone Opp: | Yes | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | TPO point on site | E |
| 17.(ii) TPO area: | TPO area on site | E |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | C |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500m of site | D |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | CROSS BASE 3 METRES SOUTH OF CHURCH OF ALL SAINTS; MEMORIAL 3 METRES SOUTH OF CHANCEL OF CHURCH OF ALL SAINTS; CHURCH OF ALL SAINTS; MEMORIAL TO JAMES AND SUSANNA GIBSON 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; AUSTIN HOUSE; MEMORIAL 10 METRES SOUTH OF NAVE OF CHURCH OF ALL SAINTS; Walsoken Parish War Memorial | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Cross in All Saints churchyard | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500.1 – 1000m of site | C |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | Consideration for setting of listed building: 1342384, 1171765, 1413183 and associated monuments as well as scheduled monument 1018313 | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 07/07/2020 11:20:00

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

1b. Describe accessibility of site: Potentially yes but possibly from Stow Rd. Upgrades to Rd infrastructure needed. Accesses from Stow Rd may need removal of dwellings.

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

2b. Describe neighbouring uses: Dwellings to the West, North and East.

3. Describe topography and lanscape: Flat, currently used mainly for orchards.

4. Describe layout, form, street pattern: Extensive residential streets to the West and North which have been added incrementally over open recent years .

5. Describe building types and features: Mixture of two Storey and single Storey Infiniti. Single Storey predominately along Stow Rd.

6. Describe site's boundaries: Fences and hedges mainly to the West and South. Agricultural field boundaries and rains elsewhere.

7. Describe features / constraints: Access to the site. Not clear how this will be achieved. Part of site [East] is within BCKLWN area.

8. Describe views, sight lines or vistas: Generally an enclosed site which is not easily visible from longer views .

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would relate acceptably to the existing bill form of the town but would result in the loss of countryside and agricultural activity. Heritage assets settings should not be affected.

19a. Character + Place Score: **Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).** **B**

19b. Justification: The site would relate well to the town. However, the issue of access and impact on neighbouring streets [especially to the West] would need to be resolved.

19c. Key considerations for policy: Allocation [partly] by local plan 2014 .
Adopted BCP for area.
Access.
Rd infrastructure.
Impact on amenity of residents - especially streets to the West.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Do not support the provision of a travellers' site (there is already a sufficient level of provision in Fenland); also there is no access to site

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site is located within the existing East Wisbech strategic allocation as identified in the adopted Local Plan 2014, and confirms the site remains available for development. See also record 40001. Access appears constrained, requiring infrastructure upgrades, acquisition of third party land and potentially demolition of dwellings. Site extends eastwards beyond Fenland's administrative boundary, and therefore this part of site cannot be allocated by emerging Local Plan.

Major Criteria

| | | | | | |
|--|---|---|--------|-----------------------------------|----|
| 1. Site Availability | Availability unknown | | | N/a | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | Highly vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 2 - EXCEPTION TEST REQUIRED | | | D | |
| 3a.(ii) Site area in FZ1: | 14.92% | 3a.(iii) Site area in FZ2: | 85.08% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|----------------------------------|-----|--|--|--|
| 8a. Local road impacts: | | | | |
| 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 10 min walk (< 800m) | | | B |
| 11a.(ii) Bus stops / rail in 5 min walk: | | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | Morrisons, 46 Elm High Street, Wisbech PE14 ODQ | |
| 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: | Elm CofE Primary School; Elm Road Primary School | |
| 11e.(i) Prox to secondary school: | Less than 15 min walk (< 1,200m) | C |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | Thomas Clarkson Academy | |
| 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: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

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

Land Quality

| | | |
|---|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 2 | D |
| 15b. ALC percentage site area | GRADE 1: 3.34% Grade 2: 96.66% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|--|---|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | Yes | |
| 16c.(i) Highest quality habitats: | Woodland,Broadleaved,Plantation,(orchard) | |
| 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: | 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) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 13:55:00

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

1b. Describe accessibility of site: Either from an extension of Boleness road or from a new roundabout on the A47.

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

2b. Describe neighbouring uses: A large storage building is to the North West. A47 to the South. Open fields to the North East and East. Single Storey dwelling to the Southwest.

3. Describe topography and lanscape: Flat - currently used as a productive Orchard.

4. Describe layout, form, street pattern: *New drove and Newbridge Lane are narrow rural roads likely traffic due to recent Rd closure.*

5. Describe building types and features: *None on site. Employment buildings in the vicinity.*

6. Describe site's boundaries: *Generally open to the South and South West with substantial drains. Hedgerows on North East, North West and South East site.*

7. Describe features / constraints: *Site currently in productive agricultural use.*

8. Describe views, sight lines or vistas: *Would be visible from a 47 to the South .*

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

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

9c. Historic features: *Neutral*

9d. Justification: *Would relate acceptably to adjacent employment area, but would intrude into the open countryside to a degree.*

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: Scoring assumes the use would be for employment purposes only. Other uses likely to attract a lower score.

19c. Key considerations for policy: Within a BLG of Fenland local plan 2014.
Loss of orchards.
Need for infrastructure- access.
Corridor for employment use only.

Local Preference

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

(ii) Reasons for support / object: Do not support travellers' site (enough provision in Fenland)

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

Recommendation

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

C

20b. Comments Approximately 85% of the site area is in Flood Zone 2 and is therefore at increased risk of flooding. The proposal suggests a range of uses, including some more vulnerable and highly vulnerable uses (in flood risk terms) such as residential development, mobile home parks and Gypsy & Traveller pitches. Such uses would likely be not suitable due to flood risk, and amenity for occupants - as the site is effectively located in an area of employment. The site is likely to be suitable for employment development, as it adjoins existing employment development and is located within a wider area for employment. The site is located within the existing South Wisbech BCP - see also site 40002.

Major Criteria

| | | | | |
|--|---|--|--|------------|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: 0% | 3a.(iii) Site area in FZ2: 0% | 3a.(iv) Site area in FZ3: 100% | | |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): 0% | 3b.(iii) 1 in 100yr event (area): 1% | 3b.(iv) 1 in 1000yr event (area): 11% | | |
| 3c.(i) Intersects Historic Flood Map: No | 3c.(ii) Area intersected by Historic Flood Map: 0% | | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: No | | | | |
| 4.(iii) Intersects gas pipe buffer: No | 4.(iv) Overhead line on site: No | 4. (v) Pylon/tower on site: No | | |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR15/1138/F: Siting of a temporary storage building... (Grant) F/YR09/0833/F: Siting of temporary storage building (renewal of planning permission F/YR06/1335... (Grant) F/YR18/1050/F: Retention of a storage building... (Grant) F/YR13/0627/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) F/YR12/0063/F: Siting of a temporary storage building (renewal of planning permission F/YR09/08... (Grant) F/YR14/0808/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) F/YR19/0274/F: Erection of 1no 2-storey 4-bed dwelling with double garage... (Refuse) F/YR12/0989/F: Erection of single-storey side and rear extensions, porch to front and part demo... (Grant) | | | |

Transport

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

Access to Services

| | | |
|--|---|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Leverington Road; Harecroft Road; Grammar School; Peckover School; Summerfield Close; Dawbarn & Sons Ltd | |
| 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: | North Brink Practice | |
| 11b.(iv) Medical srvs 10-15 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Elm Road Primary School; Leverington Primary Academy; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | Wisbech Town Centre | |

| | | |
|-------------------------------------|--|----------|
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located 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: | 3570 (STATION) | |
| 14a.(vii) Sites for DI 0-50m: | 1229 (DISUSED STATION) | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Agricultural use may be a source of contamination. Phase 1 may be required to determine the extent of any contamination from the aforementioned use. | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 25.05% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 74.95% | |

Natural Environment

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

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: No

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

D

18a.(ii) CA intersects site:

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

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: 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; FORMER STABLES TO HARECROFT HOUSE; RED LION; 23 AND 24, NORTH BRINK; LEVERINGTON CEMETERY CHAPEL; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for

600yds (550m) NW of Little Dowgate, Wisbech

| | | |
|-------------------------------------|-------------------------------------|----------|
| 18c.(v) Sched Mnmt 1-2km: | Cherry Tree Hill round barrow | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500m of site | D |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | PECKOVER HOUSE (II) | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500m of site | D |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | Wisbech (Conservation area - 5155) | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/202 13:05:00

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

1b. Describe accessibility of site: Access would require further analysis from both cricketer's way and leisure centre access from Harecroft Rd due to existing widths.

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

2b. Describe neighbouring uses: Dwellings to East and North, tennis courts and leisure centre to the South, farm and open land to the West.

3. Describe topography and lanscape: Flat open field area to the South, mix of open land with trees [some mature] in the northern section.

4. Describe layout, form, street pattern: Harecroft Rd is a busy through Rd serving the western part of Wisbech. Cul de sacs also in vicinity .

5. Describe building types and features: Mix of two Storey and single Storey in the vicinity.

6. Describe site's boundaries: Predominantly hedges and trees- some mature.

7. Describe features / constraints: Mature trees in North, part of site - loss of biodiversity . Access width [narrow] from leisure centre route.

8. Describe views, sight lines or vistas: Not very visible from Harecroft Rd but would be visible from leisure centre.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would relate well to the existing built form but would result in the loss of a number of mature trees within the site.

| | | |
|-------------------------------|--|----------|
| 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 being acceptable from a location point of view existing accesses are

Likely unsuitable

potentially problematic and combined with development on site could result in a loss of mature trees and hedgerows, impacting biodiversity.

| | |
|--|--|
| 19c. Key considerations for policy: | Within the B LG of defend local plan Accesses Relationship to built form Loss of trees impact on biodiversity |
|--|--|

Local Preference

| | |
|--|----------------------------|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Object – inadequate access |
| (iii) Parish Council site ranking (0-10): | 2 |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. | |

Major Criteria

| | | | | |
|---|---|--|--------|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | Only a small part of this site lies within the Algores Way, Wisbech, Waste Consultation Area. However, regard should still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 1.16% | 3a.(iii) Site area in FZ2: | 43.44% | 3a.(iv) Site area in FZ3: 55.41% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | | | | |
| 4.(ii) Intersects HSE Consultation Dist: | Inner zone (HL Hutchinson Ltd); Middle zone (HL Hutchinson Ltd); Outer zone (HL Hutchinson Ltd) | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | F/YR16/0798/RM; F/YR14/0717/F | |
| 7.(ii) Planning History Search | F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to plannin... (Withdrawn) F/YR19/1090/A: Display of 2 x non-illuminated freestanding signs... (Grant) F/YR16/0798/RM: Reserved Matters application relating to the detailed matters of appearance, lan... (Approve) F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or... (Grant) F/YR18/3035/COND: Details reserved by conditions 4, 5, 6, 7, 10, 11 and 12 of planning permission ... (Approve) F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning perm... (Grant) F/YR14/0314/F: Formation of a car park extension... (Grant) F/YR14/0527/F: Erection of an extension/canopy, automatic barriers, and 2.4 metre high palisade... (Grant) F/YR14/2003/CCC: Extension of hardstanding area... (Raise No Objection) F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/... (Approve) F/YR14/0717/F: Erection of a 2-storey office and single-storey warehouse building with sales co... (Grant) F/YR14/0766/HAZ: Storage of listed hazardous substances... (Deemed consent CCC) | |

Transport

| | | |
|----------------------------------|--|---|
| 8a. Local road impacts: | No objections subject to reasonable mitigation measures | C |
| 8b. Transport team comments: | Site has planning consent. New signalised junction and widening of Cromwell Road required. TA required | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | E |
| 10b. PROW Team comments: | | |

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Market Hall; Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |

| | | |
|-------------------------------------|--|---|
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 626 (MILL) | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 76.7% Grade 2: 23.3% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |

16a.(iii) Site intersects CWS:

River Nene

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: 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) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit**Date / Time of Site Visit:** 09/07/2020 10:05:00**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes**1b. Describe accessibility of site:** Should be accessible from Cromwell road for all transport modes.**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes**2b. Describe neighbouring uses:** Employment uses to the North and East. A47 to the South. Cromwell road to the West.**3. Describe topography and lanscape:** Flat and open comprising 3 fields demarcated by drains.**4. Describe layout, form, street pattern:** A47 trunk Rd to the South. Cromwell road, B1198 to the West.**5. Describe building types and features:** Two Storey dwelling on site to the West. Otherwise none on site. Modern employment building . Character predominates locally.**6. Describe site's boundaries:** Mix of fences, drains and hedgerows.**7. Describe features / constraints:** Proximity to main road network .**8. Describe views, sight lines or vistas:** Visible from the West and South.**9a. Relationship to built form:** Positive**9b. Visual impact on wider landscape:** Neutral**9c. Historic features:** Neutral**9d. Justification:** The site would relate well to the adjacent built employment area and loss of agricultural land would be visually acceptable.**19a. Character + Place Score:** Development of site will likely enhance local character and/or sense of place significantly

A

19b. Justification: South West element of the site has an extant planning permission. Development of the remainder of the sites [adjacent 2 fields] would ensure land is in employment area was utilised.**19c. Key considerations for policy:** Within broad location for growth in Fenland local plan 2014 [and BCP] .
Proximity to main road network.
Proximity to built form and loss of arable fields.**Local Preference****(i) Does Parish Council support site?:** Yes**(ii) Reasons for support / object:** Support – business development
The council would oppose any plans for an incinerator on this site**(iii) Parish Council site ranking (0-10):** 10**Recommendation****20a. Individual site score** Potentially suitable

B

20b. Comments

The site is located within the existing South Wisbech Broad Location for Growth area (see site 40002). The site adjoins existing employment development, and is therefore considered a suitable location for employment development. The proposal includes a range of land uses, including employment, retail or leisure. Careful consideration will need to be given to range of (non B-use class) uses which will be acceptable on site. The majority of the site is located in Flood Zone 3, and is therefore at increased risk from flooding.

Major Criteria

| | | | | |
|---|---|--|-------|---|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 25.8% | 3a.(iii) Site area in FZ2: | 0.91% | 3a.(iv) Site area in FZ3: 73.29% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR15/0107/F: Erection of an agricultural storage building... (Grant) F/YR15/0687/F: Conversion of barn to form a 2-storey 3-bed dwelling, involving raising of roof ... (Refuse) F/YR20/0175/F: Erect a 1.8 (approx) metre high brick wall and sliding gates... (Refuse) F/YR13/0717/RM: Erection of a 4 bed 2 storey dwelling and garage... (Approve) F/YR10/0491/O: Erection of 5 dwellings... (Grant) F/YR11/0947/TRCA: Fell 1no Silver Birch Tree within a Conservation Area... (Grant) F/YR17/1111/F: Erection of a kennel block comprising of 16no kennels with runs; 2no day care ru... (Grant) F/YR16/0537/F: Erection of a single-storey rear extension and porch to side of existing dwellin... (Grant) F/YR14/0334/A: Erection of a 12 metre high flag pole... (Grant) F/YR14/0336/LB: Extension and alterations to existing flag pole... (Grant) F/YR11/0190/F: Erection of a 2-storey 4-bed dwelling with detached double garage involving demo... (Grant) F/YR18/0583/F: Erection of garage/workshop... (Refuse) F/YR14/0067/NONMAT: Non-material amendment: removal of external staircase to gym (to be located insi... (Approve) F/YR14/0460/F: Change of use of land to residential curtilage to 138 Barton Road, Wisbech... (Grant) F/YR11/0404/F: Erection of single-storey side extension to existing dwelling involving demoliti... (Grant) F/YR10/0834/F: Erection of a first-floor extension with juliet balcony to rear of existing dwel... (Grant) F/YR18/0435/O: Erection of up to 1 no dwelling (outline with matters committed in respect of ac... (Refuse) F/YR14/3011/COND: Details reserved by conditions 2 and 4 of planning permission F/YR13/0622/F (Cha... (Approve) F/YR14/3010/COND: Details reserved by conditions 2 and 4 of planning permission F/YR13/0559/F (Ere... (Approve) F/YR13/0548/F: Erection of a canopy... (Grant) F/YR15/0169/F: Erection of a 2-storey 3-bed dwelling and detached garage involving demolition o... (Grant) F/YR18/0497/F: Erection of 2-storey/single storey front, rear and side extensions to existing d... (Grant) F/YR10/3075/COND: Details reserved by condition 2 of planning permission F/YR07/0664/F (Formation ... (Approve) F/YR18/0131/F: Erection of 2-storey/single storey front, rear and side extensions to existing d... (Refuse) F/YR16/0679/F: Erection of a double garage to front of existing garage and formation of a pitch... (Withdrawn) F/YR11/3042/COND: Details reserved by Condition 5 of</p> | | | |

Planning Permission F/YR10/0946/F (Conversion... (Finally Disposed of) | F/YR16/0898/PNC04: Change of use of agricultural building to a 4-bed dwelling (Class Q (b))... (Prior Approval Granted) | F/YR16/1122/PNC04: Change of use from agricultural building to 2-storey 3-bed dwelling (Class Q(a) ... (Prior Approval Granted) | F/YR14/3081/COND: Details reserved by condition 2 of planning permission F/YR12/0937/F (Formation ... (Approve) | F/YR16/0259/O: Erection of a dwelling, involving removal of existing portacabin (Outline with m... (Withdrawn) | F/YR14/0905/PNCOU: Change of use of agricultural building to 2-bed dwelling (C3) and associated bui... (Further Details Not Required) | F/YR15/1105/F: Erection of an attached double garage to existing building... (Grant) | F/YR13/0298/TRTPO: The felling of 1 x Sycamore Tree (1423), 1 x Hornbeam Tree (1424) and 1 x Grey P... (Grant) | F/YR14/0171/F: Erection of 4 x 2-storey 4-bed dwellings with detached garages... (Refuse) | F/YR17/0051/F: Erection of a detached garage to existing dwelling... (Grant) | F/YR18/0084/F: Erection of a 2-storey 4-bed dwelling involving the demolition of the existing d... (Grant) | F/YR14/1023/F: Erection of a single-storey rear extension to existing dwelling... (Grant) | F/YR18/0935/RM: Reserved Matters application relating to detailed matters of layout, scale, appe... (Approve) | F/YR10/0946/F: Conversion of barn to 2-bed dwelling including erection of single-storey front e... (Grant) | F/YR09/0743/F: Erection of a canopy... (Grant) | F/YR17/0589/F: Erection of a 2-storey extension to rear, porch to front, alterations to existin... (Grant) | F/YR15/0891/PNC04: Change of use of agricultural building to a dwelling (Class Q (a))... (Prior Approval Granted) | F/YR11/0502/RM: Erection of a 2-storey, 4-bed dwelling with attached carport and detached garage... (Approve) | F/YR12/0573/F: Conversion of loft to form additional living accommodation and erection of rear ... (Grant) | F/YR19/0843/RM: Reserved matters application relating to the detailed matters of appearance, lan... (Approve) | F/YR13/0374/RM: Erection of a 3-storey, 6-bed dwelling with detached double garage... (Approve) | F/YR13/0193/F: Siting of a temporary mobile home... (Withdrawn) | F/YR18/1015/F: Change of use of agricultural land to domestic land and the erection of a 4-bay ... (Grant) | F/YR18/0661/AG1: Erection of 2 no. polytunnels... (Prior Approval Refused) | F/YR16/1048/NONMAT: Non-material amendment - Change of position and size of door to north west eleva... (Approve) | F/YR14/0785/PNCOU: Change of use of agricultural building to 2-bed dwelling (C3) and associated bui... (Withdrawn) | F/YR16/0671/TRTPO: Fell 2no Sycamore trees covered by TPO 1/2005... (Refuse) | F/YR17/0034/NONMAT: Non-material amendment: Re-siting of garage closer to dwelling from 3.0metres to... (Withdrawn) | F/YR10/0292/F: Variation of Condition 04 of planning permission F/91/0307/F (Erection of a 3-be... (Grant) | F/YR19/3056/COND: Details reserved by conditions 5 and 8 of Planning permission F/YR18/0060/O (Ere... (Approve) | F/YR15/0154/TRCA: Works to 1no Atlas Cedar tree within a Conservation Area... (Grant) | F/YR15/0256/F: Erection of a 2-storey 4-bed dwelling with double garage... (Grant) | F/YR15/0230/F: Erection of a 2-storey, 4-bed dwelling, involving widening of existing access an... (Grant) | F/YR19/0129/F: Erection of agricultural shed and 2no polytunnels (part retrospective)... (Grant) | F/YR19/0653/F: Erect a 2-storey rear and side extension to existing dwelling involving the demo... (Grant) | F/YR15/0892/PNC04: Change of use of agricultural building to a dwelling (Class Q (a))... (Prior Approval Granted) | F/YR19/3103/COND: Details reserved by conditions 5 and 6 of planning permission F/YR18/1016/O (Ere... (Approve) | F/YR11/0534/TRCA: Works to 1 Silver Birch Tree within a Conservation Area... (Grant) | F/YR16/1088/F: Erection of a double garage to front of existing garage and formation of a pitch... (Grant) | F/YR19/0416/F: Erection of a side and rear extension to existing dwelling... (Grant) | F/YR19/0593/F: Erection of a detached double garage and log store to existing dwelling... (Refuse) | F/YR20/0042/F: Erect a part 2-storey part first-floor front/side extension to existing dwelling... (Grant) | F/YR19/0192/F: Change of use of existing building from B1 (Light Industrial) to B2 (General Ind... (Grant) | F/YR17/0690/TRCA: Fell a Poplar Tree in a Conservation Area... (Grant) | F/YR15/0150/PNCOU: Change of use of agricultural building to a dwelling (Class Q(a))... (Refuse) | F/YR15/0151/PNCOU: Change of use of agricultural building to a dwelling (Class MB (a))... (Refuse) | F/YR14/0939/F: Variation of part of condition 5 of planning permission F/YR13/0622/F (Change of... (Grant) | F/YR19/0274/F: Erection of 1no 2-storey 4-bed dwelling with double garage... (Refuse) | F/YR18/1016/O: Erection of up to 4no dwellings (outline application with matters committed in r... (Grant) | F/YR13/0559/F: Erection of a 4-bed 2-storey dwelling and double garage and siting of a temporar... (Grant) | F/YR19/0557/F: Erect 1 dwelling (2-storey, 3-bed) involving removal of existing portacabin... (Refuse) | F/YR17/0323/O: Erection of up to 2 no dwellings (Outline with matters committed in respect of a... (Refuse) | F/YR17/0322/F: Erection of 2 x detached timber buildings comprising of a dark room and an offic... (Grant) | F/YR13/0743/F: Replacement of existing timber glazed windows and double doors with timber bi-fo... (Grant) | F/YR16/0678/PNC04: Change of use of agricultural building to a single-storey, 3-bed dwelling (Class... (Prior Approval Granted) | F/YR12/0937/F: Formation of 4 hard tennis courts and 1 mini tennis court, and associated car pa... (Grant) | F/YR18/1152/F: Formation of a vehicular access... (Grant) | F/YR18/0060/O: Erection of a dwelling (Outline with matters committed in respect of access)... (Grant) | F/YR17/0183/TRCA: Fell 1no ash tree within a Conservation Area... (Grant) | F/YR11/0146/F: Erection of a porch to front of existing dwelling... (Grant) | F/YR20/0140/VOC: Variation of Condition 4 (Plan Schedule) to enable amendment to approved plans o... (Grant) | F/YR15/0470/TRCA: Works to 1no Silver Birch and 8no Thuja trees within a Conservation Area... (Grant) | F/YR17/0109/F: Erection of agricultural store... (Grant) | F/YR10/0428/F: Erection of a rear extension to

existing domestic detached garage... (Grant) | F/YR16/0638/PNC04: Change of use from agricultural building to a single-storey 2-bed dwelling (Clas... (Prior Approval Refused) | F/YR16/3004/COND: Details reserved by conditions 2 and 3 of planning permission F/YR15/0805/F (Ere... (Approve) | F/YR11/3068/COND: Details reserved by condition 08 of planning permission F/YR10/0491/O (Erection ... (Approve) | F/YR15/0805/F: Erection of a 2-storey 4/5-bed dwelling involving demolition of existing outbuil... (Grant) | F/YR13/0622/F: Change of use from nursery land to touring park to include 10no touring pitches,... (Grant) | F/YR18/0739/F: Erection of a single-storey side extension to existing dwelling including new fr... (Refuse) | F/YR10/0822/TRTPO: Works to 1 Oak Tree covered by TPO 1/2005... (Grant) | F/YR16/1046/F: Erection of a detached garage to existing dwelling... (Grant) | F/YR19/0320/F: Conversion of agricultural barn to 2-storey 3-bed dwelling involving raising of ... (Grant) | F/YR19/1042/F: Erect a single-storey detached 1-bed annexe ancillary to existing dwelling... (Grant)']

Transport

| | | |
|---|---|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Suitable access, footways and cycleway connectivity need to be provided. TA required. | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | No PRoW connection opportunities | E |
| 10b. PROW Team comments: | No existing PROW provision, however given the size of allocation new PROW provision should be provided both on and off site to bridleway standard | |

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: | Leverington Road; Peatlings Lane; Leverington Common; Foot Bridge; Sutton Road; Harecroft Road; Oldfield Lane; Barton Road; Grammar School; Tesco; Cromwell Retail Park; Summerfield Close; Dawbarn & Sons Ltd; Riverside Way; Anglia Community Eye Services forecourt | |
| 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: | North Brink Practice | |
| 11b.(iv) Medical srvs 10-15 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech | |

Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street
Wisbech Cambridgeshire PE13 1DE

| | | |
|---|--|----------|
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Elm Road Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 636 (SMITHY); 2647 (NURSERY); 3570 (STATION); 1229 (DISUSED STATION) | |
| 14b. Env Health Officer comments: | Site intersects multiple sources of contamination. Phase 1 may be required to determine extent of any contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 97.67% Grade 2: 0.01% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 2.32% | |

Natural Environment

| | | | | | |
|---|---|-----------------------------|-----|--|-----|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A | | | |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D | | | |
| 16a.(iii) Site intersects CWS: | | | | | |
| | River Nene | | | | |
| 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: | Woodland,Broadleaved,Plantation,(orchard) | | | | |
| 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: | TPO area on site | E | | | |

Heritage

| | | |
|--------------------------------------|---|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) located on site / site intersects asset | E |
| 18a.(ii) CA intersects site: | Leverington 2 | |
| 18a.(iii) CA within 500m: | Leverington 1, Wisbech | |
| 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: | PEPPERMINT HALL; STABLES NOW A JOINERY; LANCEWOOD; COACH HOUSE AND STABLES WEST OF FENCROFT; RONSVILL; 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; REED COTTAGE THATCHED COTTAGE; FENCROFT; 4, 6 AND 8, BARTON ROAD; WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; FORMER STABLES TO HARECROFT HOUSE; RIVERSIDE TAVERN; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; ALBION VILLA; STABLE BLOCK TO NORTH OF NUMBER 69; RED LION; 23 AND 24, NORTH BRINK; HALLCROFT; LEVERINGTON HOUSE; DOVECOTE, REAR OF BEACHWOOD; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 52, NORTH BRINK; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500m of site | D |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | PECKOVER HOUSE (II) | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500m of site | D |
| 18e.(ii) HAR intersects site: | | |

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments: The Leverington Conservation Area and a number of listed buildings are affected by this site. Due regard will need to be given to these heritage factors and constraints in identifying this site as being suitable for development.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 15:00:00

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

1b. Describe accessibility of site: See comments 40003- West Wisbech [broad location for growth] . BCP has not yet been prepared for this broad location for growth.

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: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

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:

19c. Key considerations for policy: Existing BLG in the Fenland local plan 2014
Infrastructure required including potentially third River crossing, road link between Harecroft Road and Barton Rd, foot / cycle bridge over the River Nene. Possible location for new rail line and station [Harecroft Rd]. Potential that piecemeal developments will jeopardise BCP delivery. Flood risk.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Hesitant to support this due to concerns regarding the adequacy of the existing community infrastructure

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

This proposal is the site promoter's submission of the West Wisbech Broad Location for growth as identified in the adopted Local Plan (2014) Site 40003. It is extends the site to the south. The proposal is incompatible with national planning policies for managing flood risk 73% of the site is located within Flood Zone 3 and therefore not suitable for housing-led development. See also 40003 which provides further reasoning relevant to this site.

Major Criteria

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

Strategy and History

| | | | | |
|----------------------------------|---|--|--|---|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR18/1152/F: Formation of a vehicular access... (Grant) | | | |

Transport

| | | | | |
|----------------------------------|--|--|--|---|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D |
| 8b. Transport team comments: | Remote unsustainable location. North Brink needs widening and a footway cycleway being provided. | | | |
| 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: | Tesco; Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |

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

Land Quality

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

Natural Environment

| | | |
|---|---|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | River Nene | |
| 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: | Woodland,Broadleaved,Plantation,(orchard) | |
| 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: | Yes | 16c.(ix) Woodland Buffer: Yes |
| | | 16c.(x) Woodland Stepping Stone Opp: No |

Likely unsuitable

| | | |
|--------------------------------------|--|---|
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | C |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | C |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500.1 – 1000m of site | C |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:25:00

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

1b. Describe accessibility of site: Site is some distance from the town by road, although Tesco site is on the opposite side of River. No foot / cycle way.

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

2b. Describe neighbouring uses: Open fields to the western South. Horticultural business to the North. River Nene to the East.

