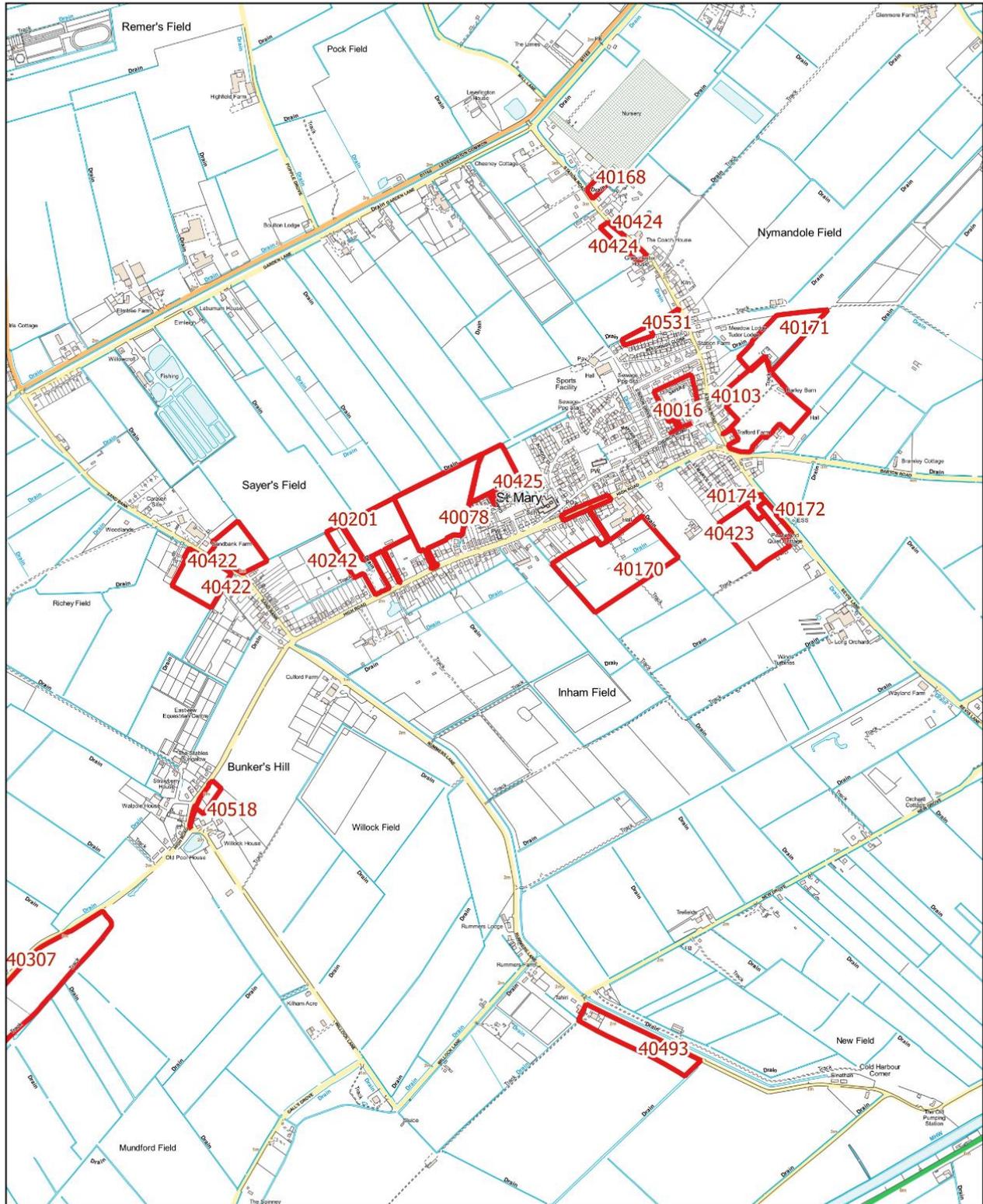


Wisbech St Mary



Site Submissions

Draft Fenland Local Plan

Key

 Site submission



Do not scale

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Date: 29 Apr 2022

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: | 56.22% | 3a.(iii) Site area in FZ2: | 7.03% | 3a.(iv) Site area in FZ3: 36.74% |
| 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR15/0502/O, F/YR17/1217/F | | | |
| Site has outline permission. Full application (F/YR17/1217/F) for 76 dwellings approved April 19, therefore site is assumed to be deliverable within five years. | | | | |
| 7.(ii) Planning History Search | F/YR19/0569/VOC: Variation of condition 20 to enable amendment to approved plans of planning perm... (Withdrawn) F/YR11/0703/F: Erection 5no x 2-storey 5-bed, 3no x 2-storey 4-bed with detached garages and 3n... (Grant) F/YR19/0544/NONMAT: Non-material amendment: Alterations to appearance comprising addition of detaili... (Approve) F/YR15/0502/O: Erection of 50 dwellings... (Grant) F/YR11/0704/F: Erection of 3no 2-storey 2-bed dwellings involving demolition of existing buildi... (Withdrawn) F/YR17/3052/COND: Details reserved by conditions 4, 5 and 6 of planning permission F/YR11/0703/F (... (Approve) F/YR17/1217/F: Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29... (Grant) F/YR19/3058/COND: Details reserved by condition 7 (parts i, ii and iii) of planning permission F/Y... (Approve) F/YR13/0252/O: Residential Development (1.35 ha) - 20 dwellings... (Refuse) F/YR15/1109/F: Erection of 4 x 2-storey 4-bed dwellings with double garages and paddock facilit... (Refuse) F/YR19/3124/COND: Details reserved by conditions 3, 4 and 8 of planning permission F/YR17/1217/F (... (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: Sand Bank; The Gables; Chapel Avenue; The Jetty

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: Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ

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

11c.(iv) Shops 10-15 min walk:

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

11d.(i) Prox to primary school: Less than 5 min walk (< 400m) A

11d.(ii) Primary schs in 5 min walk: Wisbech St Mary CofE Academy

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

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

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

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

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

