

Ref	Size	Location	Physical Constraints	Access	Visual Impact	Amenity	Planning Designations	Existing/Alternative Uses	Infrastructure	Ownership	Overall Assessment
1	9.1ha 1.5ha 1.0ha Total 11.6ha	Land north of Sandy Lane, PE13 2JZ	Power lines	Access either from Stowe Road (poor frontage), or Sandy Lane	Main public views from Sandy Lane	Resi. dwellings adjacent.	Allocated for strategic residential development	Orchards/agricultural	TBC	Three sets of private individuals CB256509* CB106191 CB383636 Includes additional land outside of CCC	In planning terms the site is allocated for residential development, and school use may, depending on access be seen as being acceptable. Three ownerships required if access is to be provided onto Sandy Lane.
2	13.1ha	Hall Field, south of Sandy Lane and east of Stowe Lane PE13 2JZ	Medieval Moated enclosure infilled and ploughed within vicinity. Heavily overgrown on northern area, maybe ecological interest. Footpath crossing part of site –west/east (diversion maybe required), and on western boundary.	From Sandy Lane (minor and no footpaths), or potentially Orchard Drive (a suburban street)	Frontage on to Sandy Lane, though currently rural in character	Resi. dwellings adjacent.	Allocated for strategic residential development	Greenfield / orchard / scrub	TBC	Elmside Ltd (Isle of Man Co.) CB217484 CB333828	The site could provide for the whole requirement, and is in single ownership. Access could either be provided from Sandy Lane (would need upgrading - currently has not roadside footpaths). There maybe advantage in acquiring land to the east to improve access out to the A47. In planning terms the site is allocated for residential development, and school use may, depending on access be seen as being acceptable.
3	19.6ha	Former College of West Anglia on Meadowgate Lane, PE13 2HU	Informal footpaths cross site.	Access would need improvements. Meadowgate Lane would need improving, and there are perhaps opportunities to enable access from Queen Elizabeth Drive and Arles Avenue	Relatively self contained .	No conflict. Adjacent to special needs school.	Northern part allocated for strategic residential development. Southern part outside of Cambridgeshire	Northern part (9.16ha in total) Greenfield including an area of woodland (4.4ha). Southern part mixture of Greenfield and agricultural buildings and 2 dwellings.	TBC	College of West Anglia Understood that will be marketed in 2 lots – northern part (9.16ha) and southern part with bldg. (10.44ha) CB332729 CB332744	The key advantage is that the site is in public ownership. Access is restricted along Meadowgate Lane. Further land would be needed to improve access into the site.
4	5.6ha	Former College of West Anglia between Elm High Rd and Meadowgate Lane, PE13 2HX	Size is at the limits of deliverability and could not accommodate a secondary and primary. A limited disaggregation of facilities off site may be	Substantial works would required to create access from Elm High Road, notwithstanding fall back position of previous use. The current access is close to a significant junction and has substantial	Could impact on adjacent houses.	Around 70 dwellings boarder site.	Planning application pending for 139 dwellings including remodeled access.	Cleared partially brownfield, with greenfield element.	TBC	Foster Property Development (Fenland) Ltd CB328778	In its own right the site is not large enough, but there could be potential to perhaps provide for other elements on the former COWA site on Meadowgate Lane by creating a new access through the site. Access on to Elm High Road is likely to require remodeling of the junction and be relatively substantial.

			required. Cleared site. Substation on site.	risks of significant remodeling. Also, the capacity of the junction is unknown.							The site is relatively narrow, and this may create a design challenge for education uses particularly where a number of separate facilities are proposed. The site was purchased for £1.25m, but has been held while the planning position has been developed.
5	5.6ha with pp. 10.1ha adj.	Land east of Elm High Road, PE14 ODY	Electricity pylons	Access for planning from Hunters Rowe – considered likely to be unsuitable. It is understood that CCC previously objected to schemes for larger developments on highway grounds. Likely need to buy in adjacent bungalow(s) on Elm High Road, or alternatively create access from A47.			Outline planning permission on westerly 5.6ha granted for 113 dwellings. Outside of Cambridgeshire	Greenfield	TBC	Elmside Ltd (Isle of Man Co.) NK356797	The site is in single ownership, though it is likely adjacent bungalow(s) would be required to improve the access and create site frontage. Electricity pylons would need to be re-routed/buried, and this may create a significant additional expense.
6	3.4ha +adj land in other owner.	Land East of Cromwell Road	In Flood Zone 2 and 3				Strategic Location for Growth, predominantly business use.	Greenfield	Issues with flooding	CB208040	Good strategic accessibility, and visibility within site frontage. In highly prominent location facing A47. However, discounted due to being in Flood Zone 2 and 3, that the strategic location for growth includes substantial element of employment development (which depending on uses maybe a bad neighbour), and in multiple ownerships.
7	19.3 acres excl. dwllgs.	South of Tesco, Cromwell Road, PE14 OJR	Likely high ecological value of unmanaged site.	Potential direct connection to existing road and service infrastructure	Good site frontage in comm. area	Within comm. area	Largely within Flood Zone 2/3. Outside settlement area.	Agriculture / paddock / garden nursery	Issues with flooding	Cannon Kirk plus two private individuals & unregistered title CB324984 CB359111 CB199281 CB129416 CB267183* *Understood to be under offer subject to planning	Good strategic accessibility, and visibility within site frontage. Significant commercial area and limited current residential use. Within flood zone 2/3, and abnormal costs likely (note Tesco has parking at ground floor).
8	14.5 acres ++	Land north of Barton Road, PE13 1LD		From Barton Road. Unless new bridge built access would be lengthy from town.	Good site frontage	Adj. school / residential	Within 'Broad Location for Growth' In Flood Zone 3	Planning permission granted for playing fields.	Issues with flooding	14.5 acres leased to Grammar School until 2035. Freehold owned by National	Location to town is lengthy unless new bridge built. The site is well located to, but also perhaps reliant on 'Broad Location for Growth'. Would be reliant on land agreement with National Trust, Grammar School and National Trust, and moving playing

										Trust. Land to NW owned by Church Comm. CB344294 CB391801	fields.
9	80ha	Agricultural land to the west of Wisbech north of Barton Rd, and south of the B1169					On edge(?) of 'Broad Location for Growth'. Large areas outside of Flood Zone	Greenfield		CB151294	Discounted as considered to lie too far from the settlement in sustainability terms. Also, in landscape terms would appear visually isolated until large scale expansion in the 'Broad Location for Growth'.
10	12.5 acres allot.	Dowgate Road allotments PE13 1SH		Access relatively narrow from Dowgate Road. Likely additional access points will be required. Junction alterations may also be necessary to Pickering Way.	Relatively well screened from public viewpoint on main roads	Adj. residential	Within 'Broad Location for Growth' In Flood Zone 3	Allotments / agricultural	Issues with flooding	12.5 acres allotments owned by Wisbech TC. Opp. to expand either south (Church Comm.) or west (private individuals). Additionally third party land for access likely to be necessary. CB353862	A substantial proportion of the site is within public ownership. The site is well located to, but also perhaps reliant on 'Broad Location for Growth'. Public consultation has indicated favoured location for a new school. Abnormal costs are likely to be associated with creating a suitable access and addressing flood risk.