Likely unsuitable

- 3. Describe topography and lanscape:** *Generally flat at or below River level, currently used for arable farming.*
- 4. Describe layout, form, street pattern:** *North Brink and Mile Tree Lane are narrow rural lanes which have sporadic development along them at this point.*
- 5. Describe building types and features:** *None on site. Mix of buildings- mainly detached in vicinity.*
- 6. Describe site's boundaries:** *Predominantly hedgerows with some mature trees.*
- 7. Describe features / constraints:** *Distance from settlement. Quality of local roads.*
- 8. Describe views, sight lines or vistas:** *Would be visible from the South and East.*
- 9a. Relationship to built form:** *Negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *The site is some distance to the main built form of Wisbech and situated in open countryside.*

| | | |
|--|---|----------|
| 19a. Character + Place Score: | Development of site is likely to result in adverse harm to local character and/or sense of place. | E |
| 19b. Justification: | Development of the site would relate poorly to neighbouring settlements and adversely impact the character of the area if developed in a piecemeal way. | |
| 19c. Key considerations for policy: | Within the BCG of the Fenland local plan. Access and infrastructure. Relationship built form and impact on character of the area. | |

Local Preference

- (i) Does Parish Council support site?:** **Yes**
- (ii) Reasons for support / object:** Support but a new bridge needs to be built to provide access to Wisbech West
- (iii) Parish Council site ranking (0-10):** **7**

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. Development would result in the loss of a high quality habitat. The site is somewhat remote from the main built area of the town. | |

Major Criteria

| | | | | | |
|---|---|--|----|--|------------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | | A |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | | A |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 9% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | | A |

Strategy and History

| | | | | | |
|---|--|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | | A |
| 7.(i) Planning History (Form B): | F/YR18/0159/O | | | | |
| | F/YR18/0159/O – Erection of up to 28no dwellings (outline application with matters committed in respect of access) – Refused 11.10.2018, Appeal dismissed; | | | | |
| | F/0998/89/O – Residential development (1.28ha) – Refused 14.12.1989; | | | | |
| | F/0426/88/O – Residential development – ha. Land to the rear of 29 Quaker Lane (off Stow Lane) Wisbech – Information not available; | | | | |
| | F/0474/82/O – Residential development – approximately ¾ Acre Land off Stow Lane, Wisbech – Information not available. | | | | |

Planning permission has not been secured since the adoption of the 2014 Local Plan as, under F/YR18/0159/O, the Local Planning Authority was of the opinion that the development of the site would compromise the delivery of the wider parcel of land which was allocated under policy LP8, that the formalisation of the highway at Stow Lane to facilitate the access would compromise the character of the lane and that the application failed to provide the necessary S106 contributions. The decision was upheld by the Planning Inspector however he did not consider that the development of the site would compromise the wider broad allocation. To note, the application did not include a S106 as the applicant did not want to incur abortive costs given that it was likely that the LPA was not willing to support the application however there was no dispute that the contributions were necessary.

The site has already been allocated under the 2014 Local Plan under policy LP8 Wisbech. The area benefits from a 'Broad Concept Plan' demonstrating that the site is capable of development. There have been no significant changes to the site or surroundings since the allocation of the land or the adoption of the Broad Concept Plan.

The appeal decision includes that the access to the site would compromise the character of Stow Lane however it does not state that the site cannot be developed in isolation from the Broad Location for Growth. The applicant maintains that the access would cause no harm to the character of Stow Lane.

7.(ii) Planning History Search

F/YR18/0159/O: Erection of up to 28no dwellings (outline application with matters committed in ... (Refuse) |

F/YR19/0199/SCOP: Scoping Opinion - Residential development with associated public open space, inf... (Further Details Required)

Transport

| | | |
|---|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | B |
| 8b. Transport team comments: | Suitable access, footways and cycleway connectivity need to be provided. | |
| 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: | Bush Lane; The College of West Anglia; Kingswood Park; Seventh Avenue; Queen Elizabeth Drive; Orchard House | |
| 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: | Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice; Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Morrisons, 46 Elm High Street, Wisbech PE14 ODQ | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School

11d.(iv) Primary schs 10-15 min walk: Clarkson Infants School; St Peter's CofE Aided Junior School

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

11e.(i) Prox to secondary school: **Less than 10 min walk (< 800m)**

B

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

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

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

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

11f.(i) Proximity to employment: **Less than 15 min walk (< 1,200m)**

C

11f.(ii) Emp area in 5 min walk:

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

11f.(iv) Emp area 10-15 min walk: South-west Wisbech; Wisbech Town Centre

11f.(v) Emp area 15-20 min walk: River Nene frontage, Wisbech

12a.(i) Primary school catchment: Nene Infant & Nursery School & Ramnoth Junior School

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

A

12b. Pri school capacity comments: Nene Infant & Nursery School is an Academy and has an age range of 4-7 years. The school has a PAN of 90 and total capacity of 360. Ramnoth Junior School is an Academy and has an age range of 7-11 years. The school has a PAN of 90 and total capacity of 270. The combined school capacity is 630. In 2020/2021 there were 386 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 430 in 2027/2028.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 1047 (DEPOT); 3026 (REFUSE/SLAG HEAP)

14b. Env Health Officer comments: F/YR18/0159/O - EH officer no objections

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

E

15b. ALC percentage site area GRADE 1: 67.84% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 32.16%

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:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 11:50:00

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

1b. Describe accessibility of site: Access could be gained by cyclists and pedestrians but not motor vehicles. Quaker Lane is very narrow and access problematic. Stow Lane is a narrow public right away and adversely impact on area .

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

2b. Describe neighbouring uses: To a degree. Dwellings to the northwest. Disused railway to the South, with tree belt. Open fields to the East.

3. Describe topography and lanscape: Flat arable land.

4. Describe layout, form, street pattern: Edge of town location is served by a series of cul de sacs in the vicinity.

5. Describe building types and features: Mix of two Storey and single Storey. Mainly 2 Storey next to site. Mainly detached.

6. Describe site's boundaries: Hedgerow with some mature trees to the West. Former allotments and dis used railway with tree cover. Drained to the East and South.

7. Describe features / constraints: Stow Lane is an attractive quiet Lane for cyclists and walkers [well used]. Former Cemetery land? Lack of access.

8. Describe views, sight lines or vistas: Generally an enclosed site farm forming a small part of a much larger field system. But very visible from the East.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

The site is adjacent to the main built up part of the town and residential development would be in keeping with this, although there would be encroachment into open countryside.

19a. Character + Place Score:

Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

D**19b. Justification:**

On its own the site would have an adverse impact on the character of the area. Access is problematic and not achievable without third party land involved.

19c. Key considerations for policy:

Within existing local plan 2014 allocation .
Part of an approved BCP area.
Access.
Impact on Stow Lane and Quaker Lane.
Impact on character of the area.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – inadequate access
This council notes the Local Planning Authority's consistent approach to reject proposals but the development; this approach should be continued

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

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

Site has recently been refused planning permission and appeal dismissed. Inspector found that the proposal would 'harmfully alter the character and nature of' the Stow Lane area.

Major Criteria

| | | | | | |
|---|---|--|----|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 36.92% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 63.08% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | F/YR19/0944/O | | | |
| | F/YR18/0120/O - Erect up to 33no dwellings (outline application with matters committed in respect of access) – Refuse – 05.06.2019 | | | |
| | F/YR10/0062/F – Erection of a 2-half storey 4-bed detached house with detached double garage involving demolition of existing dwelling, at 113 Sutton Road – Grant 19.03.2010 | | | |
| | Planning permission has not been secured since the adoption of the 2014 Local Plan because previous application F/YR18/0120/O was refused due to failure to satisfy the Sequential (and Exception) Test as set out in the NPPF. A revised planning application to overcome these reasons for refusal is currently being considered under F/YR19/0944/O. | | | |
| 7.(ii) Planning History Search | F/YR12/0216/F: Erection of a 2-storey rear extension to existing dwelling... (Grant) F/YR18/0120/O: Erect up to 33no dwellings (outline application with matters committed in respec... (Refuse) F/YR10/0062/F: Erection of a 2-half storey 4-bed detached house with detached double garage inv... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility | | | |
| 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: | Peatlings Lane | |
| 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: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |

| | | |
|-------------------------------------|--|---|
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | F/YR19/0944/O: Unsuspected contamination advised. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

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

16c.(i) Highest quality habitats:

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

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

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

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

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

No wildlife concerns

16e. Wildlife Officer comments:

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

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

Heritage

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

| | |
|-------------------------------------|--|
| 18a.(ii) CA intersects site: | |
|-------------------------------------|--|

| | |
|----------------------------------|------------------------------|
| 18a.(iii) CA within 500m: | Leverington 1, Leverington 2 |
|----------------------------------|------------------------------|

| | | |
|---|-------------------------------------|----------|
| 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: | LEVERINGTON HALL; RONSVILL |
|--|----------------------------|

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

| | |
|---|--|
| 18c.(ii) Sched Mnmt intersects site: | |
|---|--|

| | |
|--|--|
| 18c.(iii) Sched Mnmt within 500m: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech |
|--|--|

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

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

| | | |
|---|---|----------|
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
|---|---|----------|

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

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

| | | |
|--|---|----------|
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
|--|---|----------|

| | |
|--------------------------------------|--|
| 18e.(ii) HAR intersects site: | |
|--------------------------------------|--|

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

| | |
|--|---|
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780 |
|--|---|

| | |
|-----------------------------------|--|
| 18g. Archaeology comments: | |
|-----------------------------------|--|

Site Visit

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

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

1b. Describe accessibility of site: Footpath exists along busy A1101 but not sufficient for cycle Lane.

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

2b. Describe neighbouring uses: Dwellings to the South and East. Open countryside to the West. Commercial premises beyond open fields to the North.

3. Describe topography and lanscape: Flat and open.

4. Describe layout, form, street pattern: Linear development along A1101 to the East. Cul-de-sac development to the South.

5. Describe building types and features: Mainly two Storey to the East and single Storey to the South. None on site.

6. Describe site's boundaries: Open to the North and West. Mixer fences and hedgerows and trees to the eastern South.

7. Describe features / constraints: Proximity to Roman bank SME and Leverington church.

8. Describe views, sight lines or vistas: Would be visible from the West especially.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Somewhat negative

9d. Justification: Site provides a natural infill to the existing built form of the town, with little impact on open countryside. However would be close to the SAM and might impact on setting of Leverington church.

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

19b. Justification: The site relates acceptably to the existing built form and the impact on the countryside would be minimal. However would potentially impact on heritage assets and the sustainable transport infrastructure is poor. Some distance from services.

19c. Key considerations for policy:

- Relationship to built form
- Impact on countryside
- Impact on heritage assets
- Proximity to services
- Sustainable transport infrastructure

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. Site relates poorly to the built form and would adversely impact on open character of countryside. Potential adverse impacts on heritage assets.

Major Criteria

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

Strategy and History

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

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|---|---|
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 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: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged | |

pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 1047 (DEPOT)

14b. Env Health Officer comments: Site proposed on Nursery which may be a source of contamination, Phase 1 may be required to determine extent of any contamination from aforementioned use. Demolition of existing structures may give rise to contamination.

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

| | | | | | |
|----------------------------|----|---------------------------|----|---------------------------------------|-----|
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: | Yes |

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

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

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site **B**

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:15:00

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

1b. Describe accessibility of site: A narrow access currently serves the nursery site. Unclear how this can be widened for significant residential development. Some distance from the town.

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

2b. Describe neighbouring uses: Dwellings to the South. Open field to the East, caravan club and dwelling to the West, remaining part of nursery to the North.

3. Describe topography and lanscape: Flat area of land currently used as part of a nursery.

4. Describe layout, form, street pattern: Barton Rd is a busy B road providing access to the West side of Wisbech from the surrounding area.

5. Describe building types and features: Mainly two Storey along Barton Rd. Single Storey structures [green houses etc] on the site.

6. Describe site's boundaries: Hedgerows to East, North and South with some mature trees.

7. Describe features / constraints: Narrow access. Caravan club to the West.

8. Describe views, sight lines or vistas: Due to existing dwellings and location unlikely to be very visible from Barton Rd.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Development would result in an incongruous feature protruding into open countryside away from the main built form of the town.

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

19b. Justification: The elongated form of the site would result in an adverse impact on the character of the countryside and built form in this location. Access problematic due to the existing narrow width near Barton Rd . Would effectively be back land development.

19c. Key considerations for policy: Within broad location for growth area in Fenland Local Plan 2014.
Impact on countryside.
Impact on built form.
Access.
Impact on adjacent business [caravan club] and amenity of existing residents.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – overdevelopment of the site and inadequate access

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments Site relates poorly to the built form and would adversely impact on open character of countryside.
Development would result in loss of land in employment / commercial use.
Poor access to services

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 12.72% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 87.28% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|--|-------------------------------|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road | | | |

| | | |
|--|---|---|
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 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: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL | |
| 11c.(v) Shops 15-20 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Elm Road Primary School; The Nene Infant & Nursery School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |

| | | |
|--|--|----------|
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site proposed on Nursery which may be a source of contamination, Phase 1 may be required to determine extent of any contamination from aforementioned use. Demolition of existing structures may give rise to contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|--|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

E

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

A

Heritage

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

D

18a.(ii) CA intersects site:

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

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: STABLES NOW A JOINERY; SIBALDS HOLME; PART OF ELGOODS BREWERY; 4, 6 AND 8, BARTON ROAD; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; ALBION VILLA; STABLE BLOCK TO NORTH OF NUMBER 69; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72

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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:45:00

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

1b. Describe accessibility of site: There is no footway on south side of Barton Road. Continued footway unlikely to be provided on South side of Barton Rd, but footway exists on North side.

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

2b. Describe neighbouring uses: Mobile Home Park to the West, dwellings to South [on South side of Magazine Lane] and to the North [North side of Barton Rd]. Recreation ground to the East .

3. Describe topography and lanscape: Flat area of land used as a horticultural nursery but with substantial grassed areas.

4. Describe layout, form, street pattern: Barton Rd is a busy access Rd serving the western side of Wisbech.

5. Describe building types and features: Commercial buildings- mainly single Storey, relating to the nursery on site. Mix of single Storey and two Storey detached in the vicinity.

6. Describe site's boundaries: Mix of fences and hedges- especially on the West and South sides. Attractive mature trees on site frontage [North] and mature tree belt on eastern side adjacent to recreation ground.

7. Describe features / constraints: Mature trees on North and eastern boundary and on North part of site.

8. Describe views, sight lines or vistas: Generally an enclosed site not easily visible from surrounding vantage points.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: The site is located within a predominantly residential area which should not adversely impact on the open countryside or the street scene.

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

19b. Justification: Whilst the site relates acceptably to the surrounding built form and countryside, there is no continual footway along the southern side of Barton Rd and there may be some impact on mature trees. Access would need to be upgraded .

19c. Key considerations for policy:
 Impact on built form
 Impact on mature trees and by diversity impact on countryside
 Loss of commercial business
 Access
 Within a broad location for growth in Fenland local plan 2014
 Need to extend recreation ground?

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Oppose – overdevelopment of the site

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. Development would result in loss of land in employment/commercial uses.

Poor relationship to built form.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 1 | | | B |
| 3a.(ii) Site area in FZ1: | 96.06% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 3.94% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR15/0987/F: Erection of a single-storey side extension to existing dwelling... (Grant) F/YR16/0429/F: Erection of a single-storey side extension to existing dwelling... (Grant) F/YR13/0743/F: Replacement of existing timber glazed windows and double doors with timber bi-fo... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|--------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 10 min walk (< 800m) | | | B |
|---|--------------------------------|--|--|----------|

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | | |
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|--|
| 14a.(i) Prox pot. contaminated land: | Site within 50m of potentially contaminated land D |
| 14a.(ii) Intersects landfill for DI: | |
| 14a.(iii) Landfill for DI 0-50m: | |
| 14a.(iv) Landfill for DI 50-100m: | |
| 14a.(v) Landfill for DI 100-250m: | |
| 14a.(vi) Intersects Site for DI: | |
| 14a.(vii) Sites for DI 0-50m: | 1047 (DEPOT) |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | |
| 14b. Env Health Officer comments: | Site is bordered by former railway which may be a source of contamination. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% |

Natural Environment

| | |
|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site C |
| 16a.(iii) Site intersects CWS: | |
| 16a.(iv) CWS within 500m: | River Nene |
| 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) within 500.1 – 1000m of site | | | | C |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18b.(ii) Listed Building on site: | | | | | |
| 18b.(iii) LB within 500m of site: | | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 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: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | | | | | |
| 18f. Conservation Officer comments: | | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:00:00

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

1b. Describe accessibility of site: Theoretically a new access should be able to be provided from Barton Rd.

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

2b. Describe neighbouring uses: *There is some residential development to the North but predominantly the site is surrounded by open countryside including orchards, especially towards the East.*

3. Describe topography and lanscape: *Flat, open arable field in a reversed L shape which also incorporates part of the former disused railway line.*

4. Describe layout, form, street pattern: *Barton Rd is a busy main access road into Wisbech serving the surrounding area to the West. Cox's Lane is a very narrow rural Lane.*

5. Describe building types and features: *None on site. Generally 2 Storey detached in vicinity.*

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

7. Describe features / constraints: *None obvious on site. However the site has the potential to contribute to the wider transport network of West Wisbech.*

8. Describe views, sight lines or vistas: *Site would be visible from Barton Rd to the North.*

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

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

9c. Historic features: *Neutral*

9d. Justification: *Due to its elongated L shape the site would relate poorly to the existing built form and have an adverse impact on the wider landscape.*

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

E

19b. Justification: Development of the site would result in a significant intrusion into open countryside and relate poorly to the existing built form of the town.

19c. Key considerations for policy: Within the broad location for growth of the Fenland local plan 2014. Impact on built form and open countryside character. Access may be required for transport infrastructure for wider West Wisbech development.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support but too many houses proposed for the site

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

Recommendation

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

D

20b. Comments Site relates poorly to the built form, extending significantly into the open countryside. Development would adversely impact on open character of the landscape.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 8% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR13/0627/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) F/YR14/0808/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|---|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Leverington Road; Harecroft Road; Peckover School; Summerfield Close; | | | |

Dawbarn & Sons Ltd

| | | |
|--|---|----------|
| 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: | North Brink Practice; Clarkson Surgery | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11c.(iv) Shops 10-15 min walk: | Pasionik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(v) Shops 15-20 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Elm Road Primary School; Leverington Primary Academy; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; River Nene frontage, Wisbech; Wisbech Town Centre | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|--|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 3570 (STATION); 1229 (DISUSED STATION) |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | 319 (BREWERY); 2647 (NURSERY) |
| 14b. Env Health Officer comments: | Agricultural use may be a source of contamination. Phase 1 may be required to determine the extent of any contamination from the aforementioned use. |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land A |
| 15b. ALC percentage site area | GRADE 1: 22.02% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 77.98% |

Natural Environment

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

Likely unsuitable

| | | | | | |
|--------------------------------------|--|-----------------------------|-----|--|-----|
| 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: | No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |
| 16d.(ii) Requirements to consult NE: | NULL | | | | |
| 16e. Wildlife Officer comments: | | | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | | | A |

Heritage

| | | | | | |
|--------------------------------------|---|--|--|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | | | | D |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | Wisbech, Leverington 2 | | | | |
| 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: | LEVERINGTON CEMETERY CHAPEL | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18c.(ii) Sched Mnmt intersects site: | | | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | | | | |
| 18c.(v) Sched Mnmt 1-2km: | Cherry Tree Hill round barrow | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500m of site | | | | D |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | Wisbech (Conservation area - 5155) | | | | |
| 18f. Conservation Officer comments: | | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 13:15:00

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

1b. Describe accessibility of site: A very narrow access serving and number of dwellings and businesses.

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

2b. Describe neighbouring uses: Potentially, as there are dwellings to the North and East. Open field to the West and mature/ semi mature Woodland with open elements to the South.

3. Describe topography and lanscape: Generally flat with the area subdivided into a number of gardens and paddock areas as well as curtilage of businesses and dwellings. Mature tree belts on site.

4. Describe layout, form, street pattern: Harecroft Rd is a busy through Rd serving the western side of Wisbech . Cul de sac development in the vicinity

5. Describe building types and features: Predominantly single Storey in vicinity

6. Describe site's boundaries: Mix of hedgerows, trees and fencing.

7. Describe features / constraints: Very restricted access. Care would be required to retain mature tree belts in and around the site.

8. Describe views, sight lines or vistas: Unlikely to be visible from many vantage points around the site. Generally enclosed.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site would relate acceptably to the built form and would likely have a relatively limited impact on the wider 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: Although both the impact on the built form and countryside would be acceptable, the very narrow access means that it would not be a suitable site for development.

19c. Key considerations for policy: Within the broad location for growth of the Fenland local plan 2014.
Narrow access
Potential impact on mature trees and biodiversity.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support

(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. Access potentially constrained.

Major Criteria

| | | | | | |
|---|---|--|----|--|----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 9% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR18/0159/O: Erection of up to 28no dwellings (outline application with matters committed in ... (Refuse) F/YR19/0199/SCOP: Scoping Opinion - Residential development with associated public open space, inf... (Further Details Required) F/YR17/0341/O: Development of 229 Park Homes, communal zone to comprise a swimming pool and ass... (Withdrawn) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Accesses required for Sandys Lane and Orchard Drive. Footway/cycleway connectivity required. TA required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | Opportunities to connect to nearby PROW within the site boundary | | | C |
| 10b. PROW Team comments: | Wisbech Public Footpath No. 4 runs through the site and Wisbech Public Byway No. 14 runs along the western boundary. | | | |

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: | Bush Lane; Seventh Avenue | |
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice; Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 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: | Ramnoth Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; Elm Road Primary School; The Nene Infant & Nursery School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 15 min walk (< 1,200m) | C |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | Thomas Clarkson Academy | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |

| | | |
|-------------------------------------|---|---|
| 12a.(i) Primary school catchment | Nene Infant & Nursery School & Ramnoth Junior School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Nene Infant & Nursery School is an Academy and has an age range of 4-7 years. The school has a PAN of 90 and total capacity of 360. Ramnoth Junior School is an Academy and has an age range of 7-11 years. The school has a PAN of 90 and total capacity of 270. The combined school capacity is 630. In 2020/2021 there were 386 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 430 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 91.19% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 8.81% | |

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: | River Nene | |

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats: Woodland,Broadleaved,Plantation,(orchard)

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

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

A

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

16e. Wildlife Officer comments:

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

E

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

E

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 11:45:00

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

1b. Describe accessibility of site: Potentially yes. Sandy Lane to the North is a potential access point. Transport infrastructure upgrades likely to be needed.

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

2b. Describe neighbouring uses: Residential development to the West [mainly] and open field. Open on all other sides. Disused rail [including mature planting] to the South. Stow Lane, a public right of way, to the West.

3. Describe topography and lanscape: Mix of arable fields, former orchards and conifer plantation.

4. Describe layout, form, street pattern: Sandy Lane provides our local rural link to the A47 trunk Rd. Cul-de-sacs and residential streets to the West.

5. Describe building types and features: A mix of two Storey and single Storey close to the site- all relatively modern.

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

7. Describe features / constraints: Public right of way crosses site in East West direction. Former Orchard has high habitat biodiversity value.

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Whilst partly adjacent to the built form, it would protrude into open countryside in a relatively inconsistent and piecemeal way. The loss of the Orchard with its biodiversity value would have a negative impact on the landscape.

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 loss of the mature Orchard, an informal recreation facility, would be detrimental to the character of the area and amenity. Upgrades of the local transport infrastructure and impact on streets to the West [and amenity of residents] would need to be assessed.

19c. Key considerations for policy: Part of allocation in local plan 2014.
Part of approved BCP.
Access and impact on streets and neighbouring residents.
Loss of biodiversity.
Piecemeal development.
Loss of recreation facility.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support in principle but proposed number of dwellings is excessive, max of 100 is suggested by Wisbech Town Council

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

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Potentially unsuitable | D |
| 20b. Comments | The site submission represents part of the Local Plan 2014's East Wisbech Broad Location for Growth (40001), which has made little progress toward development phase. As an isolated development, the site would protrude into open countryside in a relatively inconsistent and piecemeal way. The loss of the Orchard would likely have a negative impact on biodiversity value and landscape. | |

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 14% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D |
| 8b. Transport team comments: | Suitable access in to Kinderley Road required with suitable visibility. Waterlees Road is single track and would required significant mitigation works if development has access onto this road. Footway/cycleway connections required. TS required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Cherry Road; Tinker's Drove; Tinkers Drove | |
| 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: | Clarkson Surgery | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Orchards Church of England Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Orchards CofE Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Orchards CofE Academy has an age range of 2-11 years. The school has a PAN of | |

90 and total capacity of 630. In 2020/2021 there were 661 primary aged pupils living in the catchment area. Forecasts show a slight downward trajectory to 620 in 2027/2028.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: Site located on potentially contaminated land

E

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI: 2647 (NURSERY)

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

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

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

14b. Env Health Officer comments: Site of former nursery. Phase 1 may be required to determine extent of any contamination from previous use.

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

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

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

| | | | | | |
|--------------------------------------|--|---------------------------|----|---------------------------------------|----|
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: | No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |
| 16d.(ii) Requirements to consult NE: | | | | | |
| 16e. Wildlife Officer comments: | | | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | | | A |
| Heritage | | | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18b.(ii) Listed Building on site: | | | | | |
| 18b.(iii) LB within 500m of site: | | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18c.(ii) Sched Mnmt intersects site: | | | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | | | | |
| 18c.(v) Sched Mnmt 1-2km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | | | | | |
| 18f. Conservation Officer comments: | | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 10:30:00

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

1b. Describe accessibility of site: Adjacent Rd is a small country Lane. No footpath. Unclear how access will be achieved to the site - part of the present hedge would need to be removed.

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

2b. Describe neighbouring uses: There are residential dwellings to the South and some along the Lane to the East

3. Describe topography and lanscape: Flat arable field. An enclosed agricultural field with a strong countryside character.

4. Describe layout, form, street pattern: Narrow country Lane leading to/ from a predominantly residential area in the North of the town.

5. Describe building types and features: Mainly 2 Storey , relatively modern to the South.

6. Describe site's boundaries: Hedgerow with some mature trees along Lane. Open field to the northwest. Fences hedges and trees to the South.

7. Describe features / constraints: Rural character of the area. Narrow Lane with no footpath.

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

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Whilst the site is adjacent to the existing built form, there is a stark transition from urban to rural in this location and development would adversely impact the countryside landscape at this location.

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

D

19b. Justification: The site sits just within the Fenland District Council boundary adjacent the town, but the countryside character of the rural Lane would be adversely affected by new development. The Lane would had needs to be upgraded significantly to serve new development, which would also impact on the rural character

19c. Key considerations for policy: Relationships built form.
Impact on countryside.
Lack of available infrastructure and costs.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Oppose - overdevelopment of site and inadequate access

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

Recommendation

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

E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk.Site relates poorly to the built form and would adversely impact on open character of countryside.Access is constrained, requiring major infrastructure and/or third party land.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 27.76% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 72.24% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): 6% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR16/0154/TRTPO: Felling of 2 Beech and 1 Hybrid Black Poplar and works to 1 Beech covered by TPO... (Grant) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | Opportunities to connect to nearby PRoWs outside the site boundary | | | D |
| 10b. PROW Team comments: | Potential to connect into Levington Public Footpath No. 3 & 14 | | | |

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: | Peatlings Lane; Sutton Road | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Less than 20 min walk (< 1,600m) | D |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice; Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Leverington Primary Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | South-west Wisbech; Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

Likely unsuitable

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

Land Quality

| | | |
|--|---|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Demolition of existing structures may be a source of contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 92.28% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 7.72% | |

Natural Environment

| | | |
|---|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| | Leverington Gull | |
| 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: | Yes | 16c.(ix) Woodland Buffer: Yes |
| | | 16c.(x) Woodland Stepping Stone Opp: Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |

| | | |
|--------------------------------------|--|---|
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | No wildlife concerns | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | TPO area on site | E |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Leverington 1, Leverington 2 | |
| 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: | LEVERINGTON HALL; LANCEWOOD; BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; MALVERN HOUSE ROSEVILLE WESTWOOD; RONSVILL; REED COTTAGE THATCHED COTTAGE; Church of St Leonard; WAR MEMORIAL IN CEMETERY; LEVERINGTON HOUSE; DOVECOTE, REAR OF BEACHWOOD | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | This site abuts the Scheduled Monument that is Roman Bank. There are questions about this suitability of this site for development given its juxtaposition with the Scheduled Monument. Regard should be given to the inspectors decision under F/YR18/0573/O which gave great weight to the setting of Roman Bank. Consideration of setting of scheduled monuments 1006887 and 1006781 and listed buildings 1125948, 1160980 and 1125949 | |
| 18g. Archaeology comments: | Immediately adjacent to scheduled monument Roman Bank (NHLE 1006887 Ancient sea defence called Roman Bank [actually a Saxon sea defence]). Development in this area must include a suitable non-development buffer and | |

interpretation of the earthwork of the Saxon sea defence.

Site Visit

Date / Time of Site Visit: 30/06/2020 12:40:00

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

1b. Describe accessibility of site: Site requires removal of bungalow, this would allow access from Glendon Gardens .

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

2b. Describe neighbouring uses: Dwellings to the East. Open countryside to the North and West. S am to the West.

3. Describe topography and lanscape: Flat arable land.

4. Describe layout, form, street pattern: Cul de sac development the East.

5. Describe building types and features: Single Storey modern bungalow development.

6. Describe site's boundaries: Fences and hedges to the East . Trees and embanked SM to the West and South. Open to the North.

7. Describe features / constraints: Power line crosses site. Scheduled monument to the West.

8. Describe views, sight lines or vistas: Quite enclosed due to embankment and to the West and bungalows to the East. But open to the North.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Negative

9d. Justification: Site would be adjacent to existing built form to the East, but would have an adverse impact on the open countryside character. Would also significantly impact the setting of the scheduled monument.