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

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

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

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m) E

11f.(ii) Emp area in 5 min walk:

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

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

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

12a.(i) Primary school catchment Wisbech St Mary CofE Academy

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

Land Quality

| | | |
|---|--|----------|
| 14a.(i) Prox pot. contaminated land: | Site 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/YR15/0502/O - Unsuspected contamination condition attached | |
| 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: | | |
| | Willock Farm Orchard | |
| 16a.(iv) CWS within 500m: | | |
| 16a.(v) CWS 500m - 1km: | | |
| | Garner's Orchard | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | Yes | |

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY; INHAM HALL

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:50:00

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

1b. Describe accessibility of site: Between 2 dwellings

Impact on bus stop and shelter
Impact on neighbours
Extant planning permission?

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

2b. Describe neighbouring uses: Access is between 2 dwellings. Likely adversely impact on them.

3. Describe topography and lanscape: Flat-ish. Slopes away from road and to the north.

4. Describe layout, form, street pattern: Busy road through village.
 Linear form predominates.

5. Describe building types and features: Detached dwellings - 2 storey and bungalows

6. Describe site's boundaries: Hedgerow and mature trees to the west.
 Garden fences / hedges to the south.
 Sporadic trees / hedgerows to the east.
 Open to north with drains to east and north.

7. Describe features / constraints: Access, bus stop.

8. Describe views, sight lines or vistas: Very open to the north

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Site is located adjacent to the settlement but would protrude into open countryside further than built line in this location.

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

C

19b. Justification: Access appears sufficiently wide for a roadway although neighbours would be affected.
 Bus stop needs moving?
 Extent of development similar to cul-de-sacs to the east.
 Extent of development could be excessive for a village.

