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|---|--|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| H090 - Land adjacent to Water End , High Street, Wrestlingworth | | | | | | | |
| Size (ha) | 0.87 | | | | | | |
| Proposal | 21 dwellings | | | | | | |
| Description | Located to the south west of Wrestlingworth and to the west of the High Street. The site is currently used for agriculture. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 10% | No | 87% | Maybe | 3% | |
| Consultation Comments | <ul style="list-style-type: none"> • The site is in a conservation area and is an important archaeological site • The site is the last remaining open space in the village • Increase in road congestion • New dwellings will support existing facilities | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | 39 | | | | | | |
| Rank | 2nd Joint 1 st ranked in settlement out of 5 | | | | | | |
| Conclusion | <p><u>The site scored reasonably well within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The site scored the same as H250, however due to concerns raised by the Development Strategy Task Force, H090 was deemed to be a far more suitable location for future development. For these reasons the site was taken forward to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p> | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access Highways Authority</u> | <u>The site has a long frontage onto High Street and should be able to provide an acceptable junction</u> Not applicable | | | | | | |
| <u>Highways Authority</u> | No comment made | | | | | | |
| <u>Environment Agency</u> | No site specific comment made | | | | | | |
| <u>Archaeology</u> | <p><u>This site contains the well preserved remains of medieval settlement, including house platforms and other features. Although they are not designated as a Scheduled Monument, an assessment of the remains on behalf of English Heritage suggested that they were potentially of national importance, they are certainly of regional importance and a relatively rare survival of medieval settlement earthworks. Development of the site would destroy the archaeological remains, so the site should not be allocated for development in order to protect and preserve the archaeology. A planning application for the site has already been refused on the basis that it would have a</u></p> | | | | | | |

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| | <u>damaging impact on the archaeological remains.</u> |
| <u>Built Conservation</u> | <u>Not applicable</u> <u>No comment made</u> |
| Contaminated Land | <u>Not applicable</u> <u>No comment made</u> |
| <u>Internal Drainage Board</u> | <u>Not applicable</u> <u>No comment made</u> |
| Environmental Health | <u>Not applicable</u> <u>RAG rating is green</u> |
| English Heritage | <u>Based on current evidence, we object to the principle of site allocation H090. The entire site lies within Wrestlingworth Conservation Area and consists of undeveloped open space. The conservation area boundary has been deliberately drawn around this area, which presumably means that the open space makes a value contribution to the character and appearance of the conservation area. Development within this site allocation would therefore be likely to harm the conservation area.</u> <u>Not applicable</u> <u>We feel that even if development was justified, 21 dwellings would be too much for the site. This number of dwellings would not respect the linear character of the High Street and wider conservation area, and any development would therefore need to be of lower density.</u> |
| Landscape | <u>Unsuitable for development - land forms attractive entrance to village and forms an important open space ;important and distinctive pastures in terms of landscape character</u> <u>Not applicable</u> |
| Natural England | <u>Not applicable</u> <u>No comment made</u> |
| <u>Anglian Water</u> | <u>Not applicable</u> <u>RAG rating amber – Waste Water Treatment Works capacity requires infrastructure/treatment upgrades</u> |
| Conclusion | <u>Not applicable</u> <u>The Stage 3 assessment has highlighted a number of exceptional issues. In light of these major concerns, and the number of appropriate alternatives, it would not be appropriate to allocate this site. This site has not progressed beyond the Stage 3 assessment.</u> |
| Final Decision | |
| The site has not been taken forward as part of the Site Allocations Development Plan Document. | |

| H186 - Land Adjacent to Church Farm, Potton Road, Wrestlingworth | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 0.65 | | | | | | |
| Proposal | 12-18 dwellings | | | | | | |
| Description | Located to the north west of Wrestlingworth and north of Potton Road. The site is currently used for agriculture. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 17% | No | 72% | Maybe | 11% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Lack of local facilities • Site acceptable if for fewer dwellings | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | -4 | | | | | | |
| Rank | 5th ranked in settlement out of 5 | | | | | | |
| Conclusion | <p><u>The site scored poorly within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p> | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access Highways Authority</u> | Not applicable | | | | | | |
| <u>Highways Agency</u> | Not applicable | | | | | | |
| <u>Environment Agency</u> | Not applicable | | | | | | |
| <u>Archaeology</u> | Not applicable | | | | | | |
| <u>Built Conservation</u> | Not applicable | | | | | | |
| <u>Contaminated Land</u> | Not applicable | | | | | | |
| <u>Internal Drainage Board</u> | Not applicable | | | | | | |
| <u>Environmental Health</u> | Not applicable | | | | | | |
| <u>English Heritage</u> | Not applicable | | | | | | |
| <u>Landscape</u> | Not applicable | | | | | | |
| <u>Natural England</u> | Not applicable | | | | | | |
| <u>Anglian Water</u> | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |
| The site has not been taken forward as part of the Site Allocations Development Plan | | | | | | | |