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

E

19b. Justification: Whilst adjacent to the built form, it's proximity to the scheduled monument would mean that its setting was significantly adversely affected to the detriment of its character and wider area.

19c. Key considerations for policy: Relationship to built form.
Line impact on countryside.
Impact on Scheduled monument .
Access.
Proximity to key services.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site has a poor relationship to the built form and would have an adverse visual impact on the open countryside. Immediately adjacent to scheduled monument Roman Bank.

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 9% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required along Barton Road. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|--|-------------------------------|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery; Trinity Surgery | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 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: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |

| | | |
|-------------------------------------|--|----------|
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located on potentially contaminated land | E |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | 1047 (DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site of former depot. Phase 1 may be required to determine extent of any contamination from previous use. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | No | |

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

17.(ii) TPO area: TPO area within 15m of the site

C

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:35:00

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

| | |
|--|---|
| 1b. Describe accessibility of site: | <i>In theory could be reached by all modes but is some distance from the town. And narrow access [field access] to the East side of dwelling on frontage.</i> |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | <i>Yes</i> |
| 2b. Describe neighbouring uses: | <i>Dwelling to the South [front]. Open fields on all other sides.</i> |
| 3. Describe topography and lanscape: | <i>Part of flat, elongated arable field with northern boundary following original line of the now disused railway. Similar field patterns to the East and West.</i> |
| 4. Describe layout, form, street pattern: | <i>Barton Rd is a busy B road providing access to Wisbech from surrounding countryside to the West.</i> |
| 5. Describe building types and features: | <i>None on site. Bungalow on Barton Rd frontage.</i> |
| 6. Describe site's boundaries: | <i>Drains to East and West. Open to East and North. Tree/ hedgerow belt on western side.</i> |
| 7. Describe features / constraints: | <i>Access is narrow. Protrusion into open countryside.</i> |
| 8. Describe views, sight lines or vistas: | <i>Would be visible from the South East</i> |
| 9a. Relationship to built form: | <i>Somewhat negative</i> |
| 9b. Visual impact on wider landscape: | <i>Somewhat negative</i> |
| 9c. Historic features: | <i>Neutral</i> |
| 9d. Justification: | <i>Site would relate poorly to the existing built form and protrude in an incongruous manner into open countryside.</i> |

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: Decided some distance from the main philtre part of Wisbech and a form of the site would result in an adverse impact on the open countryside. Would contribute to existing sporadic development in the area. Access appears problematic.

19c. Key considerations for policy: Access
Relationships built form
Impact on countryside
Within existing broad location for growth in the Fenland local plan 2014.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support

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

Recommendation

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

E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. The site has a poor relationship to the built form and would have an adverse visual impact on the open countryside.

Major Criteria

| | | | | |
|---|---|--|--------|---|
| 1. Site Availability | Availability unknown | | | N/a |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 6.84% | 3a.(iii) Site area in FZ2: | 39.57% | 3a.(iv) Site area in FZ3: 53.59% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): 6% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | | | | |
| 4.(ii) Intersects HSE Consultation Dist: | Middle zone (HL Hutchinson Ltd); Outer zone (HL Hutchinson Ltd) | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to plannin... (Withdrawn) F/YR16/3048/COND: Details reserved by conditions 4, 9 and 13 of planning permission F/YR13/0157/F ... (Approve) F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or... (Grant) F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning perm... (Grant) F/YR12/0724/F: Erection of a 3-storey 7-bed dwelling with balcony and refurbished detached outb... (Refuse) F/YR15/3111/COND: Details reserved by condition 3 of planning permission F/YR13/0157/F (Erection o... (Approve) F/YR19/0526/PNC04: Change of use from agricultural building to 1no dwelling (2-storey 5-bed dwellin... (Prior Approval Refused) F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/... (Approve) F/YR13/0157/F: Erection of a 3-storey 6/7-bed dwelling with balcony and refurbished detached ou... (Grant) F/YR17/0945/PNC04: Change of use of 2no agricultural buildings to 2 x 4-bed dwellings (Class Q (a) ... (Prior Approval Refused) F/YR19/0933/PNC04: Change of use from agricultural building to 1no dwelling (2-storey 5-bed dwellin... (Prior Approval Refused) F/YR19/0105/PNC04: Change of use from agricultural building to a 2-storey 5-bed dwelling (Class Q (... (Prior Approval Refused) F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to plannin... (Withdrawn) F/YR10/0856/F: Erection of first-floor side and single-storey rear extensions to existing dwell... (Grant) F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or... (Grant) F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning perm... (Grant) F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/... (Approve) F/YR11/0433/F: Erection of an Ophthalmic Eye Clinic with new access and associated parking... (Grant)</p> | | | |

Transport

| | | |
|---|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Suitable accesses required with Cromwell Road. TA required. Capacity issues are likely along Cromwell Road. Mitigation costs could make developments unviable. | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | E |
| 10b. PROW Team comments: | | |

Access to Services

| | | |
|---|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Anglia Community Eye Services forecourt; Tesco | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 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: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |
| Land Quality | | |
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 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: | Woodland,Broadleaved,Plantation,(orchard) | |
| 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: | Yes | |
| 16c.(ix) Woodland Buffer: | Yes | |
| 16c.(x) Woodland Stepping Stone Opp: | Yes | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 1.01km – 2km of site | B |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 1.01km – 2km of site | B |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 10:05:00

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

1b. Describe accessibility of site: Potentially from the be 198 or South brink. Infrastructure upgrades needed.

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

2b. Describe neighbouring uses: A47 and open fields to the South and East. River Nene and fields to the West. Lane and mature Orchard to the North. Commercial buildings to the East. Farm shop and smallholding to the South. Vacant Lane and car dealership [Vauxhall] to the North.

3. Describe topography and lanscape: Generally flat area of land sloping upwards to the West. Used for arable farming, And mature Orchard- not currently farmed but with significant amenity and biodiversity value
Northern parcel covered extensively by a mix of mature and semi mature trees and hedgerows.

4. Describe layout, form, street pattern: Adjacent to the busy A47 trunk Rd and quieter lanes to the North and West. Busy B198 to the East. Quiet lanes to the West and South.

5. Describe building types and features: None on site. Farm buildings adjacent to the West. Mix of single Storey and two Storey.

6. Describe site's boundaries: Generally open with some mature trees and lengths of hedgerows on boundaries. Part of mature Orchard. Northern parcel includes hedgerows of varying maturity which include a substantial number of mature trees.

7. Describe features / constraints: Proximity to River Nene to the West [flood risk]. Proximity to A47 South and East [noise issues].
Number veteran and mature trees on the site with significant biodiversity value.

8. Describe views, sight lines or vistas: A prominent site which would be very visible from surrounding public viewpoints, East, South and West, especially if mature trees and hedgerows were removed.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is in open countryside location essentially removed from the existing built up form of the town. It would be prominent in the wider landscape and abnormally effect the morphology of the town. Development would have a negative impact on the landscape.

Likely unsuitable

There is built development in the area but the mature trees and planting on site contribute to the streetscape / landscape which could be adversely affected.

| | | |
|--|---|----------|
| 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: | <p>Development would be removed from the main part of the town and have an adverse impact on the character of the open countryside in this location. Issues of noise , flooding would need to be resolved.</p> <p>Development would result in loss of a mature Orchard with a significant number of older trees with likely higher biodiversity value, which also contributes to the visual character and immunity of the area.</p> <p>The loss of other mature trees and hedgerows would have significant adverse impact on visual amenity, biodiversity and the character of the area in this prominent location.</p> | |
| 19c. Key considerations for policy: | <p>Located within broad location for growth in Fenland local plan 2014</p> <p>Location and impact on built form.</p> <p>Impact on countryside.</p> <p>Impact on character of area in prominent gateway / entrance location.</p> <p>Proximity to River Nene.</p> <p>Noise and flood risk.</p> <p>Loss of mature trees</p> <p>Route of western relief Rd passes through site potentially.</p> | |

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support

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

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | <p>The site consists of three parcels of land. For residential uses the site is likely unsuitable due to incompatibility with national planning policies for managing flood risk. The site was also put forward for a range of possible non-residential uses. The two northern parcels intersect the South Wisbech broad location for growth (see 40002), as identified by the Local Plan 2014. The southern parcel, would likely have an adverse impact on the character of the open countryside in this location.</p> | |

Major Criteria

| | | | | | |
|--|---|---|-------|-----------------------------------|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 15.13% | 3a.(iii) Site area in FZ2: | 6.84% | 3a.(iv) Site area in FZ3: | 78.03% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|----------------------------------|----------------|--|--|---|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | | | | |

Transport

| | | | | |
|----------------------------------|--|--|--|---|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D |
| 8b. Transport team comments: | Site should come forward with West masterplan. Currently a rural site that required length footway and access road connections. TA required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | May's Lane; Foot Bridge | |
| 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: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(v) Shops 15-20 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 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: | Leverington Primary Academy; Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | South-west Wisbech; River Nene frontage, Wisbech; Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | Beechwood Yard, Gorefield | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|---|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 650 (MILL) |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | |
| 14b. Env Health Officer comments: | Site intersects an contaminated in which the source is unknown, further investigation may be required. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% |

Natural Environment

| | |
|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site C |
| 16a.(iii) Site intersects CWS: | |
| 16a.(iv) CWS within 500m: | River Nene |
| 16a.(v) CWS 500m - 1km: | River Nene |
| 16a.(vi) CWS 1-2km | |
| 16b. Record of protected species on site: | Yes |

| | | |
|--|--|--|
| 16c.(i) Highest quality habitats: | Woodland,Broadleaved,Plantation,(orchard) | |
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No |
| 16c.(viii) Exstg Woodland: | Yes | 16c.(ix) Woodland Buffer: Yes |
| 16c.(iv) Grassland Stepping Stone Opp: | Yes | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(x) Woodland Stepping Stone Opp: | Yes | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Leverington 2 | |
| 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: | PEPPERMINT HALL; COACH HOUSE AND STABLES WEST OF FENCROFT; FENCROFT; WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL; HALLCROFT; DOVECOTE, REAR OF BEACHWOOD | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Rabbit Hill round barrow | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(v) Sched Mnmt 1-2km: | Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500.1 – 1000m of site | C |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500.1 – 1000m of site | C |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | The Leverington Conservation Area and a number of listed buildings are affected by this site. Due regard will need to be given to these heritage factors and constraints in identifying this site as being suitable for development. | |

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:00:00

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

1b. Describe accessibility of site: Significant infrastructure upgrades would be required to allow all forms of travel modes to access the site.

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

2b. Describe neighbouring uses: Generally open countryside on all sides with part of North of site adjacent dwellings in Leverington village settlement.

3. Describe topography and lanscape: Extensive site comprising generally open, flat, arable fields interspersed with drainage ditches.

4. Describe layout, form, street pattern: Gadds Lane is a narrow rural Lane used as a shortcut to Barton Rd. It is a narrow rural public right of way.

5. Describe building types and features: Few, if any buildings on the site. Sporadic buildings and farmsteads are on neighbouring land.

6. Describe site's boundaries: Mixture, but mainly open with ditches and odd lengths of hedgerows and mature trees.

7. Describe features / constraints: Location from significant infrastructure and a need for major infrastructure upgrades.

8. Describe views, sight lines or vistas: Would be very prominent from all sides when viewed from most directions

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is removed from any significant built form and its location and extent would have an adverse impact on the countryside in this location.

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

E

19b. Justification: The western part of the site would relate very poorly to settlement form and have an adverse impact on the landscape character. Similarly the eastern area would relate poorly to the settlement form and countryside, being removed from the built form.

19c. Key considerations for policy: Significant infrastructure needed.
Impact on built forming countryside.
Infrastructure upgrades.
Eastern part of site identified in broad location for growth area in Fenland local plan 2014.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support in principle but significant infrastructure improvements would be needed

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site has a poor relationship to the built form, and development of the site would significantly change the built form which is mainly linear along Leverington Common. Part of the site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014). Development of this scale would lead to adverse visual harm on the open countryside. Residents of the site would have poor access to services. Major works would be required to provide a safe suitable access and may require third party land.

Major Criteria

| | | | | |
|---|---|--|------|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 1 | | | B |
| 3a.(ii) Site area in FZ1: | 72.99% | 3a.(iii) Site area in FZ2: | 6.7% | 3a.(iv) Site area in FZ3: 20.3% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

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

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D |
| 8b. Transport team comments: | Site should come forward with West masterplan. Currently a rural site that required length footway and access road connections. TA required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | Opportunities to connect to nearby PROW within the site boundary | | | C |
| 10b. PROW Team comments: | Wisbech Public Footpath No. 1 runs through the site. | | | |

Access to Services

| | | | | |
|---|--------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 10 min walk (< 800m) | | | B |
|---|--------------------------------|--|--|----------|

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Less than 20 min walk (< 1,600m)

D

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

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

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

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

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: Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

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: Peckover Primary School

11d.(v) Primary schs 15-20 min walk: Leverington 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 15 min walk (< 1,200m)

C

11f.(ii) Emp area in 5 min walk:

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

11f.(iv) Emp area 10-15 min walk: South-west Wisbech; Wisbech Town Centre

11f.(v) Emp area 15-20 min walk: River Nene frontage, Wisbech

| | | |
|--|--|----------|
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 1047 (DEPOT) | |
| 14b. Env Health Officer comments: | Demolition of existing structures may give rise to contamination. Site also includes small holding - agricultural use may require phase 1 to determine extent of contamination from agricultural activities from small holding. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|--|--|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 1.01km – 2km of site | B |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | River Nene | |

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: 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) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km: Cherry Tree Hill round barrow

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

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

C

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:10:00

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

1b. Describe accessibility of site: Significant upgrades along Barton Rd likely to be needed. Some distance from the town.

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, East, South and West, with occasional dwellings and small Holdings/ businesses to the West and South.

3. Describe topography and lanscape: Generally open and flat area of arable fields intersected with drainage ditches, with some mature trees and hedgerow lengths, especially in the centre of the site.

4. Describe layout, form, street pattern: Gadds Lane to the West is a narrow rural Lane. Barton Rd [be Rd] provides access to The West of Wisbech. The Still [running North South] is a narrow public right away.

5. Describe building types and features: Smallholding buildings, including dwelling in South part of the site. Otherwise none. Mixture of single Storey and two Storey on neighbouring land.

6. Describe site's boundaries: Varies - mainly open with ditches. Some hedgerows to the East and South.

7. Describe features / constraints: Public right of way crosses site. Mature Poplar trees line the South of the site and other mature trees

8. Describe views, sight lines or vistas: At prominent site which would be visible especially from the West common North and South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is away from the existing main built form of Wisbech and located predominantly in an open countryside area.

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

D

19b. Justification: If developed in a piecemeal way the site would be some distance from the main built form of Wisbech and would require significant infrastructure upgrades to allow it to be accessed sustainably. It would protrude unacceptably into open countryside him an incongruous way.

19c. Key considerations for policy: Impact on built form and countryside.
Within the broad location for growth area in Fenland local plan 2014.
Proposed site for a new secondary school and special needs school.
Could jeopardise wider development if area includes the western link road.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support, subject to upgrading of Gadds Lane

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Whilst the majority of the site is in Flood Zone 1, a significant portion of the site (approx. 20%) is located in Flood Zone 3 and a further portion (approx. 7%) in Flood Zone 2. The site is remote from the main built area of Wisbech, and would have poor access to services located in the town. Development would be visually intrusive, leading to adverse harm on the countryside landscape.

Major Criteria

| | | | | | |
|---|---|--|-------|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 2.64% | 3a.(iv) Site area in FZ3: | 97.36% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 6% | 3b.(iv) 1 in 1000yr event (area): | 25% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR14/3030/COND: Details reserved by Conditions 2, 3, 5 and 6 of planning permission F/YR14/0014/... (Approve) F/YR14/3029/COND: Details reserved by Conditions 03, 05 and 11 of planning permission F/YR13/0820/... (Approve) F/YR13/0820/F: Erection of 4 x 2-storey 3-bed dwellings involving the formation of a new vehicu... (Grant) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Horse Fair Bus Station; North Street; North End; Kingsley Avenue; Rosmini Centre; Kings Road | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | North Brink Practice | |
| 11b.(iii) Medical srvs 5-10 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 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: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL | |
| 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: | Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | Clarkson Infants School', St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Less than 15 min walk (< 1,200m) | C |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | Thomas Clarkson Academy | |
| 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: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |

| | | |
|-------------------------------------|--|----------|
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 719 (COAL DEPOT) | |
| 14b. Env Health Officer comments: | Demolition of existing structures may give rise to contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

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

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| 16c.(v) Existing Wetland: No | 16c.(vi) Wetland Buffer: No | 16c.(vii) Wetland Stepping Stone Opp: No |
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| 16c.(viii) Exstg Woodland: No | 16c.(ix) Woodland Buffer: No | 16c.(x) Woodland Stepping Stone Opp: No |
|--------------------------------------|-------------------------------------|--|

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

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

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

| | |
|----------------------------------|--------------------|
| 18a.(iii) CA within 500m: | Bowthorpe, Wisbech |
|----------------------------------|--------------------|

| | | |
|---|-------------------------------------|----------|
| 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: | <p>ANGLES THEATRE WORKSHOP; ANGLES THEATRE; STABLES NOW A JOINERY; EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); WAR MEMORIAL, DUKE'S HEAD, MIDLAND BANK; 4, THE CRESCENT; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET, WALL (TO REAR OF NUMBER 12 QUEEN'S HOTEL AND QUEEN'S SCHOOL), 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; THE GARDEN HOUSE; 16-22 SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; OBELISK TO CAPTAIN SHULTZ IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; 1 AND 2, NORTH END; 9 AND 10, NORTH STREET; 12, NORTH STREET; 13 AND 15, NORWICH ROAD; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; FIVE BELLS; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 53 Market Place; 2 and 3 Market Street; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2,</p> |
|--|---|

MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE CRESCENT; 12, THE CRESCENT; 5, ELY PLACE; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; 4, 5 AND 6, LITTLE CHURCH STREET; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; RUTLAND ARMS; POST OFFICE; CLARKSON MEMORIAL; 3, YORK ROW (See details for further address information); CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK; 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; 5 AND 5A, LYNN ROAD; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 AND 7, MARKET STREET; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; FORMER STABLES TO HARECROFT HOUSE; RIVERSIDE TAVERN; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; 3 AND 4, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 15 SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; BAPTIST CHAPEL; PARISH CHURCH OF ST PETER AND PAUL; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; CHEST TOMB IN THE CHURCHYARD TO THE SOUTH EAST OF ST PETER AND PAUL; TOWN BRIDGE; CHEST TOMB TO JOHN BAXTER IN THE CHURCHYARD TO SOUTH EAST OF ST PETER AND PAUL; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; STABLE BLOCK TO NORTH OF NUMBER 69; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; CASTLE LODGE; 44 and 45 Market Place; 54 Market Place; Tallow Court; 7, LITTLE CHURCH STREET; 28, HILL STREET; 1 High Street; 12, HIGH STREET; 1 AND 2, ELY PLACE; 11 AND 12, CHURCH TERRACE; 46 Market Place; 8, 9 AND 10, MARKET STREET; 6, THE CRESCENT; WESLEYAN CHAPEL; 10, THE CRESCENT; 3, ELY PLACE; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 8, NORFOLK STREET; 97 AND 97A, NORFOLK STREET; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 5 Market Place; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 2, UNION PLACE; 10, Union Street; 19, VICTORIA ROAD; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 52, NORTH BRINK; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72; 7, NORTH STREET; FOUR HEADSTONES WEST OF NAVE; 2, YORK ROW (See details for further address information); HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD; 13, CHURCH TERRACE; 2, THE CRESCENT

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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: **Asset(s) within 500m of site**

D

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

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

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

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155), The Museum, Museum Square (Building or structure - 1126669), Parish Church of St Peter and Paul (Place of worship - 1229992)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 12:45:00

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

1b. Describe accessibility of site: Accessible by all modes of transport.

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

2b. Describe neighbouring uses: Residential development to the East, North and South West. Variety of commercial buildings to the North. Town car park to the North West.

3. Describe topography and lanscape: Flat. Former library building now used as a community centre / facility with its own car parking area to the north.

4. Describe layout, form, street pattern: An edge of town centre location with residential streets to the south and North.

5. Describe building types and features: Mainly two Storey with some 3 Storey, development in the vicinity.

6. Describe site's boundaries: Mix of railings, hedges, planting and open.

7. Describe features / constraints: Mature Oak on street frontage. Overlooking from new houses to South East.

8. Describe views, sight lines or vistas: A very prominent site adjacent/ within a town centre location.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification: The development of the site could relate acceptably to the built form and have a positive impact on the street scene if done carefully. Adverse impact on

heritage assets could be avoided.

| | | |
|--|---|----------|
| 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 currently used as a community centre / facility and without any known replacement proposed combat this would adversely impact the health and wellbeing for local community. Loss of car parking would need to be mitigated. | |
| 19c. Key considerations for policy: | Loss of community centre/ facility. Loss of car parking spaces. Health and well being of local people. | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | No |
| (ii) Reasons for support / object: | Oppose strongly – would result in an unacceptable loss of a valuable community asset |
| (iii) Parish Council site ranking (0-10): | 0 |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. Development of the site would result in the loss of a community facility. | |

Major Criteria

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

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR13/2009/CCC: Erection of a 9 classroom teaching block and an extension to the existing kitch... (Deemed consent CCC) F/YR09/0664/F: Erection of 11 dwellings comprising of 4 x 1-bed flats, 2 x 2-bed semi-detached,... (Refuse) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|---|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Sherwood Avenue; Cherry Road; Tinker's Drove; Tinkers Drove; Maison Rouge | | | |

| | | |
|--|--|---|
| 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: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | North Brink Practice | |
| 11c.(i) Proximity to shops: | Less than 15 min walk (< 1,200m) | C |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR | |
| 11c.(v) Shops 15-20 min walk: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Orchards Church of England Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; Peckover Primary School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Orchards CofE Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |

12b. Pri school capacity comments: Orchards CofE Academy has an age range of 2-11 years. The school has a PAN of 90 and total capacity of 630. In 2020/2021 there were 661 primary aged pupils living in the catchment area. Forecasts show a slight downward trajectory to 620 in 2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: Site within 50m of potentially contaminated land

D

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m: 2647 (NURSERY)

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

14a.(ix) Sites for DI 100-250m: 2647 (NURSERY)

14b. Env Health Officer comments:

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

A

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

| | | | | | |
|----------------------------|--|---------------------------|----|---------------------------------------|----------|
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: | No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

Heritage

| | | |
|------------------------------------|---------------------------------------|----------|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | C |
| 18a.(ii) CA intersects site: | | |

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CEMETERY CHAPEL; WALLS AND GATE PIERS TO CEMETERY; CEMETERY COTTAGE

| | | |
|-------------------------------------|--------------------------------------|----------|
| 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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

| | | |
|------------------------------------|--------------------------------------|----------|
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
|------------------------------------|--------------------------------------|----------|

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 10:55:00

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

1b. Describe accessibility of site: Reachable by all modes of transport within this residential part of town.

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

2b. Describe neighbouring uses: Oasis community centre and car park to West. Dwellings to East. School to North.

3. Describe topography and lanscape: Rectangular site is part open grassland and park car park. Grass provides a valuable area of amenity open space but it's not that well you maintained at present.

4. Describe layout, form, street pattern: Residential streets including a mix of cul de sacs and three roofs.

5. Describe building types and features: Mainly bungalows in the immediate vicinity to the East. Generally single Storey adjacent mix of modern and 1960s housing .

6. Describe site's boundaries: Open.

7. Describe features / constraints: Site forms an important soft landscape community feature in the area. Car parking spaces would be lost.

8. Describe views, sight lines or vistas: Visible from all sides.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Building on the open space would detract from the character form in this location as well as the streetscape.

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: Be development of the site would adversely impact on the character of the area. The open space is an important element of the character of the area, it could be better maintained- but should be retained.

19c. Key considerations for policy: Potential pocket park adjacent community centre
Lots of open space
Loss of car parking
Impact on character of the area

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – site would be more appropriately used for community benefit (such as extension of the Oasis Centre)

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

Recommendation

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

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. Development of the result would have a poor relationship to built form, and result in a loss of amenity space

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 25% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required. | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|--|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Horse Fair Bus Station; Grammar School; North Street; North End; North | | | |

Cambridgeshire Hospital entrance; Asda Superstore; Park Avenue

| | | |
|---|--|----------|
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | North Brink Practice; Clarkson Surgery; Trinity Surgery | |
| 11b.(iii) Medical srvs 5-10 min walk: | North Cambs Hospital | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(iii) Shops 5-10 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 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: | The Nene Infant & Nursery School; Peckover Primary School | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; Elm Road Primary School; Ramnoth Junior School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |

| | | |
|--|--|----------|
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

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

Natural Environment

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

16c.(i) Highest quality habitats:

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

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

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

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

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

16e. Wildlife Officer comments:

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

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

Heritage

| | | |
|---|---|----------|
| 18a.(i) Prox to Conservation Area: | Asset(s) located on site / site intersects asset | E |
|---|---|----------|

| | |
|-------------------------------------|---------|
| 18a.(ii) CA intersects site: | Wisbech |
|-------------------------------------|---------|

| | |
|----------------------------------|-----------|
| 18a.(iii) CA within 500m: | Bowthorpe |
|----------------------------------|-----------|

| | | |
|---|-------------------------------------|----------|
| 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: | <p>ANGLES THEATRE WORKSHOP; ANGLES THEATRE; EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); WAR MEMORIAL, DUKE'S HEAD, MIDLAND BANK; 4, THE CRESCENT; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET, WALL (TO REAR OF NUMBER 12 QUEEN'S HOTEL AND QUEEN'S SCHOOL), 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; THE GARDEN HOUSE; 16-22 SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; OBELISK TO CAPTAIN SHULTZ IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; 43 AND 44, NORTH BRINK; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; BAND STAND (SITUATED IN THE PARK); 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 53 Market Place; 2 and 3 Market Street; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2, MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE</p> |
|--|--|

Suitability uncertain/mixed effects

CRESCENT; 12, THE CRESCENT; 5, ELY PLACE; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; 4, 5 AND 6, LITTLE CHURCH STREET; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; RUTLAND ARMS; 21, LYNN ROAD; FLINT HOUSE; RAGLAN VILLAS; CHURCH OF ST AUGUSTINE; POST OFFICE; CLARKSON MEMORIAL; 3, YORK ROW (See details for further address information); CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK; 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; 5 AND 5A, LYNN ROAD; MARMION HOUSE HOTEL; SMEDLEY CANNING FACTORY; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 AND 7, MARKET STREET; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; 3 AND 4, NORTH END; 6, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 15 SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; PARISH CHURCH OF ST PETER AND PAUL; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; CHEST TOMB IN THE CHURCHYARD TO THE SOUTH EAST OF ST PETER AND PAUL; TOWN BRIDGE; CHEST TOMB TO JOHN BAXTER IN THE CHURCHYARD TO SOUTH EAST OF ST PETER AND PAUL; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; CASTLE LODGE; 44 and 45 Market Place; 54 Market Place; Tallow Court, ST AUGUSTINE'S NATIONAL DAY AND SUNDAY SCHOOL, THE VICARAGE; 7, LITTLE CHURCH STREET, Leach's Mill, 28, HILL STREET; LEVERINGTON CEMETERY CHAPEL; 1 High Street; 12, HIGH STREET; 1 AND 2, ELY PLACE; 11 AND 12, CHURCH TERRACE; 46 Market Place; 8, 9 AND 10, MARKET STREET; 6, THE CRESCENT; WESLEYAN CHAPEL; 10, THE CRESCENT; 3, ELY PLACE; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; MEMORIAL TO RICHARD YOUNG; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 5 Market Place; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 2, UNION PLACE; 10, Union Street; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 5, NORTH END; 7, NORTH STREET; FOUR HEADSTONES WEST OF NAVE; 2, YORK ROW (See details for further address information); HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD; 13, CHURCH TERRACE; 2, THE CRESCENT

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:

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.

| | | |
|-------------------------------------|--|---|
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500m of site | D |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | PECKOVER HOUSE (II) | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) located on site / site intersects asset | E |
| 18e.(ii) HAR intersects site: | Wisbech (Conservation area - 5155) | |
| 18e.(iii) HAR within 500m of site: | Bowthorpe (Conservation area - 5156), The Museum, Museum Square (Building or structure - 1126669), Parish Church of St Peter and Paul (Place of worship - 1229992) | |
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1331662, 1229785, 1229806, 1126627, 1229792, 1126622, 1278932, 1126621 | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 10:50:00

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

1b. Describe accessibility of site: Within the town centre- easily accessible by walking and cycling.

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

2b. Describe neighbouring uses: River Nene to the East. Modern block to North. 2 Storey buildings to the South and West.

3. Describe topography and lanscape: Flat site partly vacant, partly used for access to modern block to north. Partly for car parking and with two existing buildings.

4. Describe layout, form, street pattern: Within the historic core of Wisbech call at North street is a main access Rd in this part of the town centre.

5. Describe building types and features: Mix of modern two and three Storey buildings. Within conservation area- some buildings in vicinity are listed.

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

7. Describe features / constraints: Close to River Nene. Within conservation area. Impact on heritage assets. Existing access and car parking - implications.

8. Describe views, sight lines or vistas: Would be a prominent site within the street scene.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Somewhat negative

9d. Justification: The development of the site would be a positive benefit to the street scene and built form but care is needed about it impact on heritage assets.