19c. Key considerations for policy: Impact on countryside
 Access
 Extent of site and development in a village
 Relationship to built form

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 | 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: | 55.61% | 3a.(iii) Site area in FZ2: | 7.04% | 3a.(iv) Site area in FZ3: 37.35% |
| 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR17/1217/F Site with full planning permission | | | |
| 7.(ii) Planning History Search | F/YR19/0569/VOC: Variation of condition 20 to enable amendment to approved plans of planning perm... (Withdrawn) F/YR11/0703/F: Erection 5no x 2-storey 5-bed, 3no x 2-storey 4-bed with detached garages and 3n... (Grant) F/YR19/0544/NONMAT: Non-material amendment: Alterations to appearance comprising addition of detaili... (Approve) F/YR15/0502/O: Erection of 50 dwellings... (Grant) F/YR11/0704/F: Erection of 3no 2-storey 2-bed dwellings involving demolition of existing buildi... (Withdrawn) F/YR17/3052/COND: Details reserved by conditions 4, 5 and 6 of planning permission F/YR11/0703/F (... (Approve) F/YR17/1217/F: Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29... (Grant) F/YR19/3058/COND: Details reserved by condition 7 (parts i, ii and iii) of planning permission F/Y... (Approve) F/YR13/0252/O: Residential Development (1.35 ha) - 20 dwellings... (Refuse) F/YR15/1109/F: Erection of 4 x 2-storey 4-bed dwellings with double garages and paddock facilit... (Refuse) F/YR19/3124/COND: Details reserved by conditions 3, 4 and 8 of planning permission F/YR17/1217/F (... (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: | Sand Bank; The Gables; Chapel Avenue; The Jetty | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Wisbech St Mary CofE Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |

Likely suitable

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:

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

Likely suitable

| | | |
|---------------------------------|--------------------------------|--|
| 16c.(ii) Existing Grassland: No | 16c.(iii) Grassland Buffer: No | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: No | 16c.(vi) Wetland Buffer: No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Extstg Woodland: No | 16c.(ix) Woodland Buffer: No | 16c.(x) Woodland Stepping Stone Opp: Yes |

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

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

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY; INHAM HALL

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:50:00

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score Likely suitable

A

20b. Comments

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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR15/1083/TRTPO: Fell 1no Sycamore, 2no Lime and 1no Holly and works to 2no Sycamore, 4no Holly, ... (Grant) F/YR18/0674/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) F/YR14/0158/F: Erection of a part 2-storey, part single-storey extension to side and insertion ... (Grant) F/YR15/1067/F: Change of use of existing ground floor office to additional living accommodation... (Grant) F/YR17/1197/O: Erection of up to 4no dwellings (outline application with all matters reserved)... (Refuse) F/YR19/0576/F: Change of Use of building to single-storey 2-bed dwelling including erection of ... (Refuse) F/YR10/0012/AG1: Erection of an agricultural storage building... (Further Details Not Required) F/YR19/0038/O: Erection of up to 3no dwellings (outline application with matters committed in r... (Grant) F/YR10/0020/F: Conversion of part of barn to 1 x 2-bed self catering unit with associated parki... (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. 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: | St Mary's Close | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a | |

PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028.

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

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 1047 (DEPOT)

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 Grade 1**

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Willock Farm Orchard

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats: 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: | TPO point within 15m of the site | | C |
| 17.(ii) TPO area: | TPO area on site | | E |

Heritage

| | | |
|--------------------------------------|--|----------|
| 18a.(i) Prox to Conservation Area: | Asset(s) more than 2km from site | A |
| 18a.(ii) CA intersects site: | | |
| 18a.(iii) CA within 500m: | | |
| 18b.(i) Prox to Listed Building: | Asset(s) within 500m of site | D |
| 18b.(ii) Listed Building on site: | | |
| 18b.(iii) LB within 500m of site: | CHURCH OF ST MARY | |
| 18c.(i) Prox to Scheduled Monument: | Asset(s) more than 2km from site | A |
| 18c.(ii) Sched Mnmt intersects site: | | |
| 18c.(iii) Sched Mnmt within 500m: | | |
| 18c.(iv) Sched Mnmt 500m-1km: | | |
| 18c.(v) Sched Mnmt 1-2km: | | |
| 18d.(i) Prox to Reg Parks+Gardens: | Asset(s) more than 2km from site | A |
| 18d.(ii) Reg P+G intersects site: | | |
| 18d.(iii) Reg PG within 500m: | | |
| 18e.(i) Prox to Heritage at Risk: | Asset(s) more than 2km from site | A |
| 18e.(ii) HAR intersects site: | | |
| 18e.(iii) HAR within 500m of site: | | |
| 18f. Conservation Officer comments: | This site would impact on two highly attractive historic buildings which front Station Road. The retention of these buildings and impact on their setting should be given consideration if this site is looked at as being suitable for development. | |
| 18g. Archaeology comments: | | |