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| H187 - Land at Potton Road, Wrestlingworth | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 0.2 | | | | | | |
| Proposal | 6 dwellings | | | | | | |
| Description | Located to the north west of Wrestlingworth and north of Potton Road. The site is currently used for agriculture. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 29% | No | 57% | Maybe | 14% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Lack of local facilities • This is the most appropriate development site in the village | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | 21 | | | | | | |
| Rank | 3rd ranked in settlement out of 5 | | | | | | |
| Conclusion | <p><u>The site scored poorly within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p> | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access Highways Authority</u> | Not applicable | | | | | | |
| <u>Highways Agency</u> | Not applicable | | | | | | |
| <u>Environment Agency</u> | Not applicable | | | | | | |
| <u>Archaeology</u> | Not applicable | | | | | | |
| <u>Built Conservation</u> | Not applicable | | | | | | |
| Contaminated Land | Not applicable | | | | | | |
| <u>Internal Drainage Board</u> | Not applicable | | | | | | |
| Environmental Health | Not applicable | | | | | | |
| English Heritage | Not applicable | | | | | | |
| Landscape | Not applicable | | | | | | |
| Natural England | Not applicable | | | | | | |
| <u>Anglian Water</u> | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |

The site has not been taken forward as part of the Site Allocations Development Plan Document.

| H188 - Land at Hatley Road, Wrestlingworth | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 0.55 | | | | | | |
| Proposal | 10-12 dwellings | | | | | | |
| Description | Located to the north of Wrestlingworth and to the west of Hatley Road. The site is currently used for agriculture. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 24% | No | 61% | Maybe | 14% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Type of dwelling doesn't keep to the character of Wrestlingworth | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | 5 | | | | | | |
| Rank | 4th ranked in settlement out of 5 | | | | | | |
| Conclusion | <p><u>The site scored poorly within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward to Stage 3.</u> The site scored poorly within the rural area. For this reason the site was not taken forward.</p> | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access Highways Authority</u> | Not applicable | | | | | | |
| <u>Highways Agency</u> | Not applicable | | | | | | |
| <u>Environment Agency</u> | Not applicable | | | | | | |
| <u>Archaeology</u> | Not applicable | | | | | | |
| <u>Built Conservation</u> | Not applicable | | | | | | |
| <u>Contaminated Land</u> | Not applicable | | | | | | |
| <u>Internal Drainage Board</u> | Not applicable | | | | | | |
| <u>Environmental Health</u> | Not applicable | | | | | | |
| <u>English Heritage</u> | Not applicable | | | | | | |
| <u>Landscape</u> | Not applicable | | | | | | |
| <u>Natural England</u> | Not applicable | | | | | | |
| <u>Anglian Water</u> | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |
| The site has not been taken forward as part of the Site Allocations Development Plan | | | | | | | |

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|---|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| H250 – Land located to the South and the East of Chapel Close, Wrestlingworth | | | | | | | |
| Size (ha) | 1.78 | | | | | | |
| Proposal | 50 - 65 dwellings | | | | | | |
| Description | The site is predominantly covered by young trees and scrubs. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 8% | No | 87% | Maybe | 5% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Loss of important wildlife habitat • Lack of local services and facilities | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | 39 | | | | | | |
| Rank | <u>Joint 1st</u> ranked in settlement out of 5 | | | | | | |
| Conclusion | <p><u>The site scored reasonably well within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The site is located upon an area of trees, which the Development Strategy Task Force felt were important to the local character. It is also unclear how access would be gained. The site scored the same as H090, which was felt to be a far more suitable location for future development. For these reasons the site was not taken forward to Stage 3.</u></p> <p>The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</p> | | | | | | |
| Stage 3 | | | | | | | |
| Highways <u>Authority</u> | Not applicable | | | | | | |
| <u>Highways Agency</u> | Not applicable | | | | | | |
| <u>Environment Agency</u> | Not applicable | | | | | | |
| <u>Archaeology</u> | Not applicable | | | | | | |
| <u>Built Conservation</u> | Not applicable | | | | | | |
| Contaminated Land | Not applicable | | | | | | |
| Internal Drainage Board | Not applicable | | | | | | |
| Environmental Health | Not applicable | | | | | | |
| English Heritage | Not applicable | | | | | | |
| Landscape | Not applicable | | | | | | |
| Natural England | Not applicable | | | | | | |
| Anglian Water | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |

The site has not been taken forward as part of the Site Allocations Development Plan Document.