Suitability uncertain/mixed effects

| | | |
|--|---|----------|
| 19a. Character + Place Score: | Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). | C |
| 19b. Justification: | The site has potential for development that existing arrangements of access, car parking and impact on heritage assets would need to be resolved. | |
| 19c. Key considerations for policy: | Impact on conservation area and listed buildings. Access and existing car parking. Proximity to River Nene [flood risk]. | |

Local Preference**(i) Does Parish Council support site?:** Yes**(ii) Reasons for support / object:** Support**(iii) Parish Council site ranking (0-10):** 10**Recommendation**

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Suitability uncertain/mixed effects | C |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. However, development of the site would offer wider sustainability benefits of brownfield regeneration. Therefore potentially suitable, subject to satisfying the exception test. | |

Major Criteria

| | | | | |
|---|---|--|--------|--|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | It appears that only a very small part of this site is on the boundary of the Transport Safeguarding Area. Given this, development in this location is unlikely to prejudice the future potential for Wisbech Port to be used for the sustainable transport of mineral and waste. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Transport Safeguarding Area; | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2H Wisbech Port Transport Safeguarding Area Whitemoor, March. | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 29.25% | 3a.(iv) Site area in FZ3: 70.75% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 2% | 3b.(iii) 1 in 100yr event (area): | 7% | 3b.(iv) 1 in 1000yr event (area): 16% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | | 60.83% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | |
|---|---|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | F/YR07/0350/F F/YR07/0350/F Erection of 331 dwellings and 717 sqm of commercial units for A1 - A5 and D1 use and open | |
| 7.(ii) Planning History Search | F/YR07/0350/F: Erection of 331 dwellings (43 affordable housing) comprising of 198 flats (55 x ... (Withdrawn) F/YR05/0580/SC: Regeneration of Nene Waterfront Environmental Impact Assessment... (Withdrawn) F/YR09/0072/FDC: Construction of link road between Chase Street and De Havilland Road... (Grant) F/YR09/0074/FDC: Pedestrianisation works to Nene Parade between Rusell Street and Freedom Bridge,... (Grant) F/YR06/0541/O: Residential Development (Max 370 dwellings), mixed use (A1 - A5 and D1 and multi... (Withdrawn) F/YR07/0350/F: Erection of 331 dwellings (43 affordable housing) comprising of 198 flats (55 x ... (Withdrawn) F/YR05/0580/SC: Regeneration of Nene Waterfront Environmental Impact Assessment... (Withdrawn) F/YR09/0074/FDC: Pedestrianisation works to Nene Parade between Rusell Street and Freedom Bridge,... (Grant) F/YR06/0541/O: Residential Development (Max 370 dwellings), mixed use (A1 - A5 and D1 and multi... (Withdrawn) F/YR07/0350/F: Erection of 331 dwellings (43 affordable housing) comprising of 198 flats (55 x ... (Withdrawn) F/YR05/0580/SC: Regeneration of Nene Waterfront Environmental Impact Assessment... (Withdrawn) F/YR06/0541/O: Residential Development (Max 370 dwellings), mixed use (A1 - A5 and D1 and multi... (Withdrawn) | |

Transport

| | | |
|---|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required. | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | E |
| 10b. PROW Team comments: | | |

Access to Services

| | | |
|---|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Bath Road; Horse Fair Bus Station; Park Avenue; North End; Asda Superstore; North Street; North Cambridgeshire Hospital entrance | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | Clarkson Surgery; North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11b.(iii) Medical srvs 5-10 min walk: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iii) Shops 5-10 min walk: | Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 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: | Peckover Primary School; The Nene Infant & Nursery School | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Clarkson Infants School; Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School; St | |

Peter's CofE Aided Junior School

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

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

D

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

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

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

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

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

A

11f.(ii) Emp area in 5 min walk: Wisbech Town Centre; River Nene frontage, Wisbech

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

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

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

12a.(i) Primary school catchment: Peckover Primmary School

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

A

12b. Pri school capacity comments: Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: **Site within 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: 645 (WORKS)

14a.(ix) Sites for DI 100-250m: 2533 (MILL); 2533 (MILL); 645 (WORKS); 2533 (MILL); 645 (WORKS)

14b. Env Health Officer comments: F/YR07/0350/F - Remediation details

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

A

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

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:** Yes

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Bowthorpe, Wisbech

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: EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); MIDLAND BANK; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET; 6, SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN

Suitability uncertain/mixed effects

BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; BAND STAND (SITUATED IN THE PARK); 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 53 Market Place; 2 and 3 Market Street; CEMETERY CHAPEL; WALLS AND GATE PIERS TO CEMETERY; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; 4, 5 AND 6, LITTLE CHURCH STREET; RUTLAND ARMS; 21, LYNN ROAD; FLINT HOUSE; RAGLAN VILLAS; CHURCH OF ST AUGUSTINE; POST OFFICE; CLARKSON MEMORIAL; CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; 5 AND 5A, LYNN ROAD; MARMION HOUSE HOTEL; SMEDLEY CANNING FACTORY; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 AND 7, MARKET STREET; CEMETERY COTTAGE; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; 3 AND 4, NORTH END; 6, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; TOWN BRIDGE; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 11, NORTH STREET; 14, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; 44 and 45 Market Place; Tallow Court, ST AUGUSTINE'S NATIONAL DAY AND SUNDAY SCHOOL, THE VICARAGE; 7, LITTLE CHURCH STREET, Leach's Mill, 28, HILL STREET; LEVERINGTON CEMETERY CHAPEL; 1 High Street; 12, HIGH STREET; 46 Market Place; 8, 9 AND 10, MARKET STREET; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; MEMORIAL TO RICHARD YOUNG; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 2, UNION PLACE; 10, Union Street; 5, NORTH END; 7, NORTH STREET; ANGLES THEATRE WORKSHOP; ANGLES THEATRE; WAR MEMORIAL, DUKE'S HEAD, 4, THE CRESCENT; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 6 Market Place; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2, MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE CRESCENT; 12, THE CRESCENT; 5, ELY PLACE; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; 3, YORK ROW (See details for further address information); 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); PARISH CHURCH OF ST PETER AND PAUL; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; CHEST TOMB IN THE CHURCHYARD TO THE SOUTH EAST OF ST PETER AND PAUL; CHEST TOMB TO JOHN BAXTER IN THE CHURCHYARD TO SOUTH EAST OF ST PETER AND PAUL; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, SIDE ENTRANCE PIERS,

Suitability uncertain/mixed effects

GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; CASTLE LODGE; 54 Market Place; 1 AND 2, ELY PLACE; 6, THE CRESCENT; WESLEYAN CHAPEL; 10, THE CRESCENT; 3, ELY PLACE; FRIENDS MEETING HOUSE; 5 Market Place; 31 AND 32, SOMERS ROAD; FOUR HEADSTONES WEST OF NAVE; 2, YORK ROW (See details for further address information); HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD; 2, THE CRESCENT

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: **Asset(s) within 500m of site**

D

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

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

PECKOVER HOUSE (II)

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

D

18e.(ii) HAR intersects site:

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

Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155), The Museum, Museum Square (Building or structure - 1126669), Parish Church of St Peter and Paul (Place of worship - 1229992)

18f. Conservation Officer comments: Consideration for setting of listed building: 1228972, 1126686, 1128975, 1126687, 1279281, 1126690, 1279284, 1279307

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 10:25:00

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

1b. Describe accessibility of site: Close to the town centre and can be reached easily by all modes of transport.

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

2b. Describe neighbouring uses: Mix of dwellings and commercial premises, as well as River Nene to the West.

3. Describe topography and lanscape: 3 X flats and vacant sites.

4. Describe layout, form, street pattern: Street layout in character, close to town centre location.

5. Describe building types and features: Mix of two and three Storey buildings of varying ages.

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

7. Describe features / constraints: Proximity to the River Nene. Proximity to the town centre. All 3 sites are vacant.

8. Describe views, sight lines or vistas: Presently vacant land awaiting redevelopment.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site is within the existing built up part of Wisbech and the town centre. Development should have a positive impact on the streetscape.

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

A

19b. Justification: The redevelopment of the site should provide a positive regeneration to the town. Issues or potential flood risks will need to be overcome as has happened on adjacent sites.

19c. Key considerations for policy: Proximity to town centre.
Vacant sites.
Extant planning permission to the East.
Potential regeneration benefits

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support – mix of residential and commercial uses; must be a high quality build

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

Recommendation

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

C

20b. Comments: This site is located within the Nene Water Front Nene Waterfront and Port Broad Location for Growth as allocated in the adopted Local Plan (2014). This site is submitted for housing development. The proposal is incompatible with national planning policies for managing flood risk. However, development of the site would offer wider sustainability benefits of brownfield regeneration. Therefore, potentially suitable, subject to satisfying the exception test.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 10% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR13/0627/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) F/YR14/0808/O: Erection of a dwelling involving demolition of existing sheds... (Refuse) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|--|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Leverington Road; Harecroft Road; Peckover School; Grammar School; | | | |

Summerfield Close; Dawbarn & Sons Ltd

| | | |
|--|---|---|
| 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: | North Brink Practice | |
| 11b.(iv) Medical srvs 10-15 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iv) Shops 10-15 min walk: | Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11c.(v) Shops 15-20 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Elm Road Primary School; Leverington Primary Academy; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech; River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|---|
| 14a.(i) Prox pot. contaminated land: | Site located 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: | 3570 (STATION) |
| 14a.(vii) Sites for DI 0-50m: | 1229 (DISUSED STATION) |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | |
| 14b. Env Health Officer comments: | Site intersects former site of Wisbech station and disused railway, which may be a source of contamination. |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land A |
| 15b. ALC percentage site area | GRADE 1: 17.02% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 82.98% |

Natural Environment

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

Likely unsuitable

| | | | | | |
|------------------------------|-----|-----------------------------|-----|--|-----|
| 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: | No |

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

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

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

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

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: LEVERINGTON CEMETERY CHAPEL; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km: Cherry Tree Hill round barrow

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site C

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

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

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

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 13:10:00

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

| | | |
|--|---|----------|
| 1b. Describe accessibility of site: | Access would be from cricket is way which may be acceptable, but would result in a number of mature trees being removed. | |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | No | |
| 2b. Describe neighbouring uses: | Open fields to the West with small paddock/ garden type fields to the North. Dwellings to the East with paddock/ small Woodland area to the South. | |
| 3. Describe topography and lanscape: | Of flat, elongated site which is unkempt and includes our variety of mature and semi mature hedgerows and trees. | |
| 4. Describe layout, form, street pattern: | Pearcroft Rd is a busy through Rd serving the western side of Wisbech. Cricketer's Way is a small cul de sac with other cul de sacs in the vicinity . | |
| 5. Describe building types and features: | Mainly single Storey in cricketer's way but also two Storey dwellings nearer Harecroft Rd. | |
| 6. Describe site's boundaries: | Mainly mature trees and hedgerows. | |
| 7. Describe features / constraints: | Site is potentially key to allowing development in West Wisbech. Number of mature trees on site, some of which would need to be removed for access- adverse impact on biodiversity. | |
| 8. Describe views, sight lines or vistas: | Unlikely to be overly visible from surrounding vantage points. | |
| 9a. Relationship to built form: | Somewhat negative | |
| 9b. Visual impact on wider landscape: | Somewhat negative | |
| 9c. Historic features: | Neutral | |
| 9d. Justification: | The site would effectively stick out into open countryside which would have and negative impact on the built form as well as the wider landscape. | |
| 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 likely to be serviceable from Cricketer's Way but would result in a loss of mature trees with an adverse impact on biodiversity. Coupled with its elongated shape, it would relate poorly to existing development an countryside. | |
| 19c. Key considerations for policy: | Within the BLG in Fenland local plan 2014. Loss of trees and impact on biodiversity. Impact on built form and countryside. Potentially only suitable access route to serve development in the wider West Wisbech area. | |

Local Preference

| | |
|--|--------------------------------------|
| (i) Does Parish Council support site?: | No |
| (ii) Reasons for support / object: | Oppose – overdevelopment of the site |
| (iii) Parish Council site ranking (0-10): | 1 |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood | |

risk.

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|------|
| 1. Site Availability | Available for development in long term (11 – 15 yrs) | | | C | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

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

Transport

| | | | | |
|----------------------------------|---|--|--|----------|
| 8a. Local road impacts: | Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable | | | E |
| 8b. Transport team comments: | Remote unsustainable location. Site only accessible by private motor vehicle. Mitigation requirements will make site unviable | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|--|--------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 10 min walk (< 800m) | | | B |
|--|--------------------------------|--|--|----------|

| | | |
|--|---|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |

13a.(i) Secondary school catchment: Thomas Clarkson Academy

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

C

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

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

Likely unsuitable

| | | |
|--------------------------------------|--|---|
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | C |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | C |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500.1 – 1000m of site | C |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 14:20:00

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

1b. Describe accessibility of site: Site is some distance from the town and no footpath or cycleway are available

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

2b. Describe neighbouring uses: Surrounding countryside on all sides with the odd dwelling in vicinity.

3. Describe topography and lanscape: Elongated arable field in open countryside.

4. Describe layout, form, street pattern: Mile Tree Lane is a very narrow rural Lane.

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.

5. Describe building types and features: *None on site. Sporadic detached dwellings and other buildings in area.*

6. Describe site's boundaries: *Hedgerows to East and West. Mature trees on site frontage.*

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

8. Describe views, sight lines or vistas: *Very visible from the South West.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *Site is in open countryside and some distance from any settlement.*

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

E

19b. Justification: Development would be removed from any town village and piecemeal development of the site would significantly adversely impact on the character of the area.

19c. Key considerations for policy: Within the BLG of the Fenland local plan 2014.
Distance from settlement.
Access and infrastructure.
Impact on built former countryside.

Local Preference

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

(ii) Reasons for support / object: Support, but subject to necessary highway Improvements

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

Recommendation

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

E

20b. Comments site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014) (Site 40003). The proposal is incompatible with national planning policies for managing flood risk. The site is remote from the main built, and therefore has poor access to services and relationship to the built form. Development may adversely impact on the character of the open countryside.

Major Criteria

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

Strategy and History

| | | | | |
|----------------------------------|---|--|--|---|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR12/0037/TRCA: Fell various trees as listed and works to 1no Lime, 1no Sycamore and 1no Oak tre... (Grant) F/YR12/2001/CCC: Development of new County School Fenland Learning Base, new and altered access, ... (Deemed consent CCC) F/YR12/2017/CCC: Variation of Condition 2 of planning permission F/02001/12/CC to up-date approve... (Deemed consent CCC) | | | |

Transport

| | | | | |
|----------------------------------|--|--|--|---|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

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

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Barton Road; Grammar School; North Street; Kingsley Avenue | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | North Brink Practice | |
| 11b.(iii) Medical srvs 5-10 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11b.(iv) Medical srvs 10-15 min walk: | Clarkson 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: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(iii) Shops 5-10 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(v) Shops 15-20 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG | |
| 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: | Elm Road Primary School; The Nene Infant & Nursery School | |
| 11d.(iv) Primary schs 10-15 min walk: | Peckover Primary School; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Clarkson Infants School', St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |

| | | |
|-------------------------------------|--|----------|
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located 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: | 719 (COAL DEPOT) | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Phase 1 may be required to determine extent of any contamination present. | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | No | |

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: 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) located on site / site intersects asset

E

18a.(ii) CA intersects site: Wisbech

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: ANGLES THEATRE WORKSHOP; ANGLES THEATRE; STABLES NOW A JOINERY; REAR RANGE NUMBER 46; WINE VAULTS; CASTLE SQUARE (See details for further address information); WAR MEMORIAL; MIDLAND BANK; 4, THE CRESCENT; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET, WALL (TO REAR OF NUMBER 12 QUEEN'S HOTEL AND QUEEN'S SCHOOL), 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; THE GARDEN HOUSE; 16-22 SOUTH BRINK; 4, UNION PLACE; 6, UNION PLACE; 11, Union Street; CHEST TOMB TO JOSEPH MEDWORTH IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; OBELISK TO CAPTAIN SHULTZ IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; 43 AND 44, NORTH BRINK; HARECROFT SCHOOL; 49 AND 50, NORTH BRINK; GAZEBO TO NORTH EAST OF NUMBER 54; SIBALDS HOLME; PART OF ELGOODS BREWERY; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; 38, NORTH BRINK; 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place and 1 Market Street; THE ROSE AND CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 2 and 3 Market Street; CASTLE VAULTS; TWO GATE PIERS FLANKING WAR MEMORIAL (ORIGINALLY INCLUDED IN THE CASTLE GARDEN); 2, MUSEUM SQUARE; 4, MUSEUM SQUARE; THE MUSEUM; 5, The Crescent; 7 AND 8, THE CRESCENT; 13, THE CRESCENT; 9, THE CRESCENT; 11, THE CRESCENT; 12, THE

Likely unsuitable

CRESCENT; 5, ELY PLACE; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; BOUNDARY WALL TO VICARAGE AND SUNDAY SCHOOL; 4, 6 AND 8, BARTON ROAD; POST OFFICE; CLARKSON MEMORIAL; 3, YORK ROW (See details for further address information); CONGREGATIONAL CHAPEL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK; 1, THE CRESCENT; 3, THE CRESCENT; 4, ELY PLACE, DICKEN'S TAVERN, WISBECH STANDARD; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; 5, 6 AND 7, MARKET STREET; THE CASTLE; GATE PIERS (THREE PAIRS) AND GARDEN WALL TO THE CASTLE; MEDWORTH HOUSE; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 37, NORTH BRINK; 39 AND 40, NORTH BRINK; FORMER STABLES TO HARECROFT HOUSE; RIVERSIDE TAVERN; BRINKE HOUSE; 61, NORTH BRINK; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, POST OFFICE LANE; 1, 2, 3 AND 4, SOUTH BRINK; 15 SOUTH BRINK; 1, UNION PLACE; 3, UNION PLACE; 9, UNION STREET; CHEST TOMB TO ELIZABETH STEVENS IN THE CHURCHYARD TO SOUTH WEST OF ST PETER AND ST PAUL; TOWN BRIDGE; 5, UNION PLACE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; STABLE BLOCK TO NORTH OF NUMBER 69; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; CASTLE LODGE; Tallow Court; 28, HILL STREET; 1 High Street; 12, HIGH STREET; 1 AND 2, ELY PLACE; 8, 9 AND 10, MARKET STREET; 6, THE CRESCENT; WESLEYAN CHAPEL; 10, THE CRESCENT; 3, ELY PLACE; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 5 Market Place; 9 Market Place; 11 Market Place; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 2, UNION PLACE; 10, Union Street; 41 AND 42, NORTH BRINK; 45, NORTH BRINK; 52, NORTH BRINK; BARTON LODGE; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72; 7, NORTH STREET; FOUR HEADSTONES WEST OF NAVE; 2, YORK ROW (See details for further address information); HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD; 2, THE CRESCENT

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

| | | |
|-------------------------------------|---|----------|
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500m of site | D |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | PECKOVER HOUSE (II) | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) located on site / site intersects asset | E |
| 18e.(ii) HAR intersects site: | Wisbech (Conservation area - 5155) | |
| 18e.(iii) HAR within 500m of site: | The Museum, Museum Square (Building or structure - 1126669) | |
| 18f. Conservation Officer comments: | This site is located adjacent to the Wisbech Conservation Area and a terrace that is listed. The development of this site with a high quality scheme would be supported but the scheme must respond positively to the setting of the listed building and conservation area and this should be identified if the site is identified as being suitable for development. | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 07/07/2020 12:35:00

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

1b. Describe accessibility of site: Could be accessed by all transport modes

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

2b. Describe neighbouring uses: Nestle Purina facility factory site is to the West . Returning to the North and main through Rd. Built development to the East, care home and learning centre. Car park to the South.

3. Describe topography and lanscape: Site is covered extensively with mature trees and planting. One or two are not in good condition overall good tree cover predominantly.

4. Describe layout, form, street pattern: Busy through roads to the North. Local access Rd to pet food factory, town centre and residential areas to the West.

5. Describe building types and features: Variety - some listed buildings/ conservation area to the East. More modern buildings to the South. Factory buildings to the West.

6. Describe site's boundaries: Wall, fencing and planting.

7. Describe features / constraints: Significant number of mature trees on site. Lost by diversity. Very visible site on entrance to the town.

8. Describe views, sight lines or vistas: A very prominent site on entering the town. Provides a successful transition from the employment area character to the South and the Wiz beach conservation area to the North.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification: The tree covered site currently provides a successful component of the built form . Development would alter this character and likely adversely impact on the wider streetscape and heritage assets.

Likely unsuitable

| | | |
|--|---|----------|
| 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 detract from the character of the area on this prominent entrance to the town. The current successful transition from the employment to conservation area would be lost, as well as biodiversity. | |
| 19c. Key considerations for policy: | Woodland worthy of preservation with a TPO. Prominent entrance to the town. Loss of biodiversity. | |

Local Preference

| | | |
|--|--|--|
| (i) Does Parish Council support site?: | Yes | |
| (ii) Reasons for support / object: | Support – development to be compatible with surrounding development and street scene | |
| (iii) Parish Council site ranking (0-10): | 8 | |

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk, located wholly within Flood Zone 3. There are a number of trees on site, which contribute positively to the character of area. | |

Major Criteria

| | | | | | |
|---|---|--|--------|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This site lies wholly within the Algores Way, Wisbech, Waste Consultation Area. In principle a B2 industrial use may be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. However, particularly as this site abuts the Algores Way, Wisbech allocation (Policy W1C) regard must still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area; M&W Allocation; Existing Site; | | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 30.39% | 3a.(iv) Site area in FZ3: | 69.61% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 8% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | South Wisbech Broad Concept Plan Area | |
| 7.(ii) Planning History Search | F/YR14/0480/F: Erection of a Apple Store and 2.4 metre high security gates and formation of new... (Grant) | |

Transport

| | | |
|-------------------------------------|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required. NBL may require new signalised junction. Site should be considered along side WAS | |

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: Market Hall

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

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

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

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

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

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

B

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

11c.(iii) Shops 5-10 min walk: Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

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

11c.(v) Shops 15-20 min walk: Morrisons, 46 Elm High Street, Wisbech PE14 ODQ

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: Elm Road Primary School

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

C

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

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

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

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

11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m)

D

11f.(ii) Emp area in 5 min walk:

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

| | | |
|-------------------------------------|--|----------|
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site proposed on south Wisbech industrial estate, phase 1 may be required to determine extent of any contamination present. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 2 | D |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |

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: 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 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 14:00:00

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

1b. Describe accessibility of site: Should be possible from both Boleness Road and Algores way also potentially from a new roundabout on the A47

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

2b. Describe neighbouring uses: Large warehouse to the East, factory and waste Depot to the North and West. Open fields and a dwelling to the South.

3. Describe topography and lanscape: Flat Area of land, grass fields dissected by large drains within established Woodland copse in the western corner.

4. Describe layout, form, street pattern: Boleness Rd serves the employment area. Newbridge Lane - narrow Lane - now lightly trafficked following recent Rd closure.

5. Describe building types and features: None on site. Employment buildings in facility. Single Storey dwellings to the South.

6. Describe site's boundaries: Generally open.

7. Describe features / constraints: Short extension of Algores Way needed. Copse on western side - likely to have high biodiversity value and contributes to the character of the area.

8. Describe views, sight lines or vistas: Would relate well to existing employment uses on three sides

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Due to development on three sides site relates well to the existing built form, and would fit in with the employment character of the area.

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

A

19b. Justification: The a score does not include the Woodland cops area which should be retained for biodiversity and amenity value. Remained over the site would be suitable for employment purposes.

19c. Key considerations for policy: Within a broad location for growth area in the Fenland local plan 2014.
Infrastructure upgrades for access.
Proximity to employment uses.
Retention of Woodland copse.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support
The council would oppose any plans for an incinerator on this site; suggest B1 use only

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

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site is potentially suitable for employment development as it adjoins existing employment development and is located within an area characterised by employment and industry. The site is located within the Local Plan 2014's South Wisbech broad location for growth (40002). Approximately 70% of the site is located in Flood Zone 3, meaning parts of the site are at increased risk from flooding. Copse on western side may have high biodiversity value and contributes to the character of the area. Investment in infrastructure required to improve accessibility

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B | |
| 2.(i) Min. + Waste Team comments: | This site lies partially within the Algores Way, Wisbech, Waste Consultation Area. In principle given the proposed industrial use, it may be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. However, as this site abuts the Algores Way, Wisbech allocation (Policy W1C) regard must still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area | | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|---|---------------------------------------|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | South Wisbech Broad Concept Plan Area | |
| 7.(ii) Planning History Search | | |

Transport

| | | |
|-------------------------------------|--|----------|
| 8a. Local road impacts: | No objections subject to reasonable mitigation measures | C |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required. NBL may require new signalised junction. Site should be considered along side WAS | |

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: Market Hall; Anglia Community Eye Services forecourt

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

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

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

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

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

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

B

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

11c.(iii) Shops 5-10 min walk: Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

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

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

11d.(i) Prox to primary school: Greater than 20 min walk (>1,600m)

E

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

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

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

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

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

D

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

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

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

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

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

A

11f.(ii) Emp area in 5 min walk: South-west Wisbech

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 | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

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

Natural Environment

| | | |
|---|--------------------------------|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | | |
| | River Nene | |
| 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: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 14:50:00

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

1b. Describe accessibility of site: Would require the upgraded Newbridge Lane- possibly dependant on Wisbech rail outcome and/ or new roundabout on a 47.

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

2b. Describe neighbouring uses: Disused March- Wisbech railway to the West and beyond that land for car storage. Open fields to the South and East [part]. Dwelling to the East. Cops and waste Depot to the North.

3. Describe topography and lanscape: Flat, elongated grassed field in arable use.

4. Describe layout, form, street pattern: Newbridge Lane is a quiet rural Lane now lightly trafficked due to recent traffic restrictions.

5. Describe building types and features: Single Storey dwellings and outbuildings to the East. None on site.

6. Describe site's boundaries: Open to North with drain. Other boundaries are a mixture of hedgerows and mature trees [adjacent to dwelling and its land].

7. Describe features / constraints: Access- dependent on infrastructure upgrades, local power line crosses site.

8. Describe views, sight lines or vistas: Generally an enclosed site not easily visible from surrounding vantage points.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to the existing built form of the town, but as a piecemeal development would encroach into open countryside.

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

D

19b. Justification: A current lack of good Rd infrastructure means the site could not be easily developed in near future. Would need to be part of a wider package of improvements.

19c. Key considerations for policy: Located within BLG in Fenland local plan 2014 [and BCP] .
Reliance on infrastructure upgrades, especially Newbridge Lane.
Outcome of Wisbech rail study.
Could be part of comprehensive development.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – proximity to potential rail line

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

Recommendation

20a. Individual site score Potentially suitable

B

20b. Comments

The site is located within the Local Plan 2014's South Wisbech broad location for growth (40002). The site is potentially suitable for employment development, as the site is located within an area characterised by employment development and industry. The site is located wholly within Flood Zone 3 and therefore is at increased risk from flooding.

Major Criteria

| | | |
|--|---|---|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | B |
| 2.(i) Min. + Waste Team comments: | This site lies partially within the Algores Way, Wisbech, Waste Consultation Area. In principle given the proposed industrial use, it may be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. However, regard should still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | |
| 3a.(i) Main Flood Zone: | Multiple zones (no majority in single zone) - see SFRA | N/a |
| 3a.(ii) Site area in FZ1: 35.75% | 3a.(iii) Site area in FZ2: 45.3% | 3a.(iv) Site area in FZ3: 18.95% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | N/a |
| 3b.(ii) 1 in 30yr event (area): 0% | 3b.(iii) 1 in 100yr event (area): 0% | 3b.(iv) 1 in 1000yr event (area): 1% |
| 3c.(i) Intersects Historic Flood Map: No | 3c.(ii) Area intersected by Historic Flood Map: 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | A |
| 4.(ii) Intersects HSE Consultation Dist: No | | |
| 4.(iii) Intersects gas pipe buffer: No | 4.(iv) Overhead line on site: No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | A |
| Strategy and History | | |
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | South Wisbech Broad Concept Plan Area | |
| 7.(ii) Planning History Search | | |
| Transport | | |
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required. NBL may require new signalised junction. Site should be considered along side WAS. Access onto the A47 may receive objection from HE | |

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: Market Hall

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

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

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

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

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

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

B

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

11c.(iii) Shops 5-10 min walk: Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL

11c.(iv) Shops 10-15 min walk: Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

11c.(v) Shops 15-20 min walk: Morrisons, 46 Elm High Street, Wisbech PE14 ODQ

11d.(i) Prox to primary school: Greater than 20 min walk (>1,600m)

E

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

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

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

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

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

D

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

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

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

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

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

A

11f.(ii) Emp area in 5 min walk: South-west Wisbech

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 | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | Site proposed on disused nursery, phase 1 may be required to determine extent of any contamination from aforementioned use | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 2 | D |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | | |
| | River Nene | |

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: 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) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 13:50:00

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

1b. Describe accessibility of site: Potentially through the extension of Boleness Rd or a new roundabout from the A47.

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

2b. Describe neighbouring uses: A large warehouse is to the North East of the site with a 47th of the South. Open fields to the West. Single Storey dwelling to the East.

3. Describe topography and lanscape: Flat- unkempt grassland

4. Describe layout, form, street pattern: Boleness Rd - main road through employment area. Newbridge Lane - quiet rural Lane . A 47 trunk Rd to South.

5. Describe building types and features: None on site. Sizeable modern warehouse [four-five storeys?] to the North East .

6. Describe site's boundaries: Hedgerows and rains.

7. Describe features / constraints: Lack of infrastructure. Proximity of single Storey dwelling.

8. Describe views, sight lines or vistas: Would be visible from surrounding vantage points but would be in keeping with employment area.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Due to its proximity to the very large storage building to the North East , development would be in keeping with the area with little impact on the wider landscape.