Site Visit

Date / Time of Site Visit: 09/03/2020 11:00:00

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

| | | |
|--|---|----------|
| 1b. Describe accessibility of site: | No footway, but footway exists on opposite side of road. Access would need to be from main road frontage. | |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | No | |
| 2b. Describe neighbouring uses: | Scout hut to south east Detached dwellings to west. | |
| 3. Describe topography and lanscape: | Flat farmland, orchards | |
| 4. Describe layout, form, street pattern: | On busy through road in village | |
| 5. Describe building types and features: | Outbuildings to north, otherwise none. Attractive heritage dwellings to south east and to the west near junction with main road. | |
| 6. Describe site's boundaries: | Fences, post and chain link. Semi mature trees near access. Hedges within site. | |
| 7. Describe features / constraints: | Local heritage assets. Access - should be ok Lack of footway | |
| 8. Describe views, sight lines or vistas: | Very open to the north and orchards provide some enclosure. | |
| 9a. Relationship to built form: | Somewhat negative | |
| 9b. Visual impact on wider landscape: | Somewhat negative | |
| 9c. Historic features: | Somewhat negative | |
| 9d. Justification: | Large site would not be in keeping with development along Station Road. May impact on attractive heritage assets. | |
| 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 extend village shape to the east - but would be close to main services. Extent of site may be excessive for a village location. Would have an adverse impact on open countryside and may impact heritage assets. | |
| 19c. Key considerations for policy: | Impact on countryside Location and village shape / form Proximity to services Access | |

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site would have adverse visual impact on 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: | 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: | 501m - 2km from site | | | C | |

Strategy and History

| | | | | |
|----------------------------------|--|--|--|---|
| 6. Settlement Hierarchy | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/1115/F: Erection of 4 x 2-storey 4-bed dwellings with detached double garages... (Refuse) F/YR11/0789/F: Erection of 5no 3-storey 5-bed dwellings with attached garages... (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: | High Road | | | |

| | | |
|--|---|---|
| 11b.(i) Prox to medical services: | Greater than 20 min walk (>1,600m) | E |
| 11b.(ii) Medical srvs in 5 min walk: | | |
| 11b.(iii) Medical srvs 5-10 min walk: | | |
| 11b.(iv) Medical srvs 10-15 min walk: | | |
| 11b.(v) Medical srvs 15-20 min walk: | | |
| 11c.(i) Proximity to shops: | Greater than 20 min walk (>1,600m) | E |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 10 min walk (< 800m) | B |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | Guyhirn CofE VC Primary School | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |
| 13b. Sec school capacity comments: | Thomas Clarkson Academy has an age range of 11-18 years. The school has a | |

Likely unsuitable

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 within 1.01km – 2km of site

B

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:

Garner's Orchard; Guyhirn Reedbed; Guyhirn Reedbed CWS

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: 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) more than 2km from site | A |
|------------------------------------|----------------------------------|---|

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 12/03/2020 10:30:00

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification: *For site visit info, refer to 40108.*

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 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. Site 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: | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR14/0143/F: Erection of a single-storey rear extension to existing dwelling... (Grant) F/YR14/0684/O: Erection of 2no dwellings... (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: | Station Road | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 15 min walk (< 1,200m) | C |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Wisbech St Mary CofE 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: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Willock Farm Orchard

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:** 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) more than 2km from site | A |
|------------------------------------|----------------------------------|---|

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

| | | |
|-----------------------------------|---|--|
| 18b.(iii) LB within 500m of site: | THE MANOR HOUSE; POCKFIELD FARMHOUSE; BARN, WEST OF POCKFIELD FARMHOUSE | |
|-----------------------------------|---|--|