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

B

19b. Justification: Site development for be two would accord with character of the area, which at this point is employment uses. Need to consider impact on existing adjacent residents.

19c. Key considerations for policy: Located within a BLG in Fenland local plan 2014.
Proximity of employment area .
Access and infrastructure.
Proximity of neighbouring residents.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support
The council would oppose any plans for an incinerator on this site

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

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site is likely suitable for employment development, as it adjoins existing employment development and is located within an area characterised by employment development and industry. Parts of the site are at increased risk from flooding. Investment in infrastructure required to improve accessibility

The site is located within the Local Plan 2014's South Wisbech broad location for growth (40002).

Major Criteria

| | | | | | |
|---|---|--|----|--|----|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B | |
| 2.(i) Min. + Waste Team comments: | This site lies partially within the Algores Way, Wisbech, Waste Consultation Area. In principle given the proposed industrial use, it may be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. However, regard should still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area | | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |
| Strategy and History | | | | | |
| 6. Settlement Hierarchy | Market Town | | | A | |
| 7.(i) Planning History (Form B): | South Wisbech Broad Concept Plan Area | | | | |
| 7.(ii) Planning History Search | | | | | |
| Transport | | | | | |
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | | | D | |
| 8b. Transport team comments: | Half penny land requires widening suitable for two way traffic and footway provision required. TA required. | | | | |
| 9a. Strategic Road Net. impacts: | | | | | |

9b. Highways England comments:

| | | |
|--------------------------|----------------------------------|---|
| 10a. PROW Opportunities: | No PROW connection opportunities | E |
|--------------------------|----------------------------------|---|

10b. PROW Team comments:

Access to Services

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

| | | |
|--|--|--|
| 11a.(ii) Bus stops / rail in 5 min walk: | Elm High Road; Boleness Road; Elm Low Road; Thomas Clarkson Col; B & Q | |
|--|--|--|

| | | |
|-----------------------------------|------------------------------------|---|
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
|-----------------------------------|------------------------------------|---|

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| 11b.(ii) Medical srvs in 5 min walk: | | |
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|---------------------------------------|--|--|
| 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: | Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
|--------------------------------|---|--|

| | | |
|--------------------------------|--|--|
| 11c.(iv) Shops 10-15 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
|--------------------------------|--|--|

| | | |
|-------------------------------|---|--|
| 11c.(v) Shops 15-20 min walk: | Londis, 3 Birch Grove Elm Wisbech PE14 0AP; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
|-------------------------------|---|--|

| | | |
|---------------------------------|----------------------------------|---|
| 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: | Elm CofE Primary School; Elm Road Primary School; Ramnoth Junior School | |
|---------------------------------------|---|--|

| | | |
|--------------------------------------|----------------------------------|--|
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School | |
|--------------------------------------|----------------------------------|--|

| | | |
|-----------------------------------|--------------------------------|---|
| 11e.(i) Prox to secondary school: | Less than 10 min walk (< 800m) | B |
|-----------------------------------|--------------------------------|---|

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

| | | |
|--|-------------------------|--|
| 11e.(iii) Secondary sch 5-10 min walk: | Thomas Clarkson Academy | |
|--|-------------------------|--|

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

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

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

| | | |
|----------------------------------|--------------------|--|
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
|----------------------------------|--------------------|--|

| | | |
|-------------------------------------|--|----------|
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

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

Natural Environment

| | | |
|---|--|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR 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:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: 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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 13:30:00

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

1b. Describe accessibility of site: In theory site should be accessible- either via about on the A47 or an upgrade to Halfpenny Lane, to conflict with residential uses on land to the East.

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

2b. Describe neighbouring uses: A47 to the South and open fields/ orchards to the North, West and East. Beyond to the northwest dwellings and a substantial employment area.

3. Describe topography and lanscape: Flat with a number of small fields and smaller paddocks demarcated by hedgerows and mature trees and rains.

4. Describe layout, form, street pattern: A 47 is a main trunk Rd to the South. Half penny Lane is a small rural right of way- barely usable for circular traffic.

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

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

7. Describe features / constraints: Access to the site. By diversity in hedge Rd network.

8. Describe views, sight lines or vistas: In a very open location and would be visible from A47 to the South.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is set away from other development and on its own would not relate well to the existing built for. It would have an adverse impact on the open character of the area.

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

D

19b. Justification: Currently forms part of the South West beach broad location for growth, but if developed in a piecemeal way what happened adverse impact on the character of the area.

19c. Key considerations for policy: Access to site
Allocation within local plan 2014.
Alternative uses possible? i.e. C3 rather than B2?

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose – because of the proximity to the proposed residential development; plus the site is land-locked

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

Recommendation

20a. Individual site score Potentially suitable

B

20b. Comments

The site is located within the Local Plan 2014's South Wisbech broad location for growth (40002). The site is potentially suitable for employment development, due to its proximity to other employment and industrial uses in the vicinity. Infrastructure improvements will be required to provide safe, suitable vehicular access.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in med term (6 - 10 yrs) | | | B | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 2% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR12/0573/F: Conversion of loft to form additional living accommodation and erection of rear ... (Grant) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | North Brink requires improvement...possible cw widening and footway/cycleway provision. | | | |
| 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: | Oldfield Lane; Cromwell Retail Park; Riverside Way | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Elm Road Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School; Peckover Primary School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | Wisbech Town Centre | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Peckover Primary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|---|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land B |
| 14a.(ii) Intersects landfill for DI: | |
| 14a.(iii) Landfill for DI 0-50m: | |
| 14a.(iv) Landfill for DI 50-100m: | |
| 14a.(v) Landfill for DI 100-250m: | |
| 14a.(vi) Intersects Site for DI: | |
| 14a.(vii) Sites for DI 0-50m: | |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERY) |
| 14b. Env Health Officer comments: | Site of former nursery. Phase 1 may be required to determined extent of any contamination from previous use. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% |

Natural Environment

| | |
|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site D |
| 16a.(iii) Site intersects CWS: | |
| | River Nene |
| 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: | Yes | 16c.(x) Woodland Stepping Stone Opp: | Yes |

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

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

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Wisbech

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: PART OF ELGOODS BREWERY; HOUSE TO NORTH OF NUMBER 71 (PART OF ELGOODS BREWERY); ELGOODS BREWERY; ALBION VILLA; STABLE BLOCK TO NORTH OF NUMBER 69; OFFICE TO BREWERY BETWEEN NUMBERS 71 AND 72

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: Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site C

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 13:40:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

| | |
|--|--|
| 1b. Describe accessibility of site: | Both North brink and Cox's Lane are narrow roads which lack foot ways. Provision would result in loss of mature hedgerows and trees. |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | No |
| 2b. Describe neighbouring uses: | Frontage development to the East. River mean to the East, with one with open fields to the North, West and South. Touches on residential development in northwest. |
| 3. Describe topography and lanscape: | Generally flat arable land comprising of a number of open fields intersected by drains. |
| 4. Describe layout, form, street pattern: | Both North Brink and Cox's Lane are narrow rural roads. |
| 5. Describe building types and features: | None on site. Mainly two Storey detached in the vicinity. |
| 6. Describe site's boundaries: | Hedgerows [including trees] to the West [part], South, East and North. Partly open to northwest. |
| 7. Describe features / constraints: | Very narrow access roads which lack footways. |
| 8. Describe views, sight lines or vistas: | Would be very visible from North brink and Cox's Lane. |
| 9a. Relationship to built form: | Somewhat negative |
| 9b. Visual impact on wider landscape: | Somewhat negative |
| 9c. Historic features: | Neutral |
| 9d. Justification: | The site would be an open countryside and relate poorly to the existing built form. |

| | | |
|--|--|----------|
| 19a. Character + Place Score: | Development of site is likely to result in adverse harm to local character and/or sense of place. | E |
| 19b. Justification: | The location of the site and extent of development. Would relate poorly to the existing built form and open countryside character of the area. Access is insufficient to allow large scale development and infrastructure improvements would adversely affect character of area. | |
| 19c. Key considerations for policy: | Within the broad location for growth of the Fenland local plan 2014. Access and lack of footway. Impact on built form and countryside. Impact on character of area. | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Support development but not at the level proposed, due to the capacity of the current infrastructure provision |
| (iii) Parish Council site ranking (0-10): | 7 |

Recommendation

| | | |
|-----------------------------------|--|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. The site has a poor relationship to the built form, and development would likely have adverse visual impact on the open countryside. | |

Major Criteria

| | | | | | |
|--|---|---|----|-----------------------------------|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | 0% risk of surface water flooding (1 in 30 year event) | | | A | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|----------------------------------|-------------|--|--|---|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | | | | |

Transport

| | | | | |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | North Brink requires improvement...possible cw widening and footway/cycleway provision. | | | |
| 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: | Oldfield Lane; Cromwell Retail Park; Riverside Way | | | |

| | | |
|--|--|---|
| 11b.(i) Prox to medical services: | Less than 15 min walk (< 1,200m) | C |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 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: | Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |

| | |
|--|--|
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy |
| 13a.(ii) Secondary school capacity: | Limited capacity C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. |

Land Quality

| | |
|---|--|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land B |
| 14a.(ii) Intersects landfill for DI: | |
| 14a.(iii) Landfill for DI 0-50m: | |
| 14a.(iv) Landfill for DI 50-100m: | |
| 14a.(v) Landfill for DI 100-250m: | |
| 14a.(vi) Intersects Site for DI: | |
| 14a.(vii) Sites for DI 0-50m: | |
| 14a.(viii) Sites for DI 50-100m: | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERY) |
| 14b. Env Health Officer comments: | Site of former nursery. Phase 1 may be required to determined extent of any contamination from previous use. |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% |

Natural Environment

| | |
|--|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site D |
| 16a.(iii) Site intersects CWS: | |
| | River Nene |
| 16a.(iv) CWS within 500m: | |
| 16a.(v) CWS 500m - 1km: | |
| 16a.(vi) CWS 1-2km | |
| 16b. Record of protected species on site: | No |
| 16c.(i) Highest quality habitats: | |

| | | | | | |
|--------------------------------------|--|-----------------------------|-----|--|-----|
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: | No | 16c.(iv) Grassland Stepping Stone Opp: | No |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | Yes | 16c.(x) Woodland Stepping Stone Opp: | Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |
| 16d.(ii) Requirements to consult NE: | NULL | | | | |
| 16e. Wildlife Officer comments: | | | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | | | A |

Heritage

| | | | | | |
|--------------------------------------|---------------------------------------|--|--|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | | | | D |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | Wisbech | | | | |
| 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: | ALBION VILLA | | | | |
| 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: | Rabbit Hill round barrow | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 500m of site | | | | D |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | Wisbech (Conservation area - 5155) | | | | |
| 18f. Conservation Officer comments: | | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 13:35:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Access to the site would be from North brink or Cox's Lane which are both very narrow roads incapable of serving large scale developments. No footway or

cycle way.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neighbouring uses: Dwellings to the North - frontage development along North brink. River Nene to the East. Open fields to the west and South.

3. Describe topography and lanscape: Generally flat and potentially at or below the level of the embanked River Nene, currently used for arable farming .

4. Describe layout, form, street pattern: North Brink is a narrow Rd following the line of the River Nene, and Cox's Lane is a very narrow rural Lane.

5. Describe building types and features: None on site but mainly two Storey detached dwellings in vicinity.

6. Describe site's boundaries: Hedgerows to the East and South. Open to the western North.

7. Describe features / constraints: Very narrow access roads.

8. Describe views, sight lines or vistas: Would be visible along North Brink and Cox's Lane.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site would provide protrude into open countryside and continue the linear development along North brink, to the detriment of the built form.

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character and/or sense of place. E

19b. Justification: Development of site would result in a continuation of the linear form of development along North bring to the detriment of both built form and open countryside. The access roads are of a poor width and standard.

19c. Key considerations for policy: Within the broad location for growth in Fenland local plan 2014.
Access- lack of footway/ cycle way.
Impact on built form and open countryside.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score Likely unsuitable E

20b. Comments The site is located within the West Wisbech Broad Location for Growth as allocated in the adopted Local Plan (2014). The proposal is incompatible with national planning policies for managing flood risk. When assessed individually the site extends into the open countryside which may have some adverse visual impact on the open countryside, and settlement edge.

Major Criteria

| | | | | |
|---|--|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | This site falls partially within the Safeguarding Area for Wisbech Port. Any development on this site should not prejudice the future potential of Wisbech Port to transport mineral / waste. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Transport Safeguarding Area; | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS23 Sustainable Transport of Minerals and Waste; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy T2H Transport Safeguarding Area Wisbech Port. | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 4.15% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 95.85% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): 4% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Medium Village | C |
| 7.(i) Planning History (Form B): | | |
| 7.(ii) Planning History Search | F/YR17/0304/F: Erection of 221 dwellings, consisting of , 4 x 3-storey 4-bed, 44 x 2-storey 4-b... (Grant) | |

Transport

| | | |
|---|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | B |
| 8b. Transport team comments: | Suitable access required with visibility. Footway and cycleway connectivity required along Sutton Road | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | Opportunities to connect to nearby PROWs outside the site boundary | D |
| 10b. PROW Team comments: | Levington Public Footpath No. 2 runs along the southern boundary | |

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: | Parson Drove Lane | |
| 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: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Peckover Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary | |

aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: **50% or more is Grade 1**

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR more than 2.01km from site**

A

16a.(ii) Prox to County Wildlife Sites: **CWS located within site**

E

16a.(iii) Site intersects CWS: River Nene

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

Leverington Gull

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:** Yes **16c.(vii) Wetland Stepping Stone Opp:** Yes

| | | | |
|---|---|---|----------|
| 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: | | | |
| No wildlife concerns apart from need to ensure undeveloped buffer adjacent to River Nene CWS to east. | | | |
| 16e. Wildlife Officer comments: | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | A |
| Heritage | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | | C |
| 18a.(ii) CA intersects site: | | | |
| 18a.(iii) CA within 500m: | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500m of site | | D |
| 18b.(ii) Listed Building on site: | | | |
| 18b.(iii) LB within 500m of site: | MALVERN HOUSE ROSEVILLE WESTWOOD; LEVERINGTON HOUSE | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500.1 – 1000m of site | | C |
| 18c.(ii) Sched Mnmt intersects site: | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | | |
| 18c.(v) Sched Mnmt 1-2km: | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | B |
| 18d.(ii) Reg P+G intersects site: | | | |
| 18d.(iii) Reg PG within 500m: | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | B |
| 18e.(ii) HAR intersects site: | | | |
| 18e.(iii) HAR within 500m of site: | | | |
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780 | | |
| 18g. Archaeology comments: | 175m west of non-scheduled line of 'Roman Bank' (MCB16155) the Saxon sea defence embankment that extended around the Nene. This site, in Sea Field, is located in land immediately behind the former Nene estuary. Not likely to be productive. | | |

Site Visit

Date / Time of Site Visit: 30/06/2020 13:05:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: Very narrow footway along the busy A1101 - although this does exist. Vehicle access would be to the North of existing caravan park and garage. Potential for an upgraded foot/ cycle way along the River name.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neighbouring uses: Caravan park exists to the South East. Open countryside to the North and South. River mean [flood risk?] to the East.

3. Describe topography and lanscape: Flat and very open.

4. Describe layout, form, street pattern: Linear development along A1101 including at garage and quite large caravan/mobile Home Park.

5. Describe building types and features: Garage - 2 Storey . Caravan park single Storey

6. Describe site's boundaries: Generally very open with fences around the caravan park.

7. Describe features / constraints: Proximity to River Nene. Local power lines cross the site on its eastern side.

8. Describe views, sight lines or vistas: Would be very visible from a 1101 looking South West and from the River name. Very open and visible generally.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Site would be a substantial addition to the North part of the town, and poorly related to the existing built form.

19a. Character + Place Score: **Development of site is likely to result in adverse harm to local character and/or sense of place.**

E

19b. Justification: Would relate poorly to the built for man due to its location and extent in open countryside would have an adverse impact on the character of the area.

19c. Key considerations for policy:
 Relationship built form.
 Impact on open countryside.
 Sustainable transport links along River Nene .
 Distance from services.
 Proximity to River Nene.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score **Likely unsuitable**

E

Likely unsuitable

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site has a poor relationship to the built form, remote from the built area, and development would adversely impact on the open countryside landscape.

Major Criteria

| | | | | | |
|---|---|--|------|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 3% | 3b.(iv) 1 in 1000yr event (area): | 17% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | 100% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR14/0977/O | | | |
| 7.(ii) Planning History Search | <p>F/YR16/0378/A: Display of 1no 5.0 metre high internally illuminated totem sign; 2no internally ... (Grant) F/YR17/0186/F: Erection of a 4 x pump petrol filling station with canopy, and includes a kiosk,... (Grant) F/YR12/0149/A: Display of 3no free-standing banner frames... (Grant) F/YR16/0033/F: Erection of plant and mansafe roofing system to roof of existing store involving... (Grant) F/YR16/0175/F: Erection of a 4 pump fully automated petrol filling station including control ro... (Grant) F/YR19/0750/F: Erection of a side extension to existing building including associated service r... (Grant) F/YR13/0458/A: Display of 4 x illuminated fascia signs, 1 non-illuminated hoarding sign, 1 x no... (Grant) F/YR13/0457/F: Erection of a drive-through canopy including the insertion of bollards... (Grant)', "F/YR15/0071/F: Erection of a 'Home Shopping' van loading canopy, extension to existing building... (Grant)", 'F/YR13/0696/DE1: Demolition of existing buildings... (Further Details Not Required) F/YR18/0049/VOC: Variation of condition 6 to enable amendment to approved plans of Planning Permi... (Grant) F/YR12/0926/A: Display of a non-illuminated double-sided advertisement to existing free standin... (Grant) F/YR11/0804/F: Erection of a dock shelter and a 2.4 metre high palisade fence involving removal... (Grant) F/YR19/0824/A: Display of 1no 6m high internally illuminated totem sign and 2no non-illuminated... (Grant) F/YR08/3013/COND: Details reserved by Condition 4 of Planning Permission F/YR06/1151/F (Erection o... (Approve)</p> | | | |

Transport

| | | | | |
|-------------------------------------|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required | | | |

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (< 400m)

A

11a.(ii) Bus stops / rail in 5 min walk: Horse Fair Bus Station; Grammar School; North Street; North End; Peckover School; Summerfield Close; Dawbarn & Sons Ltd; Asda Superstore; Park Avenue

11b.(i) Prox to medical services: Less than 5 min walk (< 400m)

A

11b.(ii) Medical srvs in 5 min walk: North Brink Practice; Clarkson Surgery

11b.(iii) Medical srvs 5-10 min walk: Trinity Surgery; North Cambs Hospital

11b.(iv) Medical srvs 10-15 min walk:

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 5 min walk (< 400m)

A

11c.(ii) Shops within 5 min walk: ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP

11c.(iii) Shops 5-10 min walk: Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU

11c.(iv) Shops 10-15 min walk: Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF

11c.(v) Shops 15-20 min walk: One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ

11d.(i) Prox to primary school: Less than 5 min walk (< 400m)

A

11d.(ii) Primary schs in 5 min walk: Peckover Primary School

11d.(iii) Primary schs 5-10 min walk:

11d.(iv) Primary schs 10-15 min walk: Orchards Church of England Primary School; Clarkson Infants School; Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School; St Peter's CofE Aided Junior School

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m)

E

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

| | | |
|--|--|----------|
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech; Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk | | |
| 12a.(i) Primary school catchment | Peckover Primmary School | |
| 12a.(ii) Primary school capacity: | Spare capacity in every year | A |
| 12b. Pri school capacity comments: | Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 196 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 206 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 319 (BREWERY); 2647 (NURSERY) | |
| 14b. Env Health Officer comments: | F/YR14/0977/O - Phase 1 submitted, outcome: phase 2 intrusive investigation recommended | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

| | | |
|---|--|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km: | | |
| 16b. Record of protected species on site: | Yes | |
| 16c.(i) Highest quality habitats: | | |
| 16c.(ii) Existing Grassland: | No | |
| 16c.(iii) Grassland Buffer: | No | |
| 16c.(iv) Grassland Stepping Stone Opp: | No | |
| 16c.(v) Existing Wetland: | No | |
| 16c.(vi) Wetland Buffer: | No | |
| 16c.(vii) Wetland Stepping Stone Opp: | No | |
| 16c.(viii) Extstg Woodland: | No | |
| 16c.(ix) Woodland Buffer: | No | |
| 16c.(x) Woodland Stepping Stone Opp: | No | |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | NULL | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |

Heritage

| | | |
|------------------------------------|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Bowthorpe, Wisbech | |
| 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: | EMPIRE CINEMA; REAR RANGE NUMBER 46; WINE VAULTS; MIDLAND BANK; HAUCK FLAME WAREHOUSE TO REAR OF NUMBERS 5 AND 7; 8 AND 9, OLD MARKET; BARCLAYS BANK; 27, OLD MARKET; 30, OLD MARKET; 32, OLD MARKET; 34, OLD MARKET; 6, SOUTH BRINK; OCTAVIA HILL BIRTHPLACE MUSEUM, 1 SOUTH BRINK PLACE AND 7 AND 8 SOUTH BRINK; 9, SOUTH BRINK; 11, SOUTH BRINK; 13 AND 14, SOUTH BRINK; 11, Union Street; 1 AND 2, NORTH END; 10, 11 AND 12, NORTH END; DENNICK AND SON LIMITED; 9 AND 10, NORTH STREET; 12, NORTH STREET; 3 AND 4, OLD MARKET; 5, OLD MARKET; HORACE FRIEND WAREHOUSE NUMBER 2; 12, NENE QUAY; FORMER OLD BELL INN; Wisbech Town Council Chamber; LLOYDS BANK; 7 North Brink; GARDEN BUNDARY WALL BETWEEN NUMBERS 10 AND 11; 12, NORTH BRINK; STABLES TO NUMBER 14; STABLE TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); BARN TO NORTH WEST OF NUMBER 15 (PECKOVER HOUSE); STABLE TO REAR OF NUMBER 19; 22, NORTH BRINK; 25, NORTH BRINK; 26 AND 27, NORTH BRINK; 28, NORTH BRINK; 30 AND 31, NORTH BRINK; 33, NORTH BRINK; THE ROSE AND | |

CROWN INN; 29 Market Place; 31 Market Place; 38 and 39 Market Place; 42, 42a and 43 Market Place; 19 High Street; 23, HIGH STREET; 7, 9 AND 11, HILL STREET; THE CONSERVATIVE CLUB; 26, HILL STREET; RUTLAND ARMS; 21, LYNN ROAD; FLINT HOUSE; CHURCH OF ST AUGUSTINE; POST OFFICE; CLARKSON MEMORIAL; THE COUNTING HOUSE; NATIONAL WESTMINSTER BANK, DICKEN'S TAVERN, WISBECH STANDARD; WISBECH YOUTH CLUB; 5 AND 5A, LYNN ROAD; MARMION HOUSE HOTEL; 14 Market Place; 22, MARKET PLACE; WAREHOUSE TO REAR OF NUMBER 27; 32 Market Place; 3, 4 and 5 Nene Quay; HARE AND HOUNDS; 11, NORTH BRINK; STABLES TO NUMBER 12; GARDEN BOUNDARY WALL BETWEEN NUMBERS 14 AND 15; GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE) PIERS AND BOUNDARY WALL TO NORTH; BOUNDARY WALL TO REAR OF GARDENS, NUMBERS 21, 22, 23, 24 AND 25; TOMBSTONES IN GRAVE YARD TO REAR OF NUMBER 21 (FRIENDS MEETING HOUSE); GAZEBO (TO WEST OF NUMBER 27); 29, NORTH BRINK; 34, NORTH BRINK; 3 AND 4, NORTH END; 6, NORTH END; 8, NORTH STREET; WISBECH LABOUR CLUB; 1 AND 2, OLD MARKET; ASTRAL HOUSE; 1, 2, 3 AND 4, SOUTH BRINK; 15 SOUTH BRINK; 9, UNION STREET; TOWN BRIDGE; 4 AND 5, SCHOOL LANE; 30, SOMERS ROAD; SESSIONS HOUSE; 10, SOUTH BRINK, QUEEN'S HOTEL, 11, NORTH STREET; RED LION; 23 AND 24, NORTH BRINK; 14, NORTH BRINK; SIDE ENTRANCE PIERS, GATES AND GARDEN WALL TO NUMBER 15 (PECKOVER HOUSE); 19, NORTH BRINK; 6, NORTH BRINK; 8 and 9 North Brink; 44 and 45 Market Place; Tallow Court, ST AUGUSTINE'S NATIONAL DAY AND SUNDAY SCHOOL, THE VICARAGE, Leach's Mill, 28, HILL STREET; LEVERINGTON CEMETERY CHAPEL; 1 High Street; 12, HIGH STREET; 11, HIGH STREET; OLD SCHOOL; 19, HILL STREET; 30, HILL STREET; ANCHOR CHAMBERS; HORACE FRIEND WAREHOUSE NUMBER 3, BETWEEN NUMBERS 11 AND 12; 5 North Brink; 10, NORTH BRINK; GARDEN BOUNDARY WALL BETWEEN NUMBERS 12 AND 14; PECKOVER HOUSE; REMAINS OF WHITE CROSS IN GARDEN OF NUMBER 15 (PECKOVER HOUSE); FRIENDS MEETING HOUSE; 35 AND 36 NORTH BRINK AND 6 CHAPEL ROAD; 21, MARKET PLACE; 27 and 28 Market Place; 35 Market Place; THE VINE; 10, OLD MARKET, KING'S HEAD, 28 AND 29, OLD MARKET; 31, OLD MARKET; 3, SCHOOL LANE; 31 AND 32, SOMERS ROAD; 10, Union Street; 5, NORTH END; 7, NORTH STREET; HORSE TROUGH AT JUNCTION WITH HARECROFT ROAD

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500m of site

D

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

PECKOVER HOUSE (II)

18e.(i) Prox to Heritage at Risk:

Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

Bowthorpe (Conservation area - 5156), Wisbech (Conservation area - 5155)

18f. Conservation Officer comments: Consideration for setting of listed buildings 1126619, 1126620, 1129761, 131661, 1229759, 1126618

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 11:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Within a town centre location - easily accessible by walking and cycling. Extant planning permission - pending.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Asda store to the North. Commercial buildings and new residential units to the South. Also established listed building on Rd frontage. Playing fields to West.

3. Describe topography and lanscape: Flat, vacant land.

4. Describe layout, form, street pattern: On main through Rd into the town.

5. Describe building types and features: Mix of commercial, retail and dwellings. Single Storey, and two and three Storey in vicinity.

6. Describe site's boundaries: Temporary fencing on Rd frontage. A mix of hedges, fences and buildings elsewhere.

7. Describe features / constraints: Previously used land, potential contamination. Proximity to superstore and car park (noise) and also to commercial premises to the South [noise].

8. Describe views, sight lines or vistas: Unlikely to be over prominent from North End but will be prominent from Asda supermarket car park.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Somewhat negative

9d. Justification: Would relate positively to the existing built form and should have a positive benefit on the street scene . Care is needed regarding neighbouring uses- including heritage assets.

19a. Character + Place Score: **Development of site will likely enhance local character and/or sense of place significantly**

A

19b. Justification: Redevelopment of the site should contribute positively to the street scene and town subject to consideration of noise affecting Asda superstore and commercial uses and setting off nearby heritage assets.

19c. Key considerations for policy: Extant planning permission subject to section 106 [21 dwellings not 27 as proposed].
Impact on heritage assets.
Relationship to neighbouring commercial uses.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support

(iii) Parish Council site ranking (0-10): 8

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

Originally site submission, however, the site has subsequently been granted planning approval (subject to signing a s106 agreement) by the Council's planning committee. (granted after 1 April 2021) Proposed number of dwellings has been update to reflect planning consent.

Major Criteria

| | | | | | |
|---|---|--|----|--|----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 4% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | 17/0104/PREAPP, and subsequent meetings/discussions with planning department. | | | |
| 7.(ii) Planning History Search | F/YR15/0447/F: Erection of 2-storey 3-bed dwelling... (Grant) F/YR17/1118/VOC: Variation of condition 6 to enable amendment to approved plans of planning permi... (Refuse) F/YR17/0556/O: Erection of a dwelling (outline application with matters committed in respect of... (Grant) F/YR17/1108/RM: Reserved Matters application relating to detailed matters of appearance and scal... (Approve) F/YR10/0079/F: Erection of a 1-bed detached bungalow involving demolition of existing dwelling... (Grant) F/YR17/0046/O: Erection of 1 dwelling (outline application with all matters reserved)... (Withdrawn) F/YR15/1125/SC: Screening Opinion and Scoping Opinion: Residential and associated development... (Further Details Required) F/YR14/0834/F: Erection of single-storey 2-bed dwelling... (Refuse) F/YR19/0583/CERTP: Certificate of Lawful Use (Proposed): Conversion of loft to living accommodation... (Permission Not Required) | | | |

Transport

| | | | | |
|---|---|--|--|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |

| | | |
|--|---|----------|
| 10a. PROW Opportunities: | No PROW connection opportunities | E |
| 10b. PROW Team comments: | | |
| Access to Services | | |
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Artfull Dodger; Elm High Road; Boleness Road; Elm Low Road; Thomas Clarkson Col; Corporation Road; B & Q | |
| 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: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(v) Shops 15-20 min walk: | Londis, 3 Birch Grove Elm Wisbech PE14 0AP; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG | |
| 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: | Elm Road Primary School | |
| 11d.(iv) Primary schs 10-15 min walk: | Elm CofE Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 5 min walk (< 400m) | A |
| 11e.(ii) Secondary sch in 5 min walk: | Thomas Clarkson Academy | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |

| | | |
|-------------------------------------|--|----------|
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment: | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment: | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 50m of potentially contaminated land | D |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | 2600/0037 (WISBECH CANAL) | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | 2600/5000 (WISBECH CANAL) | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | 0 (none) | |
| 14a.(viii) Sites for DI 50-100m: | 4160 (WORKS) | |
| 14a.(ix) Sites for DI 100-250m: | 2647 (NURSERIES); 1541 (FACTORY) | |
| 14b. Env Health Officer comments: | Site borders disused canal which may give rise to contamination. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 98.32% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 1.68% | |

Natural Environment

| | | |
|---|---------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 1.01km – 2km of site | B |

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) 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) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 13:25:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: In theory site should be accessible for all transport modes, but major Rd infrastructure improvements would be needed for access.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Residential development to the North and East. A47 to the South. Open fields/paddocks/ Woodland to the West.

3. Describe topography and lanscape: Flat open arable fields currently used for growing crops.

4. Describe layout, form, street pattern: Cul de sac development in the vicinity.

5. Describe building types and features: Mainly two Storey dwellings at. None on site.

6. Describe site's boundaries: Fences/ hedges adjacent two dwellings. Open to the West with substantial terrain. Hedgerow/ mature trees to the South.

7. Describe features / constraints: Proximity to busy A47.
The main drain running alongside Halfpenny Lane may have to be culverted from new drive to provide a suitable access.

8. Describe views, sight lines or vistas: Prominent site which would be visible from dwellings to the North and East as well as from the a 47 and the West.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site relates acceptably to the built form in this edge of town location but would have a negative impact on the countryside.

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). C

19b. Justification: The site could form part of an acceptable extension to the town, subject matter of access in proximity to the busy A47 being resolved.

19c. Key considerations for policy: Within a broad location for growth in the 2014 local plan
Access
Proximity to A47
Pre-app discussions.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support, provided that access to the site is not via Elm Low Road; it must link with the proposed roundabout for Weasenham Lane

(iii) Parish Council site ranking (0-10): 8

Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

The site offers some merit as a location for residential development, located adjacent to existing residential development, bounded by the A47, and located within the Local Plan 2014's South Wisbech broad location for growth.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 33.26% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 66.74% |
| 3b.(i) Surface Water Flood Risk: | 0% risk of surface water flooding (1 in 30 year event) | | | A |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | F/YR17/1218/O F/YR17/1218/O last application | | | |
| 7.(ii) Planning History Search | F/YR17/1218/O: Erection of up to 4no dwellings (outline application with matters committed in r... (Refuse) F/YR13/0439/O: Erection of 4no dwellings... (Refuse) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility. Footway and cycleway connectivity required along Sutton Road | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|-------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
|---|-------------------------------|--|--|----------|

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Parson Drove Lane | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

Likely unsuitable

| | | |
|-------------------------------------|--|---|
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | F/YR17/1218/O - EH comments no objections. Nothing further to add. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| | Leverington Gull | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | Yes | |
| 16c.(i) Highest quality habitats: | | |
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: No |
| | | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No |
| | | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: No |
| | | 16c.(x) Woodland Stepping Stone Opp: No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |

16d.(ii) Requirements to consult NE:

Site not shown on SHELAA map

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:

Asset(s) within 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(iv) Sched Mnmt 500m-1km:

Rabbit Hill round barrow

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:

Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780

18g. Archaeology comments:

This is in the former estuary east of the non-scheduled section of linear Saxon sea defence of 'Roman Bank' (MCB16155). Low potential for archaeological remains. No comment.

Site Visit

Date / Time of Site Visit:

30/06/2020 12:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site:

No foot way / cycle way on West side of A1101[frontage for MOT garage to the South] . Footpath on opposite or very busy Rd.

Likely unsuitable

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

2b. Describe neighbouring uses: MOT garage the South [and storage yard]. PFS on opposite side of road and garage and entrance to caravan park. Open fields to the West and North.

3. Describe topography and lanscape: Flat arable field on edge of linear built form along A1101, which transitions from town to open countryside.

4. Describe layout, form, street pattern: Very busy A1101.

5. Describe building types and features: Mix of single Storey and two Storey commercial buildings in the facility.

6. Describe site's boundaries: Hedge to South. Open to East, West and north.

7. Describe features / constraints: Power line runs diagonally across site.
Access from busy Rd. Views two/ settings of Leverington church.

8. Describe views, sight lines or vistas: Open to the North and West especially with views of Leverington parish to the West.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification: The site is adjacent to the existing linear built form of Wisbech extending along the A1101 but would be in open countryside and could impact on the setting of Leverington church.

19a. Character + Place Score: **Development of site is likely to result in adverse harm to local character and/or sense of place.**

E

19b. Justification: The site would extend existing linear built form into open countryside, which could affect setting of Leverington church and adversely impact on the character of the area.

19c. Key considerations for policy:

- Relationship to build form
- Impact on countryside
- Provision of sustainable transport infrastructure
- Setting of Leverington church
- Distance from services

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score **Likely unsuitable**

E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. Development of the site would have a poor relationship to the built form and adversely impact on the open character of the countryside landscape.

Major Criteria

| | | | | |
|---|---|--|----|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 37.86% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 62.14% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | F/YR17/1218/O last application | | | |
| 7.(ii) Planning History Search | F/YR17/1218/O: Erection of up to 4no dwellings (outline application with matters committed in r... (Refuse) F/YR13/0439/O: Erection of 4no dwellings... (Refuse) | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Suitable access required with visibility. Footway and cycleway connectivity required along Sutton Road | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | No PROW connection opportunities | | | E |
| 10b. PROW Team comments: | | | | |

Access to Services

| | | | | |
|---|-------------------------------|--|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | | | A |
|---|-------------------------------|--|--|----------|

| | | |
|--|--|---|
| 11a.(ii) Bus stops / rail in 5 min walk: | Parson Drove Lane | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Leverington Primary Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

Likely unsuitable

| | | |
|-------------------------------------|--|---|
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | F/YR17/1218/O - EH comments no objections. Nothing further to add. | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1 | E |
| 15b. ALC percentage site area | GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| | Leverington Gull | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | Yes | |
| 16c.(i) Highest quality habitats: | | |
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: No |
| | | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No |
| | | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: No |
| | | 16c.(x) Woodland Stepping Stone Opp: No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |

| | | |
|--------------------------------------|-------------------------------------|---|
| 16d.(ii) Requirements to consult NE: | NULL | |
| | No wildlife concerns | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |

Heritage

| | | |
|--------------------------------------|---|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Leverington 1 | |
| 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: | LEVERINGTON HALL | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | B |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780 | |
| 18g. Archaeology comments: | This is in the former estuary east of the non-scheduled section of linear Saxon sea defence of 'Roman Bank' (MCB16155). Low potential for archaeological remains. No comment. | |

Site Visit

Date / Time of Site Visit: 30/06/2020 12:10:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footpath/ cycle way on West side of A1101 [across frontage of MOT centre to the South]. Footpath on opposite side of Rd.

Likely unsuitable**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** MOT centre and storage yard to the South. Open fields and backs of rear gardens to the North [including significant tree belt]. Garage, PFS and commercial buildings to the East on opposite side of A1101.**3. Describe topography and lanscape:** Flat and very open.**4. Describe layout, form, street pattern:** Very busy A1101.**5. Describe building types and features:** None on site. Mix of single Storey and two Storey commercial buildings in vicinity.**6. Describe site's boundaries:** Hedges to South. Open to East, West and North [part] . Trees and rear of gardens also to the North.**7. Describe features / constraints:** Power line runs diagonally across site. Access from A1101. Views/ setting of Leverington church.**8. Describe views, sight lines or vistas:** Open to the West and North especially - with views of Leverington church to the West.**9a. Relationship to built form:** Somewhat negative**9b. Visual impact on wider landscape:** Negative**9c. Historic features:** Somewhat negative**9d. Justification:** The site is adjacent to the existing linear built form of Wisbech extending along the A1101 but would be in open countryside and wood impact on the setting of Leverington church.**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.****E****19b. Justification:** The site would extend the existing linear built form into open countryside. This would affect the setting of Leverington church and adversely impact on the character of the area.**19c. Key considerations for policy:** Relationship built form
Impact on countryside
Provision of sustainable transport infrastructure
Distance from services
Setting of Leverington church

Local Preference

(i) Does Parish Council support site?:**(ii) Reasons for support / object:****(iii) Parish Council site ranking (0-10):**

Recommendation

20a. Individual site score **Likely unsuitable****E****20b. Comments** The proposal is incompatible with national planning policies for managing flood risk. Development of the site would have a poor relationship to the built form and adversely impact on the open character of the countryside landscape.

Major Criteria

| | | | | | |
|---|--|--|--------|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This has planning permission for a B2 industrial use. It is unlikely to adversely affect safeguarded waste management uses | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area; | | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 32.17% | 3a.(iv) Site area in FZ3: | 67.83% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 2% | 3b.(iii) 1 in 100yr event (area): | 12% | 3b.(iv) 1 in 1000yr event (area): | 34% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | F/YR16/0407/F Site with Full planning permission | |
| 7.(ii) Planning History Search | F/YR18/0252/FDL: Erection of an industrial unit for use as an MOT and service centre (B2)... (Grant) F/YR16/0249/FDL: Erection of 5no industrial units (B2)... (Grant) F/YR17/0078/FDL: Erection of 5 x industrial units (B2)... (Grant) F/YR16/0407/FDL: Erection of an industrial unit (B2) with trade counter... (Grant) F/YR18/0798/NONMAT: Non-material amendment: Change construction of car parking and turning area from... (Approve) F/YR11/0335/F: Formation of 2no vehicular accesses from Algores Way and erection of 2no 2.5 met... (Grant) F/YR18/0037/FDL: Erection of offices and storage building (B1 and B8 use)... (Grant) F/YR16/0464/FDL: Erection of an industrial unit for use as an MOT and service centre (B2)... (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: Market Hall

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk:

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk: Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Morrisons, 46 Elm High Street, Wisbech PE14 ODQ

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: Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School

11e.(i) Prox to secondary school: Less than 15 min walk (< 1,200m)

C

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk: Thomas Clarkson Academy

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m)

D

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

| | | |
|-------------------------------------|--|----------|
| 11f.(v) Emp area 15-20 min walk | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 349 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 450 by 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 2 | D |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | | |
| | River Nene | |
| 16a.(v) CWS 500m - 1km: | | |
| 16a.(vi) CWS 1-2km | | |

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500.1 – 1000m of site

C

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 14:05:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission - under construction

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: Development of site will likely enhance local character and/or sense of place significantly

A

19b. Justification:

19c. Key considerations for policy: Extant planning permission within employment area.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support
Wisbech Town Council is supportive of applications which relate to potential to economic growth

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score: Likely suitable

A

20b. Comments: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

Major Criteria

| | | | | |
|---|---|--|-------|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | This site has planning permission, and lies largely within the Algores Way, Wisbech, Waste Consultation Area. Given the proposed industrial use, it would be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. | | | |
| 2.(ii) Intrsects Min. + Waste resource: | Waste Consultation Area; | | | |
| 2.(iii) Min. and Waste policy area: | Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30 Waste Consultation Areas; and Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Policy W1C Algores Way, Wisbech, and Policy W8D Waste Consultation Area | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 30.32% | 3a.(iii) Site area in FZ2: | 0.92% | 3a.(iv) Site area in FZ3: 68.76% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 4% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | |
|---|---|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | F/YR17/0493/F Site with Full planning permission | |
| 7.(ii) Planning History Search | F/YR11/0803/F: Installation of photovoltaic solar panels and solar thermal water heating panels... (Grant) F/YR16/0266/F: Installation of first-floor windows to front and rear elevations... (Grant) F/YR19/0853/F: Insertion of a mezzanine floor and window to first floor front elevation of exis... (Grant) F/YR17/0493/F: Erection of 29 x business units (B1, B2 and B8) and erection of 1.8m palisade fe... (Grant) F/YR11/3053/COND: Details reserved by conditions 5 and 6 of planning permission F/YR06/1451/F (For... (Approve) | |

Transport

| | |
|---|--|
| 8a. Local road impacts: | |
| 8b. Transport team comments: | |
| 9a. Strategic Road Net. impacts: | |
| 9b. Highways England comments: | |

10a. PROW Opportunities:

10b. PROW Team comments: N/A

Access to Services

11a.(i) Proximity to public transport: Less than 10 min walk (< 800m)

B

11a.(ii) Bus stops / rail in 5 min walk:

11b.(i) Prox to medical services: Greater than 20 min walk (>1,600m)

E

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk:

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW

11c.(iv) Shops 10-15 min walk: Morrisons, 46 Elm High Street, Wisbech PE14 ODQ; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG

11c.(v) Shops 15-20 min walk: Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF

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: Elm Road Primary School

11d.(v) Primary schs 15-20 min walk: The Nene Infant & Nursery School; Ramnoth Junior School

11e.(i) Prox to secondary school: Less than 10 min walk (< 800m)

B

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk: Thomas Clarkson Academy

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 20 min walk (< 1,600m)

D

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk: Wisbech Town Centre

| | | |
|-------------------------------------|--|----------|
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 539 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 628 by 2027/202 | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | F/YR17/0493/F - see EH officer comments | |
| 15a. Agricultural Land Classification: | 50% or more is Grade 2 | D |
| 15b. ALC percentage site area | GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 501m – 1km of site | C |
| 16a.(iii) Site intersects CWS: | | |
| 16a.(iv) CWS within 500m: | River Nene | |
| 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) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 10:30:00

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site: Extant planning permission for new canopy - built.

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: Development of site will likely enhance local character and/or sense of place significantly

A

19b. Justification:

19c. Key considerations for policy: Extant planning permission

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support
Wisbech Town Council is supportive of applications which relate to potential to economic growth

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score Likely suitable

A

20b. Comments The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

Major Criteria

| | | | | |
|---|---|--|--------|---|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 2.81% | 3a.(iii) Site area in FZ2: | 42.68% | 3a.(iv) Site area in FZ3: 54.51% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): 1% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | | | | |
| 4.(ii) Intersects HSE Consultation Dist: | Inner zone (HL Hutchinson Ltd); Middle zone (HL Hutchinson Ltd); Outer zone (HL Hutchinson Ltd) | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR16/0798/RM Site with Reserved Matters planning permission | | | |
| 7.(ii) Planning History Search | F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to plannin... (Withdrawn) F/YR19/1090/A: Display of 2 x non-illuminated freestanding signs... (Grant) F/YR16/0798/RM: Reserved Matters application relating to the detailed matters of appearance, lan... (Approve) F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or... (Grant) F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning perm... (Grant) F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/... (Approve) | | | |

Transport

| | | | | |
|---|-----|--|--|--|
| 8a. Local road impacts: | | | | |
| 8b. Transport team comments: | | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | | | | |
| 10b. PROW Team comments: | N/A | | | |

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 539 primary | |

aged pupils living in the catchment area. Forecasts show an upward trajectory to 628 by 2027/202

13a.(i) Secondary school catchment Thomas Clarkson Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: Site within 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: 626 (MILL)

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments: Site investigation carried out - recommendations: suitable for proposed use, also listed limitations of site investigation. Report seen: F/YR11/0475/EXTIME

15a. Agricultural Land Classification: 50% or more is Grade 1

E

15b. ALC percentage site area GRADE 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

River Nene

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: 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) within 1.01km – 2km of site | | | | B |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18b.(ii) Listed Building on site: | | | | | |
| 18b.(iii) LB within 500m of site: | | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | | | | A |
| 18c.(ii) Sched Mnmt intersects site: | | | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) more than 2km from site | | | | A |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | | | | | |
| 18f. Conservation Officer comments: | | | | | |
| 18g. Archaeology comments: | | | | | |

Site Visit

Date / Time of Site Visit: 09/07/2020 10:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission. In theory should be accessible by all transport modes.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

| | |
|--|--|
| 2b. Describe neighbouring uses: | A 47 and open fields to the South. Open fields to the North and East but beyond this employment uses. |
| 3. Describe topography and lanscape: | Flat open field- with vegetation recently cleared. |
| 4. Describe layout, form, street pattern: | A triangular site with A47 trunk Rd to the South and Cromwell road B 198- an major through Rd into town to the West. |
| 5. Describe building types and features: | Mixture of modern employment buildings and established dwellings in the vicinity. None on site |
| 6. Describe site's boundaries: | Enclosed with fences and hedges and drains to the North East and East. |
| 7. Describe features / constraints: | Good access to trunk Rd network. |
| 8. Describe views, sight lines or vistas: | A relatively open site which will be visible from the West and South. |
| 9a. Relationship to built form: | Somewhat positive |
| 9b. Visual impact on wider landscape: | Neutral |
| 9c. Historic features: | Neutral |
| 9d. Justification: | Site would relate well to existing built form- despite intervening fields an would accord with character of development in the vicinity. |

| | | |
|--|---|----------|
| 19a. Character + Place Score: | Development of site will likely enhance local character and/or sense of place significantly | A |
| 19b. Justification: | Site benefits from reserved matters planning permission for employment purposes and affectively forms the towns entrance from the South West. Due to intervening fields would be slightly removed from surrounding development. | |
| 19c. Key considerations for policy: | Extant planning permission- reserved matters Within broad location for growth of Fenland local plan 2014. Proximity to main road network. | |

Local Preference

| | |
|--|---|
| (i) Does Parish Council support site?: | Yes |
| (ii) Reasons for support / object: | Welcome existing plans for hotel/restaurant The council would oppose any plans for an incinerator on this site |
| (iii) Parish Council site ranking (0-10): | 8 |

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. This site is located within the existing South Wisbech Broad Location for Growth area see site 40002 | |

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 2% | 3b.(iv) 1 in 1000yr event (area): | 5% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR16/0970/F Site with Full planning permission | | | |
| 7.(ii) Planning History Search | F/YR15/0669/F: Erection of a 2-storey office extension and lean-to to existing warehouse involv... (Grant) F/YR16/0970/F: Alterations to existing building including the change of use of storage and dist... (Grant) F/YR11/0692/F: Installation of photovoltaic panels to south eastern roof slope of existing ware... (Grant) F/YR13/0601/F: Formation of new office accommodation within existing building involving install... (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: | Oldfield Lane; Cromwell Retail Park | |
| 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: | North Brink Practice | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iv) Shops 10-15 min walk: | Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 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: | Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 10 min walk (< 800m) | B |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | Thomas Clarkson Academy | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |

| | | |
|-------------------------------------|--|----------|
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk | River Nene frontage, Wisbech | |
| 12a.(i) Primary school catchment | Elm Road Primary School | |
| 12a.(ii) Primary school capacity: | No spare places, no room for expansion | E |
| 12b. Pri school capacity comments: | Elm Road 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 2021 there were 539 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 628 by 2027/2028 | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|---|----------|
| 14a.(i) Prox pot. contaminated land: | Site located more than 250m from potentially contaminated land | A |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | | |
| 14b. Env Health Officer comments: | | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | GRADE 1: 13.51% Grade 2: 8.47% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 78.02% | |

Natural Environment

| | | |
|---|---------------------------------------|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 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: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ **A**

16d.(ii) Requirements to consult NE: NULL

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site **A**

17.(ii) TPO area: No TPO area within 15m of the site **A**

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site **D**

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Wisbech

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: ALBION VILLA

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) within 500.1 – 1000m of site **C**

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site **D**

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech (Conservation area - 5155)

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 07/07/2020 14:25:00

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site: Extant planning permission

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: Development of site will likely enhance local character and/or sense of place significantly

A

19b. Justification:

19c. Key considerations for policy: Extant planning permission - unclear if built out, within employment area.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Support
Wisbech Town Council is supportive of applications which relate to potential to economic growth

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score: Likely suitable

A

20b. Comments: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | 0% risk of surface water flooding (1 in 30 year event) | | | A | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Medium Village | | | C |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR19/0441/F: External alterations to existing garage to facilitate use as ancillary accommodation to th... (Grant) F/99/0461/O: Erection of a single-storey dwelling... (Granted) F/97/0172/F: Erection of a greenhouse... (Granted) F/YR00/0508/F: Erection of a 4-bed detached bungalow with detached double garage... (Granted) F/YR17/1218/O: Erection of up to 4no dwellings (outline application with matters committed in respect of ... (Refuse) F/YR19/0446/PNC04: Change of use from agricultural building to a single-storey 1-bed dwelling (Class Q (a) an... Prior Approval (Refused) F/1130/88/O: Residential development - 2.49ha Land adj The Packing Station west of Sutton Road Wisbech... (Refused) F/YR13/0439/O: Erection of 4no dwellings... (Refuse) </p> | | | |

Transport

| | | | | |
|---|--|--|--|----------|
| 8a. Local road impacts: | No objection with minor mitigation measures | | | A |
| 8b. Transport team comments: | Site access/junction required with suitable visibility and geometry Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement | | | |
| 9a. Strategic Road Net. impacts: | | | | |
| 9b. Highways England comments: | | | | |
| 10a. PROW Opportunities: | | | | |

10b. PROW Team comments:

Access to Services

| | | |
|--|---|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Parson Drove Lane | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 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: | Leverington Primary Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School; Peckover Primary School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 10 min walk (< 800m) | B |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | River Nene frontage, Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Leverington Primary | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Leverington Primary is an Academy with an age range of 4-11 years. The school | |

Likely unsuitable

has a PAN of 30 and total capacity of 210. In 2020/2021 there were 217 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 228 in 2029/2030.

13a.(i) Secondary school catchment Thomas Clarkson Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments: No observations as at 26.10.20

15a. Agricultural Land Classification: **50% or more is Grade 1**

E

15b. ALC percentage site area Grade 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR more than 2.01km from site**

A

16a.(ii) Prox to County Wildlife Sites: **CWS within 500m of site**

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

Likely unsuitable

| | | | | | |
|--------------------------------------|--|-----------------------------|----|--|----------|
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: | No | 16c.(iv) Grassland Stepping Stone Opp: | Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: | No | 16c.(vii) Wetland Stepping Stone Opp: | No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: | No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | | | | A |
| 16d.(ii) Requirements to consult NE: | | | | | |
| 16e. Wildlife Officer comments: | | | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | | | | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | | | | A |
| Heritage | | | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18a.(ii) CA intersects site: | | | | | |
| 18a.(iii) CA within 500m: | | | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500.1 – 1000m of site | | | | C |
| 18b.(ii) Listed Building on site: | | | | | |
| 18b.(iii) LB within 500m of site: | | | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | | | | D |
| 18c.(ii) Sched Mnmt intersects site: | | | | | |
| 18c.(iii) Sched Mnmt within 500m: | Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow | | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18d.(ii) Reg P+G intersects site: | | | | | |
| 18d.(iii) Reg PG within 500m: | | | | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) within 1.01km – 2km of site | | | | B |
| 18e.(ii) HAR intersects site: | | | | | |
| 18e.(iii) HAR within 500m of site: | | | | | |
| 18f. Conservation Officer comments: | Can't find this one, but be aware of listed buildings and scheduled monuments in this area. | | | | |
| 18g. Archaeology comments: | Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. The Roman Bank (Scheduled Monument 1006887 & HER Record MCB16155) is recorded less than 500m to the south of the site. | | | | |

Site Visit

Date / Time of Site Visit: 28/10/2020 12:00:00

1a. Accessibility: Is the site capable of being accessible to all users?: No

1b. Describe accessibility of site: No footpath. Would need to provide access over third party land.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Frontage development to the west. But also very long gardens with more of a countryside character. Open to the north, south and east. Busy A1101 to the east.

3. Describe topography and lanscape: Flat, open arable field.

4. Describe layout, form, street pattern: Adjacent to the busy A1101 and at junction with Parson Drove Lane which is a well used lane providing access to the Leverington area.

5. Describe building types and features: None on site. Row of detached (mix of single storey and 2 storey) to the west along road frontage.

6. Describe site's boundaries: Open to the north, east and south.
Fences, hedges and mature tree line to the west.

7. Describe features / constraints: Away from any main built settlement.
Noise and pollution from A1101.

8. Describe views, sight lines or vistas: A very prominent site along the main road into Wisbech.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is in open countryside and relates poorly to the existing built form and wider landscape.

19a. Character + Place Score: **Development of site is likely to result in adverse harm to local character and/or sense of place.**

E

19b. Justification: The site is in a prominent position on the busy A1101 in a countryside location away from the main built form of any settlement. As such it would have an adverse impact on the character of the area.

19c. Key considerations for policy: Impact on countryside and openness.
Relationship to settlement built form.
Distance from services.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score **Likely unsuitable**

E

Likely unsuitable

20b. Comments

The site is located wholly within Flood Zone 3. The proposal for residential development is incompatible with national policies for flood risk. The site is in a prominent position on the busy A1101 in a countryside location away from the main built form of any settlement. Development of the site would have an adverse impact on the character of the area.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This site lies partially within the Algores Way, Wisbech, Waste Consultation Area. In principle given the proposed industrial use, it may be unlikely to prejudice the ongoing and future planned waste management uses, which are protected through the Waste Consultation Area. However, regard should still be had to Policy CS30 which states that development should only be permitted where it is demonstrated that this will not prejudice the existing or future planned waste management operations. Please note this site is close to the site which is subject to a DCO for an Energy from Waste facility. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | W8D: Waste Consultation Area - Algores Way, Wisbech / Wisbech HRC | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Market Town | A |
| 7.(i) Planning History (Form B): | South Wisbech (broad location for growth) (LP8) | |
| 7.(ii) Planning History Search | F/YR05/0841/F: Removal of Condition 01 of planning permission WB/67/106/D (Erection of a bungalow) relati... (Grant) | |

Transport

| | | |
|---|---|----------|
| 8a. Local road impacts: | No objection with moderate mitigation measures | B |
| 8b. Transport team comments: | Site access/junction required with suitable visibility and geometry. Network capacity problems will require mitigation. Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement | |
| 9a. Strategic Road Net. impacts: | | |

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

| | | |
|--|---|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Market Hall | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | South-west Wisbech | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment Elm C of E Primary

12a.(ii) Primary school capacity: Spare capacity in every year

A

12b. Pri school capacity comments: Elm CofEPrimary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 113 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 124 in 2029/2030.

13a.(i) Secondary school catchment Thomas Clarkson Academy

13a.(ii) Secondary school capacity: Limited capacity

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: Site located more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments: 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: 100% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site

B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site

A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Previous archaeological investigation in the vicinity has revealed evidence of post medieval field systems to the west (MCB13906, MCB20852), an adjacent site revealed only limited undated and modern ditches (MCB16839) while Roman and Saxon finds are recorded to the

south and east (MCB5433, MCB11045, MCB5411, MCB9826).

Site Visit

Date / Time of Site Visit: 28/10/2020 13:10:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Significant upgrade of Newbridge Lane would be required.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Employment uses generally to the West and North. A 47 to South, open fields to the East and part West.

3. Describe topography and lanscape: Bungalow and outbuildings near Newbridge Lane. Elongated, flat and grassed fields /paddocks.

4. Describe layout, form, street pattern: Newbridge Lane is a narrow Lane currently closed to through traffic and would need to be upgraded to serve development sites.

5. Describe building types and features: Single Storey bungalow with outbuildings within site.

6. Describe site's boundaries: Mix of hedges, fences and drains. Line of mature trees in North West corner.

7. Describe features / constraints: Access- upgraded new bridge Lane needed.

8. Describe views, sight lines or vistas: Would be visible from A47 and Newbridge Lane.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site is on the edge of the town where there is an expanding employment area. There would be loss of Greenfield but limited if any impact on the wider landscape.

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). C

19b. Justification: The site has the potential to be developed for employment purposes subject to a suitable access being achieved. It would relate acceptably, in principle, to the character of the local employment area.

19c. Key considerations for policy: Within the South West Wisbech BCP in the Fenland Local Plan 2014.
Access and infrastructure upgrades needed.
Need to be part of a wider masterplan.
Loss of single residential unit.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Oppose, on the basis that the development of this site because of the need to protect the possible rail line

(iii) Parish Council site ranking (0-10): 0

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site has the potential to be developed for employment purposes subject to a suitable access being achieved and flood risk being appropriately managed. The site would relate acceptably to the local area which is characterised by employment and industry. The site is located within the Fenland Local Plan 2014's South Wisbech Broad Location for Growth (40002).

Major Criteria

| | | | | | |
|---|---|--|--------|--|-------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This appears to be infill development across the river and partially in land from the safeguarded Port. It is considered unlikely to affect the safeguarded Port. | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | T2H: Transport Safeguarding Area - Wisbech Port, Wisbech | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 2 | | | C | |
| 3a.(ii) Site area in FZ1: | 0.43% | 3a.(iii) Site area in FZ2: | 97.65% | 3a.(iv) Site area in FZ3: | 1.92% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 4% | 3b.(iii) 1 in 100yr event (area): | 9% | 3b.(iv) 1 in 1000yr event (area): | 36% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | | 100% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|---|---|----------|
| 6. Settlement Hierarchy | Medium Village | C |
| 7.(i) Planning History (Form B): | F/YR16/1168/F. Also plot 1 completed under app F/YR14/0036/RM - erection of a 2-storey 4-bed dwelling and detached single garage | |
| 7.(ii) Planning History Search | F/YR11/0253/RM: Erection of 2-storey 4-bed dwelling involving demolition of existing dwelling... Approve F/YR16/1179/F: Erection of 2 no x 2-storey 4-bed residential dwellings (retrospective)... (Grant) F/YR11/3051/COND: Details reserved by Conditions 10 and 12 of planning permission F/YR08/0442/O (Residential... Approve F/98/0182/F: Erection of extension to existing warehouse, re-siting of transformer/switch building and... (Granted) F/YR07/1190/F: Erection of porch to front, extension to side and conservatory to rear elevation of existi... (Grant) F/0641/79/F: Extension to cold storage unit to provide office accommodation, engine room and storeG. E... F/YR06/1315/O: Erection of a dwelling... (Grant) F/0050/89/O: Residential development (272 houses)... (Grant) F/YR12/0958/A: Display of 3 x non-illuminated fence/gate mounted signs and 1 x non illuminated wall mount... (Grant) F/YR08/0442/O: Residential Development (0.99 ha) involving demolition of existing dwelling... (Grant) F/YR14/0036/RM: Erection of a 2-storey 4-bed dwelling and detached single garage... Approve F/YR16/1168/F: Erection of 10no dwellings comprising of 4 x 3-storey 6-bed; 1 x 3-storey 5-bed, 2 x 2-sto... (Grant) F/YR14/0155/RM: Erection of 2 x 3-storey 4-bed dwellings with attached garage... Withdrawn F/1036/79/F: Installation of 6 portakabins - offices, rest room, cloakroom, canteen and portaloosalte... F/YR12/0591/EXTIME: Residential Development (0.99 ha) involving demolition of existing dwelling (renewal of pl... (Grant) F/0489/81/F: Layout of a lorry park... F/YR17/3056/COND: Details reserved by condition 1 of planning permission F/YR16/1179/F (Erection of 2 no x 2... Approve F/0284/80/F: Construction of a radio tele-communications mast - 75 ft. above existing buildingLeverin... | |

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: | Leverington Road; Peatlings Lane; Sutton Road; Harecroft Road; Peckover School | |
| 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: | North Brink Practice; Clarkson Surgery | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 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: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE | |
| 11c.(iv) Shops 10-15 min walk: | Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11c.(v) Shops 15-20 min walk: | Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Peckover Primary School | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Leverington 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: River Nene frontage, Wisbech

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk: Wisbech Town Centre

11f.(v) Emp area 15-20 min walk: South-west Wisbech

12a.(i) Primary school catchment: Leverington Primary

12a.(ii) Primary school capacity: **No spare places but room for expansion**

D

12b. Pri school capacity comments: Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 217 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 228 in 2029/2030.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located 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: 310733 (RAILWAY SIDINGS)

14a.(vii) Sites for DI 0-50m: 310861 (CORN MILLS)

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m: 310521 (GOODS STATION); 0 (SAW MILL)

14b. Env Health Officer comments: Unsuspected Contaminated Land Condition recommended in an earlier Planning Consultation relating to adjacent land use.

15a. Agricultural Land Classification: **50% or more is not agricultural land**

A

15b. ALC percentage site area: Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

Natural Environment

| | | |
|---|---|---|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | | |
| | River Nene | |
| 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: Yes |
| 16c.(viii) Exstg 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: | | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | TPO point on site | E |
| 17.(ii) TPO area: | TPO area on site | E |
| Heritage | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Leverington 2 | |
| 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: | Malvern House, Roseville, Westwood; Ronsvill; Leverington House | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) within 500m of site | D |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech | |
| 18c.(iv) Sched Mnmt 500m-1km: | Rabbit Hill round barrow; Cherry Tree Hill round barrow | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) within 1.01km – 2km of site | B |
| 18d.(ii) Reg P+G intersects site: | | |

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: Setting of listed buildings.

18g. Archaeology comments: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. CHET has commented on this site previously under planning reference (F/YR16/1168/F) and has recommendations in place for evaluation prior to development.

Site Visit

Date / Time of Site Visit: 28/10/2020 12:10:00

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site: Extant planning permission. Previously assessed in first call for sites. No change of note visible. Mature tree extent more obvious.

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: Mature trees on site.
Loss of biodiversity.

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy: Extant planning permission.
Loss of biodiversity.
Previously assessed in First Call for Sites - no changes of note visible.
Extent of mature trees on site.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission and is under construction. The site has therefore been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|-----|--|-----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 32% | 3b.(iv) 1 in 1000yr event (area): | 48% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR19/0509/F | | | |
| 7.(ii) Planning History Search | F/YR19/0509/F: Erect 5-storey mixed use development (1 x retail unit to ground floor and 11 x 1-bed and 4... (Grant) F/YR19/0510/LB: Demolition of a Listed Building (existing derelict structures)... (Grant) F/94/0972/LB: Temporary propping and tying in of existing structure to maintain structural stability and... Withdrawn F/0569/80/F: Retention of rooftop canteen/staff room and erection of a parapet wall... F/92/0437/LB: Underground works to strengthen and support proposed reconstruction of carriageway... (Granted) F/93/0985/LB: Temporary propping and tying in of existing structure to maintain structural stability and... (Granted) F/92/0436/LB: Underground works to strengthen and support proposed reconstruction of carriageway... (Granted) F/YR03/0516/F: Change of Use from Class A1 (Retail) to Class A3 (Food & Drink)... (Granted) F/YR06/1354/F: Installation of new shop fronts and conversion of upper floors to form 2 x 1-bed and 2 x 2... (Grant) F/YR06/1355/LB: Installation of new shop fronts and conversion of upper floors to form 2 x 1-bed and 2 x 2... (Grant) F/0872/85/F: Retention of rooftop canteen/staff room... F/YR20/3026/COND: Details reserved by conditions 02 (front facade), 03 (brick/windows), 04 (roof/windows), 0... F/0737/87/F: Retention of rooftop canteen/staff room... F/93/0600/LB: Internal and external alterations to existing premises... Withdrawn F/0267/79/F: Retention of a staff canteen/rest room 9/10 High Street Wisbech... | | | |

Transport

| | | |
|-------------------------------------|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Need to consider the cumulative transport impact of all proposed allocation and | |

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.

existing permissions in the settlement

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Horse Fair Bus Station; North Street; North End; Kingsley Avenue; Kings Road; North Cambridgeshire Hospital entrance | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11b.(iii) Medical srvs 5-10 min walk: | Clarkson Surgery | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wis | |
| 11c.(iii) Shops 5-10 min walk: | ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF | |
| 11c.(iv) Shops 10-15 min walk: | Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 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: | Elm Road Primary School; The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | Clarkson Infants School; Peckover Primary School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | Orchards Church of England Primary School | |
| 11e.(i) Prox to secondary school: | Less than 15 min walk (< 1,200m) | C |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |

11e.(iv) Secondary sch 10-15 min walk: Thomas Clarkson Academy

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: South-west Wisbech

11f.(iii) Emp area 5-10 min walk: River Nene frontage, Wisbech

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment: Peckover Primary School

12a.(ii) Primary school capacity: **Spare capacity in every year**

A

12b. Pri school capacity comments: Peckover Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 205 primary aged pupils living in the catchment area. Forecasts show an down ward trajectory to 185 in 2029/2030.

13a.(i) Secondary school catchment: Thomas Clarkson Academy

13a.(ii) Secondary school capacity: **Limited capacity**

C

13b. Sec school capacity comments: Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land**

A

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments: Noise observation made

15a. Agricultural Land Classification: **50% or more is not agricultural land**

A

15b. ALC percentage site area: Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A

17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) located on site / site intersects asset E

18a.(ii) CA intersects site: Wisbech

18a.(iii) CA within 500m: Bowthorpe

18b.(i) Prox to Listed Building: Asset(s) located on site / site intersects asset E

18b.(ii) Listed Building on site: 11, High Street; 12, High Street

18b.(iii) LB within 500m of site: Angles Theatre Workshop; Angles Theatre; Empire Cinema; Rear Range Number 46; Wine Vaults; Castle Square (See Details For Further Address Information); Castle Square (See Details For Further Address Information); War Memorial; Duke's Head; Midland Bank; 4, The Crescent; Hauck Flame Warehouse To Rear Of Numbers 5 And 7; 8 And 9, Old Market; Barclays Bank; 27, Old Market; 30, Old Market; 32, Old Market; 34, Old Market; Wall (To Rear Of Number 12 Queen's Hotel And Queen's School); 6, South Brink; Octavia Hill Birthplace Museum, 1 South Brink Place And 7 And 8 South Brink; 9, South Brink; 11, South Brink; 13 And 14, South Brink; The Garden House; 16-22 South Brink; 4, Union Place; 6, Union Place; 11, Union Street; Chest Tomb To Joseph Medworth In The Churchyard To South West Of St Peter And St Paul; Obelisk To Captain Shultz In The Churchyard To South West Of St Peter And St Paul; 43 And 44, North Brink; 1 And 2, North End; 10, 11 And 12, North End; Dennick And Son Limited; 9 And 10, North Street; 12, North Street; 13 And 15, Norwich Road; The Three Tuns; 3 And 4, Old Market; 5, Old Market; Horace Friend Warehouse Number 2; 12, Nene

Quay; Former Old Bell Inn; Five Bells; Wisbech Town Council Chamber; Lloyds Bank; 7 North Brink; Garden Boundary Wall Between Numbers 10 And 11; 12, North Brink; Stables To Number 14; Stable To North West Of Number 15 (Peckover House); Barn To North West Of Number 15 (Peckover House); Stable To Rear Of Number 19; 22, North Brink; 25, North Brink; 26 And 27, North Brink; 28, North Brink; 30 And 31, North Brink; 33, North Brink; 38, North Brink; 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place And 1 Market Street; The Rose And Crown Inn; 29 Market Place; 31 Market Place; 38 And 39 Market Place; 42, 42A And 43 Market Place; 53 Market Place; 2 And 3 Market Street; Castle Vaults; Two Gate Piers Flanking War Memorial (Originally Included In The Castle Garden); 2, Museum Square; 4, Museum Square; The Museum; 5, The Crescent; 7 And 8, The Crescent; 13, The Crescent; 9, The Crescent; 11, The Crescent; 12, The Crescent; 5, Ely Place; 19 High Street; 23, High Street; 7, 9 And 11, Hill Street; The Conservative Club; 26, Hill Street; 4, 5 And 6, Little Church Street; Boundary Wall To Vicarage And Sunday School; Rutland Arms; 21, Lynn Road; Church Of St Augustine; Post Office; Clarkson Memorial; Castle Square (See Details For Further Address Information); 3, York Row (See Details For Further Address Information); Castle Square (See Details For Further Address Information); Castle Square (See Details For Further Address Information); Congregational Chapel; The Counting House; National Westminster Bank; 1, The Crescent; 3, The Crescent; 4, Ely Place; Dicken's Tavern; Wisbech Standard; Wisbech Youth Club; 5 And 5A, Lynn Road; Marmion House Hotel; 14 Market Place; 22, Market Place; Warehouse To Rear Of Number 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 And 7, Market Street; The Castle; Gate Piers (Three Pairs) And Garden Wall To The Castle; Medworth House; 3, 4 And 5 Nene Quay; Hare And Hounds; 11, North Brink; Stables To Number 12; Garden Boundary Wall Between Numbers 14 And 15; Garden Wall To Number 15 (Peckover House) Piers And Boundary Wall To North; Boundary Wall To Rear Of Gardens, Numbers 21, 22, 23, 24 And 25; Tombstones In Grave Yard To Rear Of Number 21 (Friends Meeting House); Gazebo (To West Of Number 27); 29, North Brink; 34, North Brink; 37, North Brink; 39 And 40, North Brink; 3 And 4, North End; 6, North End; 8, North Street; Wisbech Labour Club; 1 And 2, Old Market; Astral House; 1, Post Office Lane; 1, 2, 3 And 4, South Brink; 15 South Brink; 1, Union Place; 3, Union Place; 9, Union Street; Parish Church Of St Peter And Paul; Chest Tomb To Elizabeth Stevens In The Churchyard To South West Of St Peter And St Paul; Chest Tomb In The Churchyard To The South East Of St Peter And Paul; Town Bridge; Chest Tomb To John Baxter In The Churchyard To South East Of St Peter And Paul; 5, Union Place; 4 And 5, School Lane; 30, Somers Road; Sessions House; 10, South Brink; Queen's Hotel; 85-93, Norwich Road; 11, North Street; Red Lion; 23 And 24, North Brink; 14, North Brink; Side Entrance Piers, Gates And Garden Wall To Number 15 (Peckover House); 19, North Brink; 6, North Brink; 8 And 9 North Brink; Castle Lodge; 44 And 45 Market Place; 54 Market Place; Tallow Court; St Augustine's National Day And Sunday School; The Vicarage; 7, Little Church Street; Leach's Mill; 28, Hill Street; 1 High Street; 1 And 2, Ely Place; 11 And 12, Church Terrace; 46 Market Place; 8, 9 And 10, Market Street; 6, The Crescent; Wesleyan Chapel; 10, The Crescent; 3, Ely Place; Old School; 19, Hill Street; 30, Hill Street; Anchor Chambers; Horace Friend Warehouse Number 3, Between Numbers 11 And 12; 8, Norfolk Street; 97 And 97A, Norfolk Street; 5 North Brink; 10, North Brink; Garden Boundary Wall Between Numbers 12 And 14; Peckover House; Remains Of White Cross In Garden Of Number 15 (Peckover House); Friends Meeting House; 35 And 36 North Brink And 6 Chapel Road; 5 Market Place; 9 Market Place; 11 Market Place; 21, Market Place; 27 And 28 Market Place; 35 Market Place; The Vine; 10, Old Market; King's Head; 28 And 29, Old Market; 31, Old Market; 3, School Lane; 31 And 32, Somers Road; 2, Union Place; 10, Union Street; 41 And 42, North

Brink; 45, North Brink; 5, North End; 7, North Street; Four Headstones West Of Nave; 2, York Row (See Details For Further Address Information); Castle Square (See Details For Further Address Information); Horse Trough At Junction With Harecroft Road; 13, Church Terrace; 2, The Crescent

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: **Asset(s) within 500m of site**

D

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

Peckover House

18e.(i) Prox to Heritage at Risk: **Asset(s) located on site / site intersects asset**

E

18e.(ii) HAR intersects site:

Wisbech

18e.(iii) HAR within 500m of site:

Bowthorpe; The Museum, Museum Square; Parish Church of St Peter and Paul

18f. Conservation Officer comments:

18g. Archaeology comments:

E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. CHET has commented on this site previously under planning reference (F/YR19/0509/F) and has recommendations in place for evaluation prior to development based on the current scheme.

Site Visit

Date / Time of Site Visit: 28/10/2020 12:45:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission, currently under construction.

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: *- Extant planning permission.
- Currently under construction.*

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:

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score **Likely suitable**

A

20b. Comments The site has extant planning permission and is under construction. The site has therefore been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|----|--|----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | 0% risk of surface water flooding (1 in 30 year event) | | | A | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 0% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR19/0897/F | | | |
| 7.(ii) Planning History Search | <p>F/93/0924/A: Display of a pole mounted sign... (Granted) F/YR05/0548/TE1: Installation of 12.0 metre high monopole with 3 vodafone antenna housed within GRP tube, v... Withdrawn F/0577/84/F: (1) change of use from garage/showroom to tyre and exhaust centre (2) creation of new acce... (Refused) F/0793/78/F: Enlargement of garage premises by construction of a hard-standing (retrospective)Garden ... F/90/0072/F: Installation of a new vehicular access... (Granted) F/YR19/0897/F: Erect 9 x dwellings (4 x 1-storey 2-bed and 5 x 2-storey 3-bed), 4 x garages (2 x twin) an... (Grant) F/0750/87/F: Two-storey extension to house17 Old Lynn Road Wisbech... F/1731/89/F: Erection of 2 x 2-bed houses... (Granted) F/YR07/1302/O: Erection of 5 terraced houses involving demolition of existing car showroom... (Grant) F/0742/80/F: Installation of a tank and pump for dispensing liquid petroleum gasOld Lynn Road Wisbech... F/0007/82/A: An internally illuminated double sided pole mounted signOld Lynn Road Wisbech... ', "F/0889/85/F: Change of use of disused garage to dance hall and cafeteriaWick's Garage Old Lynn Road W... (Refused) ", 'F/0038/86/A: Display of two non-illuminated single-sided signs, and one internally illuminated double s... F/YR08/0251/O: Erection of 4 detached dwellings with attached single garages... (Grant) F/95/0587/A: Display of 3 no. illuminated fascia signs;3 no. illuminated pylon signs and 1 no. non-il... (Granted) F/YR04/3215/O: Erection of 2 x 4-bed detached houses, 2 x 3-bed detached houses and 5 terraced houses and... (Grant) </p> | | | |

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

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: | Pumping Station; Waterlees Road; Kooreman Avenue; Ollard Avenue; Windsor Drive; Maison Rouge | |
| 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: | Clarkson Surgery | |
| 11b.(v) Medical srvs 15-20 min walk: | Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 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: | Orchards Church of England Primary School; Clarkson Infants School; St Peter's CofE Aided Junior School | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |

| | | |
|-------------------------------------|--|----------|
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | River Nene frontage, Wisbech | |
| 11f.(v) Emp area 15-20 min walk | Wisbech Town Centre | |
| 12a.(i) Primary school catchment | Orchards CofE Academy | |
| 12a.(ii) Primary school capacity: | No spare places but room for expansion | D |
| 12b. Pri school capacity comments: | Orchards CofE Academy has an age range of 2-11 years. The school has a PAN of 90 and total capacity of 630. In 2020/2021 there were 618 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 584 in 2029/2030. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|--|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 310768 (CORN MILLS); 310646 (NURSERY) | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 310295 (NURSERY) | |
| 14b. Env Health Officer comments: | Ground remediation necessary following discovery of contamination | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | Grade 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

| | | |
|---|--|----------|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 1.01km – 2km of site | B |
| 16a.(iii) Site intersects CWS: | | |

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: Church Of All Saints; Memorial To James And Susanna Gibson 10 Metres South Of Nave Of Church Of All Saints; Memorial 10 Metres South Of Nave Of Church Of All Saints; Walsoken Parish War Memorial

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Cross in All Saints churchyard

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:**18g. Archaeology comments:**

Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. CHET has commented on this site previously under planning reference (F/YR19/0897/F) and has recommendations for further information

Site Visit

Date / Time of Site Visit: 28/10/2020 12:30:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission. Site is within the built form of the town and potentially accessible by all transport modes.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: The area is a predominantly residential area with the busy B198 Lynn Road to the North.

3. Describe topography and lanscape: Flat site which has now been cleared of previous buildings.

4. Describe layout, form, street pattern: Cul-de-sac to the South which provides access to the site. Lynn rd. B198 through rd. to the north.

5. Describe building types and features: Mix of single storey and 2 Storey in area.

6. Describe site's boundaries: Domestic fences and hedges and currently with construction fencing.

7. Describe features / constraints: Proximity to B198 - noise and pollution.

8. Describe views, sight lines or vistas: Should not be overly prominent in the street scene.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site is within the existing town and should relate positively to the existing street scene.

19a. Character + Place Score: **Development of site will likely enhance local character and/or sense of place significantly**

A

19b. Justification: The redevelopment of the site should provide a positive boost to the character of the residential area.

19c. Key considerations for policy: Extant planning permission knew line relationship to existing built form and residential character of the area.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|-----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 11% | 3b.(iv) 1 in 1000yr event (area): | 31% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | | 100% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | Nene Waterfront and Port (broad location for growth) (LP8) F/YR19/0985/F | | | |
| 7.(ii) Planning History Search | <p>F/0077/87/F: Retention of Portakabin as temporary office accommodation... F/0078/87/F: Retention of felt roofed covered way between Report centre and store... F/YR07/0350/F: Erection of 331 dwellings (43 affordable housing) comprising of 198 flats (55 x studio, 55... Withdrawn F/0497/83/O: Layout of roads and sewers for light industrial and/or warehousing... F/91/0448/O: Residential Development... (Granted) F/94/0298/O: Residential Development... (Granted) F/YR05/0580/SC: Regeneration of Nene Waterfront Environmental Impact Assessment... Withdrawn F/YR15/0886/NONMAT: Non-material Amendment: Addition of door canopies to Plots 47, 49-51, 53, 58 and 60, solar... Approve F/YR14/0951/F: Erection of 70 x 2 and 3-storey dwellings comprising of 4 x 1-bed; 22 x 2-bed; 44 x 3-bed ... (Grant) F/0597/84/F: Felt roofed covered way between existing Report Centre and temporary Portakabin Eastern G... F/YR08/0617/FDC: Remediation of the remaining land and associated ground works including the raising of the... (Grant) F/0114/88/O: Residential development on site of workshop and garages (to be demolished)2, 3 and 4 Chas... F/0640/77/F: Erection of a Fitters Reporting Centre with storage outbuildings and parking facilities... F/0379/88/O: Erection of 170 residential units (86 x 1 bed, 80 x 2 bed flats and 4 x 2 bed maisonettes)... F/YR16/0602/NONMAT: Non-material amendment: Change of material for canopies from GRP to metal (as original app... Approve F/YR15/3061/COND: Details reserved by conditions 5, 7 and 8 of planning permission F/YR14/0951/F (Erection o... Approve F/YR19/0985/F: Erect 19 x 2-storey 3-bed dwellings including extension to existing footway and demolition... (Grant) F/0083/84/F: Use of existing buildings for the sale of new and used motor vehicles at warehouse... F/YR16/3082/COND: Details reserved by condition 7 of planning permission F/YR14/0951/F (Erection of 70 x 2 a... Approve F/0620/83/F: Erection of Portakabin as temporary office accommodation Transmission Report Centre Chase... F/YR06/0541/O: Residential Development (Max 370 dwellings), mixed use (A1 - A5 and D1 and multi use build...</p> | | | |

Withdrawn | F/0687/88/F: Erection of 16 sheltered housing units De Havilland Road Wisbech... | F/YR15/3042/COND: Details reserved by Conditions 2 and 3 of planning permission F/YR14/0951/F (Erection of 7... Approve | F/YR09/0342/F: Installation of 1 air conditioning unit to rear to existing building... (Grant) | F/YR16/1081/NONMAT: Non-material amendment: addition of external stepped approaches to plots 1-9; 12-15; 35; 4... Approve |

Transport

| | | |
|---|--|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement | |
| 9a. Strategic Road Net. impacts: | | |
| 9b. Highways England comments: | | |
| 10a. PROW Opportunities: | | |
| 10b. PROW Team comments: | | |

Access to Services

| | | |
|---|--|----------|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Grosvenor Road; Bath Road; Horse Fair Bus Station; Park Avenue; North End; Asda Superstore | |
| 11b.(i) Prox to medical services: | Less than 5 min walk (< 400m) | A |
| 11b.(ii) Medical srvs in 5 min walk: | Clarkson Surgery; Trinity Surgery; North Cambs Hospital | |
| 11b.(iii) Medical srvs 5-10 min walk: | North Brink Practice | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP | |
| 11c.(iii) Shops 5-10 min walk: | Pasionik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 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: | The Nene Infant & Nursery School; Peckover Primary School | |

| | | |
|---|--|----------|
| 11d.(iv) Primary schs 10-15 min walk: | Orchards Church of England Primary School; Clarkson Infants School; Elm Road Primary School; Ramnoth Junior School; St Peter's CofE Aided Junior School | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Less than 20 min walk (< 1,600m) | D |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | Thomas Clarkson Academy | |
| 11f.(i) Proximity to employment: | Less than 5 min walk (< 400m) | A |
| 11f.(ii) Emp area in 5 min walk: | River Nene frontage, Wisbech; Wisbech Town Centre | |
| 11f.(iii) Emp area 5-10 min walk: | South-west Wisbech | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Clarkson Infant | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Clarkson Infant is a Community School and has an age range of 2 -7 years. St Peters Cof E is an Academy and has an age range of 7-11 years. Clarkson and St Peters provide a combined primary PAN of The school has a PAN of 60 and total capacity of 130 providing 910 places. In 2020/21 there were 298 pupils living in the catchment area. Forecasts show an increase to 324 in 2029/2030. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16. | |

Land Quality

| | | |
|---|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site within 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: | 310070 (MILL) | |

| | | |
|--|--|---|
| 14a.(ix) Sites for DI 100-250m: | 0 (WORKS) | |
| 14b. Env Health Officer comments: | Ground remediation necessary following discovery of contamination | |
| 15a. Agricultural Land Classification: | 50% or more is not agricultural land | A |
| 15b. ALC percentage site area | Grade 1: 0% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 100% | |

Natural Environment

| | | |
|---|--|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D |
| 16a.(iii) Site intersects CWS: | River Nene | |
| 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) Existing Wetland: | No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Stepping Stone Opp: No |
| 16c.(vi) Wetland Buffer: | No | 16c.(x) Woodland Stepping Stone Opp: No |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A |
| 16d.(ii) Requirements to consult NE: | | |
| 16e. Wildlife Officer comments: | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |

Heritage

| | | |
|------------------------------------|--|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) within 500m of site | D |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | Bowthorpe; Wisbech | |
| 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: | Empire Cinema; Rear Range Number 46; Wine Vaults; Castle Square (See Details For Further Address Information); Castle Square (See Details For Further Address Information); War Memorial; Duke's Head; Midland Bank; Hauck Flame Warehouse To Rear Of Numbers 5 And 7; 8 And 9, Old Market; Barclays Bank; 27, Old Market; 30, Old Market; 32, Old Market; 34, Old Market; 4, Union Place; 6, Union Place; 11, Union Street; 1 And 2, North End; 10, 11 And 12, North End; Dennick And Son Limited; 9 And 10, North Street; 12, North Street; 3 And 4, Old | |

Market; 5, Old Market; Horace Friend Warehouse Number 2; 12, Nene Quay; Former Old Bell Inn; Wisbech Town Council Chamber; Lloyds Bank; 7 North Brink; Garden Boundary Wall Between Numbers 10 And 11; Band Stand (Situated In The Park); 6 Market Place; 8 Market Place; 10 Market Place; 12 Market Place; 13 Market Place And 1 Market Street; The Rose And Crown Inn; 29 Market Place; 31 Market Place; 38 And 39 Market Place; 42, 42A And 43 Market Place; 53 Market Place; 2 And 3 Market Street; Cemetery Chapel; Walls And Gate Piers To Cemetery; Castle Vaults; Two Gate Piers Flanking War Memorial (Originally Included In The Castle Garden); 4, Museum Square; The Museum; 13, The Crescent; 5, Ely Place; 19 High Street; 23, High Street; 7, 9 And 11, Hill Street; The Conservative Club; 26, Hill Street; 4, 5 And 6, Little Church Street; Rutland Arms; 21, Lynn Road; Flint House; Raglan Villas; Church Of St Augustine; Post Office; Clarkson Memorial; Castle Square (See Details For Further Address Information); 3, York Row (See Details For Further Address Information); Castle Square (See Details For Further Address Information); Castle Square (See Details For Further Address Information); Congregational Chapel; The Counting House; National Westminster Bank; 4, Ely Place; Dicken's Tavern; Wisbech Standard; Wisbech Youth Club; 5 And 5A, Lynn Road; Marmion House Hotel; Smedley Canning Factory; 14 Market Place; 22, Market Place; Warehouse To Rear Of Number 27; 32 Market Place; The Globe Pub, 52 Market Place; 5, 6 And 7, Market Street; Cemetery Cottage; 3, 4 And 5 Nene Quay; Hare And Hounds; Stables To Number 12; 3 And 4, North End; 6, North End; 8, North Street; Wisbech Labour Club; 1 And 2, Old Market; Astral House; 1, Post Office Lane; 1, 2, 3 And 4, South Brink; 1, Union Place; 3, Union Place; 9, Union Street; Town Bridge; 5, Union Place; 4 And 5, School Lane; 11, North Street; 6, North Brink; 8 And 9 North Brink; 44 And 45 Market Place; 54 Market Place; Tallow Court; St Augustine's National Day And Sunday School; The Vicarage; 7, Little Church Street; Leach's Mill; 28, Hill Street; Leverington Cemetery Chapel; 1 High Street; 12, High Street; 1 And 2, Ely Place; 46 Market Place; 8, 9 And 10, Market Street; 3, Ely Place; 11, High Street; Old School; 19, Hill Street; 30, Hill Street; Memorial To Richard Young; Anchor Chambers; Horace Friend Warehouse Number 3, Between Numbers 11 And 12; 5 North Brink; 10, North Brink; Ely House; 5 Market Place; 9 Market Place; 11 Market Place; 21, Market Place; 27 And 28 Market Place; 35 Market Place; The Vine; 10, Old Market; King's Head; 28 And 29, Old Market; 31, Old Market; 3, School Lane; 2, Union Place; 10, Union Street; 5, North End; 7, North Street; 2, York Row (See Details For Further Address Information); Castle Square (See Details For Further Address Information)

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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

| | |
|--|---|
| 18e.(ii) HAR intersects site: | |
| 18e.(iii) HAR within 500m of site: | Bowthorpe; Wisbech; The Museum, Museum Square |
| 18f. Conservation Officer comments: | Setting of listed buildings and conservation area where Chase Street meets Lynn Road. |
| 18g. Archaeology comments: | D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required CHET has commented on this site previously under planning reference (F/YR19/0985/F) and has recommendations in place for evaluation prior to development based on the current scheme. |

Site Visit

Date / Time of Site Visit: 28/10/2020 12:20:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: Extant planning permission. Site is in close proximity of the town centre with good sustainable links possible.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Dwellings and other buildings to the North, East and South. Vacant land to the West.

3. Describe topography and lanscape: A vacant site within the existing built fabric of the town.

4. Describe layout, form, street pattern: Mix of streets accessing the busy Lynn Rd B198.

5. Describe building types and features: None on site, except for cabin. Mainly two Storey in area of various ages.

6. Describe site's boundaries: Mix of fences and hedges with row of mature trees alongside frontage.

7. Describe features / constraints: Potentially contaminated?

8. Describe views, sight lines or vistas: Should accord with the street scene and not be overly prominent.

9a. Relationship to built form: Positive

9b. Visual impact on wider landscape: Positive

9c. Historic features: Neutral

9d. Justification: The site would relate well to the existing built form and streetscape.

19a. Character + Place Score: **Development of site will likely enhance local character and/or sense of place significantly**

A

19b. Justification: The site is well related to both the settlement and town centre and any redevelopment should contribute to a positive regeneration of the area, possibly in conjunction with adjacent sites to the West.

19c. Key considerations for policy: Extant planning permission. Proximity to town centre. Part of / adjacent Nene waterfront development. Included within Nene Waterfront SPG?

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10): 10

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has extant planning permission. The site has therefore been determined to be suitable for development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|----|--|-----|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | More vulnerable | | | | |
| 3a.(i) Main Flood Zone: | 100% of site area in Zone 1 | | | A | |
| 3a.(ii) Site area in FZ1: | 100% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 0% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 3% | 3b.(iv) 1 in 1000yr event (area): | 15% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|--|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR20/0615/O | | | |
| | Site with planning permission F/YR20/0615/O granted 11/09/2020. | | | |
| 7.(ii) Planning History Search | <p>F/94/0709/O: Erection of a dwelling... (Granted); F/97/0756/O: Variation of Condition 03 of planning permission F/94/0709/O extending permission time lim... (Granted); F/YR01/0854/F: Conversion of loft for additional living accommodation involving formation of dormer window... (Granted); F/0620/89/O: Erection of a three-bed bungalow and garage... (NULL); F/YR17/1150/F: Erection of 2-storey side/rear extension to existing fire station (incorporating 1st floor ... (Granted); F/92/0673/O: Erection of 3 dwellings... (Granted); F/95/0063/F: Part 2-storey, part single-storey garage and bedroom side extension... (Granted); F/93/0494/F: Formation of a vehicular access... (Granted); F/YR07/0672/F: Erection of an attached garage to existing garage... (Granted); F/98/0637/F: Installation of additional window at first-floor level on south elevation... (Granted); F/0936/85/F: Erection of Fire station with ancillary training building, drill tower, car park and new a... (NULL); F/98/0929/F: Erection of a 3-bed detached bungalow with detached double garage... (Granted); F/91/0199/F: Installation of a 60cm. satellite dish on east elevation of existing building... (Granted); F/1307/89/O: Erection of a 3-bed bungalow and garage... (Granted); F/YR03/0891/F: Erection of a 1-bed annexe and relocation of existing garage... (Granted); F/YR10/0632/TRTPO: Fell 1 no Walnut tree covered by TPO 01/1990... (Granted); F/YR04/4156/F: Erection of a vehicle workshop... (Granted); F/YR13/0203/F: Erection of a detached garage for existing dwelling... (Application Withdrawn); F/0532/89/O: Erection of Three Dwellings... (Granted); F/YR13/0471/F: Erection of a cart shed and stores for existing dwelling... (Granted)</p> | | | |

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

| | | |
|--|---|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | The College of West Anglia, Corporation Road, Onyx Court, Kingswood Park, Queen Elizabeth Drive, Orchard House | |
| 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: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11b.(v) Medical srvs 15-20 min walk: | Clarkson Surgery | |
| 11c.(i) Proximity to shops: | Less than 10 min walk (< 800m) | B |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 11c.(iv) Shops 10-15 min walk: | S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Elm Road Primary School; Ramnoth Junior School | |
| 11d.(iii) Primary schs 5-10 min walk: | The Nene Infant & Nursery School | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | Clarkson Infants School; St Peter's CofE Aided Junior School | |
| 11e.(i) Prox to secondary school: | Less than 5 min walk (< 400m) | A |
| 11e.(ii) Secondary sch in 5 min walk: | Thomas Clarkson Academy | |

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 10 min walk (< 800m)

B

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk: South-west Wisbech; Wisbech Town Centre

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk: River Nene frontage, Wisbech

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 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: DEPOT

14a.(ix) Sites for DI 100-250m: NURSERIES; REFUSE/SLAG HEAP

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area: Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: 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: TPO point within 15m of the site

C

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Wisbech

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) 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: Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500m of site

D

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site: Wisbech Conservation Area

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit*Date / Time of Site Visit:**1a. Accessibility: Is the site capable of being accessible to all users?:**1b. Describe accessibility of site:**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:**2b. Describe neighbouring uses:**3. Describe topography and lanscape:**4. Describe layout, form, street pattern:**5. Describe building types and features:**6. Describe site's boundaries:**7. Describe features / constraints:**8. Describe views, sight lines or vistas:**9a. Relationship to built form:**9b. Visual impact on wider landscape:**9c. Historic features:**9d. Justification:*

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for residential development through the planning system.

Major Criteria

| | | | | | |
|---|--|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 0% | 3b.(iv) 1 in 1000yr event (area): | 5% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | | 0% | |
| 4.(i) Prox. to hazardous apparatus: | | | | | |
| 4.(ii) Intersects HSE Consultation Dist: | Inner zone (HL Hutchinson Ltd); Middle zone (HL Hutchinson Ltd); Outer zone (HL Hutchinson Ltd). | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|--------------------------------|-------------|----------|
| 6. Settlement Hierarchy | Market Town | A |
|--------------------------------|-------------|----------|

7.(i) Planning History (Form B): F/YR20/0899/F

Full planning permission (F/YR20/0899/F) granted 29 January 2021.

7.(ii) Planning History Search

F/YR08/0756/F: Erection of a office building with associated parking... (Granted); F/YR15/3037/COND: Details reserved by conditions 2, 6, 7, 10, 13, 14, 15 and 16 of planning permission F/YR1... (Approved); F/YR03/0860/O: Industrial Development (1.15 ha) for ClassesB1, B2 and B8 uses... (Granted); F/92/0909/O: Erection of industrial buildings (B1, B2 &B8) and formation of a vehicular access... (Granted); F/YR00/1163/F: Formation and surfacing of area for openstorage of cars, maximum height of 2 metres,erec... (Granted); F/97/0400/O: Erection of buildings for use within ClassesB1, B2 and B8 together with road widening to... (Granted); F/97/0834/F: Erection of a factory building for themanufacture of lorry bodies and ancillaryoffices, ... (Granted); F/YR01/0080/F: Erection of 8 no. lighting columns and1.8 metre high boundary fence... (Application Withdrawn); F/1585/89/F: Erection of a single storey flat roofextension to rear of building, & provideadditional ... (Granted); F/1444/88/O: Mixed commercial development comprising Hotel with restaurant and petrol filling facilitie... (Application Permitted); F/YR01/0547/F: Erection of 8 no. lighting columns... (Refused); F/YR09/0218/DE1: Demolition of existing building... (Further Information Not Required); F/YR01/0915/F: Erection of 8 no. lighting columns... (Granted); F/98/1084/F: Variation of Condition 15 of planningpermission F/97/0948/F (Change of use of landto gen... (Granted); F/98/0536/F: Erection of 1 no. flag pole together withvariation of Conditions 04 to allow storageof g... (Refused); F/94/0832/F: Erection of a building for use as a printingworkshop, associated offices, parking andser... (Granted); F/99/0248/F: Variation of Condition 04 of planningpermission - F/97/0948/F (Change of use ofland to g... (Granted); F/YR08/0719/F: Engineering works to install land drainage and klargester... (Granted); F/YR14/0527/F: Erection of an extension/canopy, automatic barriers, and 2.4 metre high palisade fencing a... (Granted); F/YR14/2003/CCC: Extension of hardstanding area... (Raise No Objections); F/YR00/0554/F: Formation of culvert to form access;formation and surfacing of additional carparking are... (Granted); F/YR02/2007/CW: Proposed end of life vehicle building... (NULL); F/92/0801/O: Mixed commercial development comprising ofhotel with

restaurant and petrol fillingfacili... (Granted); F/96/0758/O: Use of land for industrial development(Class B2)... (Granted); F/97/0783/F: Variation of Condition 02 of planningpermission F/92/0801/O (mixed commercialdevelopment... (Granted); F/95/0596/F: Erection of a building for use as a printingworkshop, associated offices, parking andser... (Granted); F/95/0497/A: Display of 13 no. non-illuminated signs... (NULL); F/YR15/0761/F: Erection of a detached triple garage... (Granted); F/98/0369/F: Variation of Condition 02 of planningpermission - F/92/0801/O (mixed commercialdevelopme... (Granted); F/YR01/0425/F: Variation of Condition 02 of planningpermission F/92/0801/O (mixed commercialdevelopment... (Granted); F/YR00/0519/F: Erection of warehouse/workshop for B1, B2 andB8 uses... (Granted); F/YR12/0710/F: Erection of an Ophthalmic Eye Clinic with new access and associated parking... (Granted); F/YR06/0795/F: Erection of production and office building... (Granted); F/YR08/3109/COND: Details reserved by condition 02 of planning permission F/YR08/0756/F (Erection of a offic... (Approved); F/YR14/3132/COND: Details reserved by conditions 4 and 5 of planning permission F/YR12/0710/F (Erection of a... (Approved); F/1086/89/F: Change of use from farmhouse and garage toform office accommodation... (Granted); F/97/0948/F: Change of use of land to general auction useincluding open storage area and car park... (Granted)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

| | | |
|--|--|---|
| 11a.(i) Proximity to public transport: | Less than 5 min walk (< 400m) | A |
| 11a.(ii) Bus stops / rail in 5 min walk: | Tesco, Market Hall, Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 OSW | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Less than 20 min walk (< 1,600m)

D

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk: Thomas Clarkson Academy

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m)

E

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m: MILL

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 2

D

15b. ALC percentage site area Grade 1: 4% | Grade 2: 96% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site D

16a.(iii) Site intersects CWS:

River Nene

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: 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: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A

17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site:

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for employment development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|--------|--|--------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 2 | | | C | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 85.33% | 3a.(iv) Site area in FZ3: | 14.67% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 3% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | | |
| 4.(i) Prox. to hazardous apparatus: | | | | | |
| 4.(ii) Intersects HSE Consultation Dist: | Inner zone (HL Hutchinson Ltd); Middle zone (HL Hutchinson Ltd) | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | |
|--------------------------------|-------------|----------|
| 6. Settlement Hierarchy | Market Town | A |
|--------------------------------|-------------|----------|

7.(i) Planning History (Form B): F/YR20/0420/F

Full planning permission (F/YR20/0420/F) granted 12 August 2020.

7.(ii) Planning History Search

F/YR20/0019/NONMAT: Non-material amendment: amendment to approved access details relating to planning permissi... (Application Withdrawn); F/97/0226/F: Use of land for the storage of steelframework... (Granted); F/YR05/1339/O: Proposed Development (4.7 ha) incorporating non-food retail, Health and Fitness Club, fast... (Application Withdrawn); F/YR19/1090/A: Display of 2 x non-illuminated freestanding signs... (Granted); F/98/0813/O: Erection of a cold store and farm shop... (Granted); F/95/0711/F: Erection of car showroom and workshop together with access road, parking and landscaping... (Granted); F/99/0827/F: Siting of 1 no. caravan for use as amenities for workers... (Granted); F/92/0909/O: Erection of industrial buildings (B1, B2 & B8) and formation of a vehicular access... (Granted); F/96/0155/O: Erection of 4 no. workplace homes and formation of associated parking areas... (Granted); F/YR06/0764/O: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or B8 and C1... (Granted); F/YR02/1218/RM: Erection of mixed commercial development comprising hotel with restaurant and petrol filli... (Insufficient Fee); F/YR16/0798/RM: Reserved Matters application relating to the detailed matters of appearance, landscaping, ... (Approved); F/1444/88/O: Mixed commercial development comprising Hotel with restaurant and petrol filling facilitie... (Application Permitted); F/YR11/0475/EXTIME: Proposed Development (4.7 ha) incorporating Class A1, A3/A5, B1 and/or B2 and/or B8 and C1... (Granted); F/YR18/3035/COND: Details reserved by conditions 4, 5, 6, 7, 10, 11 and 12 of planning permission F/YR14/071... (Approved); F/YR16/0996/F: Variation of condition 9 (part iii) and condition 10 (part two) of planning permission F/Y... (Granted); F/98/0969/F: Erection of first-floor side extension together with alterations to front elevation... (Granted); F/95/0668/F: Erection of a restaurant, formation of access and ancillary parking areas, also use of par... (Granted); F/94/0832/F: Erection of a building for use as a printing workshop, associated offices, parking and ser... (Granted); F/YR14/0314/F: Formation of a car park extension... (Granted); F/YR07/0743/F: Erection of extension to existing factory... (Granted); F/YR18/3108/COND: Details reserved by Conditions 2, 4, 7 and 8 of planning permission F/YR16/0996/F (Variati... (Approved); F/YR14/0717/F: Erection of a 2-storey office and single-storey

warehouse building with sales counter and ... (Granted); F/95/0678/F: Erection of weatherproof canopy... (Application Withdrawn); F/92/0801/O: Mixed commercial development comprising of hotel with restaurant and petrol filling facility... (Granted); F/96/0758/O: Use of land for industrial development (Class B2)... (Granted); F/97/0783/F: Variation of Condition 02 of planning permission F/92/0801/O (mixed commercial development... (Granted); F/95/0596/F: Erection of a building for use as a printing workshop, associated offices, parking and other... (Granted); F/95/0497/A: Display of 13 no. non-illuminated signs... (NULL); F/98/0369/F: Variation of Condition 02 of planning permission - F/92/0801/O (mixed commercial development... (Granted); F/YR01/0425/F: Variation of Condition 02 of planning permission F/92/0801/O (mixed commercial development... (Granted); F/YR06/0795/F: Erection of production and office building... (Granted); F/YR04/0119/F: Siting of 1 no. caravan for use as amenities for workers... (Granted); F/YR14/0766/HAZ: Storage of listed hazardous substances... (NULL)

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: | Anglia Community Eye Services forecourt | |
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG | |
| 11c.(iii) Shops 5-10 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL | |
| 11c.(iv) Shops 10-15 min walk: | Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m)

E

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m)

E

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m: MILL

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 1

E

15b. ALC percentage site area Grade 1: 100% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

| | | | |
|---|--|---------------------------------|--|
| 16a.(i) Prox to Local Nature Reserves: | LNR more than 2.01km from site | A | |
| 16a.(ii) Prox to County Wildlife Sites: | CWS within 500m of site | D | |
| 16a.(iii) Site intersects CWS: | | | |
| | River Nene | | |
| 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: | Yes | 16c.(iii) Grassland Buffer: Yes | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Extstg Woodland: | No | 16c.(ix) Woodland Buffer: Yes | 16c.(x) Woodland Stepping Stone Opp: Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A | |
| 16d.(ii) Requirements to consult NE: | | | |
| 16e. Wildlife Officer comments: | | | |
| 17.(i) TPO points: | No TPO point within 15m of the site | A | |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A | |
| Heritage | | | |
| 18a.(i) Prox to Conservation Area: | Asset(s) within 1.01km – 2km of site | B | |
| 18a.(ii) CA intersects site: | | | |
| 18a.(iii) CA within 500m: | | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 1.01km – 2km of site | B | |
| 18b.(ii) Listed Building on site: | | | |
| 18b.(iii) LB within 500m of site: | | | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A | |
| 18c.(ii) Sched Mnmt intersects site: | | | |
| 18c.(iii) Sched Mnmt within 500m: | | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | | |
| 18c.(v) Sched Mnmt 1-2km: | | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) more than 2km from site | A | |
| 18d.(ii) Reg P+G intersects site: | | | |
| 18d.(iii) Reg PG within 500m: | | | |

18e.(i) Prox to Heritage at Risk: Asset(s) within 1.01km – 2km of site

B

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site:

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for employment development through the planning system.

Major Criteria

| | | | | | |
|---|---|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | | |
| 2.(iii) Min. and Waste policy area: | | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E | |
| 3a.(ii) Site area in FZ1: | 0% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 100% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a | |
| 3b.(ii) 1 in 30yr event (area): | 0% | 3b.(iii) 1 in 100yr event (area): | 1% | 3b.(iv) 1 in 1000yr event (area): | 21% |
| 3c.(i) Intersects Historic Flood Map: | Yes | 3c.(ii) Area intersected by Historic Flood Map: | | 1.95% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A | |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: | No |
| 5. Proximity to designated sites: | More than 5km from site | | | A | |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR19/0616/F Full planning permission (F/YR19/0616/F) granted 26 May 2020. | | | |
| 7.(ii) Planning History Search | <p>F/0775/81/F: Two storey extension to dwellinghouse and erection of a detached garage... (Application Permitted); F/YR01/0479/F: Erection of extension to existing workshop... (Granted); F/0721/88/F: Alterations and extension to house117 Osborne Road Wisbech... (Application Permitted); F/YR18/0523/F: Erection of a building to house bailing machinery... (Granted); F/0437/87/F: Erection of wire-mesh compound for storage of calor gasIngleberry Caravan Site Osborne Ro... (Application Permitted); F/99/0291/F: Erection of 2.4 metre high palisade fencing... (Granted); F/YR19/0616/F: Erect an industrial storage building with mezzanine floor (replacement to existing fire da... (Pending Consideration); F/0893/89/F: Erection of a timber storage building... (Granted); F/96/0136/F: Use of land for the stationing of 24 no.residential caravans... (Refused); F/94/0065/F: Erection of a timber storage building... (Granted); F/90/0158/F: Change of use from foundry (B4) to plasticinjection moulding (B2)... (Granted); F/0845/83/F: Extension to officesBrigstock Road Wisbech... (Application Permitted); F/0628/85/F: Erection of an extension117 Osborne Road Wisbech... (Application Permitted); F/93/0339/F: Erection of an extension to existingindustrial building... (Granted); F/94/0237/F: Erection of a building for the storage ofclassic cars... (Granted); F/0780/79/F: Retention of a caravan sitelnglesberry Caravan Site 131 Osborne Road Wisbech... (Application Permitted); F/1038/80/F: Permanent retention of a caravan sitelnglesberry Caravan Site 131 Osborne Road Wisbech... (Application Permitted); F/1098/89/F: See file for correct proposals, bug in thesystem. The address for this app shouldbe 123... (Granted); F/YR00/0792/F: Siting of 1 no. storage tank... (Granted); F/YR03/0628/F: Erection of 3 no. warehouses and extension toexisting workshop... (Granted); F/0707/81/F: Erection of security fencing with 2 sets of access gates... (Application Permitted); F/98/0491/F: Change of use of timber store to Roof TrussManufacturing plant (Class B2) and metalcladd... (Granted); F/90/0908/F: Erection of a single-storey extension to rearof bungalow... (Granted)</p> | | | |

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

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: Hawthorne Avenue, Southwell Road

11b.(i) Prox to medical services: Less than 10 min walk (< 800m)

B

11b.(ii) Medical srvs in 5 min walk:

11b.(iii) Medical srvs 5-10 min walk: Clarkson Surgery

11b.(iv) Medical srvs 10-15 min walk: North Brink Practice; Trinity Surgery; North Cambs Hospital

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: ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE

11c.(iv) Shops 10-15 min walk: ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE

11c.(v) Shops 15-20 min walk: Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF

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: Orchards Church of England Primary School; Peckover Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk: Clarkson Infants School; Leverington Primary Academy; The Nene Infant & Nursery School; St Peter's CofE Aided Junior School

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m)

E

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 10 min walk (< 800m)

B

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk: Wisbech Town Centre

11f.(iv) Emp area 10-15 min walk:

11f.(v) Emp area 15-20 min walk South-west Wisbech

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: RAILWAY SIDINGS

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is not agricultural land

A

15b. ALC percentage site area Grade 1: 0% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 100%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 500m of site

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: MALVERN HOUSE, ROSEVILLE, WESTWOOD (Grade II), LEVERINGTON HOUSE (Grade II)

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km: Rabbit Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km: Cherry Tree Hill round barrow; Cross in All Saints churchyard

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site

B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site:

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

(iii) Parish Council site ranking (0-10):

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for employment development through the planning system.

Major Criteria

| | | | | |
|---|---|--|-------|--|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A |
| 2.(i) Min. + Waste Team comments: | | | | |
| 2.(ii) Intrsects Min. + Waste resource: | | | | |
| 2.(iii) Min. and Waste policy area: | | | | |
| 3. Flood Risk - Vulnerability: | Less vulnerable | | | |
| 3a.(i) Main Flood Zone: | >50% of site area in Zone 3 - INCOMPATIBLE | | | E |
| 3a.(ii) Site area in FZ1: | 1.61% | 3a.(iii) Site area in FZ2: | 8.84% | 3a.(iv) Site area in FZ3: 89.54% |
| 3b.(i) Surface Water Flood Risk: | Risk of surface water flooding, see SFRA | | | N/a |
| 3b.(ii) 1 in 30yr event (area): | 18% | 3b.(iii) 1 in 100yr event (area): | 34% | 3b.(iv) 1 in 1000yr event (area): 57% |
| 3c.(i) Intersects Historic Flood Map: | No | 3c.(ii) Area intersected by Historic Flood Map: | 0% | |
| 4.(i) Prox. to hazardous apparatus: | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development | | | A |
| 4.(ii) Intersects HSE Consultation Dist: | No | | | |
| 4.(iii) Intersects gas pipe buffer: | No | 4.(iv) Overhead line on site: | No | 4. (v) Pylon/tower on site: No |
| 5. Proximity to designated sites: | More than 5km from site | | | A |

Strategy and History

| | | | | |
|---|---|--|--|----------|
| 6. Settlement Hierarchy | Market Town | | | A |
| 7.(i) Planning History (Form B): | F/YR20/0105/FDL | | | |
| | Site with full planning permission (F/YR20/0105/FDL) granted 31/03/2020 | | | |
| 7.(ii) Planning History Search | <p>F/YR19/3012/COND: Details reserved by conditions 3 and 4 of planning permission F/YR18/0751/FDL (Erection of... (Approved); F/YR16/0410/FDL: Insertion of doors and windows to enable the subdivision of 1 x industrial unit into 4 x u... (Granted); F/0214/81/O: Layout of land as a Light Industrial Estate by the construction of roads and sewers (appro... (Application Permitted); F/YR00/0392/A: Display of 1 no. internally illuminated fascia sign and 1 no. logo flag on 6.0 metre high ... (Granted); F/98/0099/F: Siting of 1 no. metal storage container for raw materials (stainless steel)... (Granted); F/YR12/0987/F: Erection of a storage building... (Granted); F/YR11/0529/F: Erection of 3 x industrial units... (Granted); F/YR07/0622/F: Erection of side extension to existing building for use as warehousing and light assembly... (Granted); F/YR18/0252/FDL: Erection of an industrial unit for use as an MOT and service centre (B2)... (Granted); F/YR16/0249/FDL: Erection of 5 no industrial units (B2)... (Granted); F/YR18/0146/FDL: Erection of a front extension to existing storage building... (Granted); F/0544/88/O: Development of land for industrial purposes... (NULL); F/YR16/0142/FDL: Erection of a rear storage extension to existing building... (Granted); F/YR03/1084/F: Erection of extension to existing building... (Granted); F/YR10/0950/NONMAT: Non material amendments to proposed extension - Reduce length to 9.8 metres, remove 1 door... (Approved); F/YR00/0043/F: Erection of extension to existing factory... (Granted); F/YR03/0963/F: Formation of a vehicular access to serve future industrial units... (Granted); F/0739/82/F: Layout of land for industrial purposes by the construction of road and sewer Phase 3 Bole... (NULL); F/YR17/0078/FDL: Erection of 5 x industrial units (B2)... (Granted); F/90/0360/F: Erection of a building for light industrial use, together with associated offices... (Granted); F/91/0133/F: Erection of a factory for the manufacture of commercial vehicle bodies... (Granted); F/1294/88/F: Erection of industrial building Algores way Wisbech... (Application Permitted); F/YR18/0751/FDL: Erection of an industrial building (B1 and B2 use) and 2.4m high (max height) palisade gate... (Granted); F/YR06/0136/F: Erection of 2-storey extension to front and extension to rear of existing commercial build... (Granted); F/YR03/0579/F:</p> | | | |

Erection of an industrial unit (Use Classes B1 and B2)... (Granted); F/YR06/1110/F: Erection of workshop and office... (Application Withdrawn); F/YR16/0407/FDL: Erection of an industrial unit (B2) with trade counter... (Granted); F/98/0085/F: Erection of a 2-storey office building together with the erection of store extension... (Granted); F/99/0177/F: Erection of an industrial unit with associated offices... (Granted); F/0246/89/F: Industrial Unit... (NULL); F/YR03/0580/F: Erection of extension to existing building... (Granted); F/1665/89/F: Erection of an industrial building with associated office and car parking... (Granted); F/1666/89/F: Erection of a ground floor extension to front of industrial unit... (Granted); F/YR18/0798/NONMAT: Non-material amendment: Change construction of car parking and turning area from tarmac to... (Approved); F/YR15/0791/F: Erection of a single-storey extension to existing warehouse... (Granted); F/99/0083/F: Erection of a 2-storey office extension to existing building... (Granted); F/0027/86/F: Layout and construction of roads and sewers for future industrial development South-east ... (NULL); F/1656/89/F: Erection of a factory building with offices and storage - for refining/blending investment... (Granted); F/YR19/0008/FDL: Erection of an extension to workshop; erection of an extension to existing mezzanine floor... (Granted); F/90/0352/F: Erection of 6 general industrial units, (B2 of the Use Classes Order 1987)... (Granted); F/97/0429/F: Erection of warehouse and 2.4m high palisade fencing... (Granted); F/YR18/0037/FDL: Erection of offices and storage building (B1 and B8 use)... (Granted); F/97/0454/F: Erection of industrial building with offices (Class B2)... (Granted); F/YR17/0726/F: Erection of a single-story extension to existing building... (Granted); F/YR17/0442/FDL: Change of use from gym to office and B1 use (retrospective)... (Granted); F/YR00/1057/F: Erection of industrial building for manufacture of precast concrete floor beams... (Granted); F/98/1030/F: Erection of extension to existing factory... (Granted); F/98/0654/REG3: Formation of hammerhead extension to existing roadway... (Granted); F/YR16/0041/FDL: Erection of a side extension to existing building... (Granted); F/YR02/0043/F: Erection of extension to existing workshop... (Granted); F/1401/88/F: Use of land as a reclaimed materials yard Off Algores Way Wisbech... (Application Permitted); F/YR02/0650/F: Erection of office/storage building (sales and retail) including tank farm, vehicular load... (Granted); F/YR15/0837/F: Erection of an extension with mezzanine floor to existing workshop involving the relocation... (Granted); F/YR15/0357/F: Erection of a single-storey extension to side of existing building... (Granted); F/YR10/0780/F: Erection of side extension to existing factory... (Granted); F/99/0241/F: Use of land for the manufacture of concrete floor beams together with siting of 1 no. port... (Granted); F/99/0680/F: Erection of temporary cloth covered structure... (Granted); F/YR04/3938/F: Erection of open storage building for the manufacturing of pre-cast concrete components, i... (Granted); F/YR16/0464/FDL: Erection of an industrial unit for use as an MOT and service centre (B2)... (Granted); F/0569/88/F: Construction of foul pumping station, foul and surface water sewers, and read as extension... (NULL); F/YR02/0885/F: Erection of vehicle workshop and offices... (Granted); F/YR11/3081/COND: Details reserved by Conditions 02, 03 and 04 of planning permission F/YR11/0529/F (Erection... (Approved); F/95/0490/F: Change of use of land for the stationing of 5 no. portacabins, open storage of civil engineering... (Granted); F/YR20/0105/FDL: Erect 1 x block of 3 x industrial units (B2 - workshops and offices)... (Granted)

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (< 400m)

A

11a.(ii) Bus stops / rail in 5 min walk: Boleness Road, Thomas Clarkson Col, Cromwell Retail Park, Market Hall

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: | North Brink Practice; Trinity Surgery; North Cambs Hospital | |
| 11c.(i) Proximity to shops: | Less than 5 min walk (< 400m) | A |
| 11c.(ii) Shops within 5 min walk: | FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW | |
| 11c.(iii) Shops 5-10 min walk: | Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG | |
| 11c.(iv) Shops 10-15 min walk: | Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF; Morrisons, 46 Elm High Street, Wisbech PE14 0DQ | |
| 11c.(v) Shops 15-20 min walk: | ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP; Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU; Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ | |
| 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: | Elm Road Primary School | |
| 11d.(v) Primary schs 15-20 min walk: | The Nene Infant & Nursery School; Ramnoth Junior School | |
| 11e.(i) Prox to secondary school: | Less than 10 min walk (< 800m) | B |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | Thomas Clarkson Academy | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Less than 15 min walk (< 1,200m) | C |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | Wisbech Town Centre | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment: | | |
| 12a.(ii) Primary school capacity: | | |
| 12b. Pri school capacity comments: | | |
| 13a.(i) Secondary school catchment: | | |

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

Land Quality

14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land

B

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m: FACTORY

14b. Env Health Officer comments:

15a. Agricultural Land Classification: 50% or more is Grade 2

D

15b. ALC percentage site area Grade 1: 0% | Grade 2: 100% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS within 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site B

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:

18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site A

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 1.01km – 2km of site B

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site C

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

1a. Accessibility: Is the site capable of being accessible to all users?:

1b. Describe accessibility of site:

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:**9a. Relationship to built form:****9b. Visual impact on wider landscape:****9c. Historic features:****9d. Justification:****19a. Character + Place Score:****19b. Justification:****19c. Key considerations for policy:****Local Preference****(i) Does Parish Council support site?:****(ii) Reasons for support / object:****(iii) Parish Council site ranking (0-10):****Recommendation****20a. Individual site score**

Likely suitable

A

20b. Comments

The site has planning permission and has therefore been determined suitable for employment development through the planning system.