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

| | |
|-----------------------------------|---------------------|
| <i>Date / Time of Site Visit:</i> | 09/03/2020 10:20:00 |
|-----------------------------------|---------------------|

| | |
|--|----|
| <i>1a. Accessibility: Is the site capable of being accessible to all users?:</i> | No |
|--|----|

| | |
|--|---|
| <i>1b. Describe accessibility of site:</i> | No footway Some distance from village services. Verge on site frontage but no continual footway. Vehicular access would be possible. |
|--|---|

| | |
|--|-----|
| <i>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</i> | Yes |
|--|-----|

| | |
|--|---|
| <i>2b. Describe neighbouring uses:</i> | Dwellings to south east. Nursery to north east and west. Detached dwellings opposite, Rural location. |
|--|---|

| | |
|--|---|
| 3. Describe topography and lanscape: | <i>Flat-ish, slight rise to bungalow (Wingfield). Site is currently side garden for Wingfield (grassed only).</i> |
| 4. Describe layout, form, street pattern: | <i>Rural road - very busy at times.</i> |
| 5. Describe building types and features: | <i>Moderate sized industrial buildings to north east. Wingfield is a bungalow. Others are 2-storey.</i> |
| 6. Describe site's boundaries: | <i>Close boarded fencing to sides, rear and front (lower)</i> |
| 7. Describe features / constraints: | <i>Lack of footway Distance to village.</i> |
| 8. Describe views, sight lines or vistas: | <i>Reasonably enclosed by surrounding development.</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>In a countryside location - close to nursery. Sporadic development along road.</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: Whilst close to existing built form the site is some distance from the main village of Wisbech St Mary and effectively in a countryside location.
Lack of sustainable transport available to access main village services.

19c. Key considerations for policy: Accessibility, footway, distance to village.
Proximity to built form
Countryside location

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

20b. Comments The site has poor accessibility to services, and is remote from main built area of village. Lacks a pedestrian footway. Development would not reflect linear form of surrounding 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: | 10.9% | 3a.(iii) Site area in FZ2: | 22.03% | 3a.(iv) Site area in FZ3: | 67.07% |
| 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): | 2% | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR13/0252/O | | | |
| 7.(ii) Planning History Search | <p>F/YR19/0569/VOC: Variation of condition 20 to enable amendment to approved plans of planning perm... (Withdrawn) F/YR19/0544/NONMAT: Non-material amendment: Alterations to appearance comprising addition of detaili... (Approve) F/YR15/0502/O: Erection of 50 dwellings... (Grant) F/YR17/1217/F: Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29... (Grant) F/YR19/3058/COND: Details reserved by condition 7 (parts i, ii and iii) of planning permission F/Y... (Approve) F/YR13/0252/O: Residential Development (1.35 ha) - 20 dwellings... (Refuse) F/YR15/1109/F: Erection of 4 x 2-storey 4-bed dwellings with double garages and paddock facilit... (Refuse) F/YR19/3124/COND: Details reserved by conditions 3, 4 and 8 of planning permission F/YR17/1217/F (... (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: | The Gables; Chapel Avenue; The Jetty | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Wisbech St Mary CofE Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in | |

2027/2028.

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

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

C

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

Land Quality

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

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

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: 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 A17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY; INHAM HALL

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:40:00*1a. Accessibility: Is the site capable of being accessible to all users?:* Yes*1b. Describe accessibility of site:* Through existing cul-de-sac - mainly bungalows
Poor road surface condition
Same as 40425 but includes red line around access*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* Yes

| | |
|--|---|
| 2b. Describe neighbouring uses: | Bungalows to the south east Primary school playing field to the east |
| 3. Describe topography and lanscape: | Flat but rises to the north west |
| 4. Describe layout, form, street pattern: | Cul-de-sac off main village road |
| 5. Describe building types and features: | None on site Predominantly bungalows |
| 6. Describe site's boundaries: | Open to west and north Drains to north and west Tree belt to the east |
| 7. Describe features / constraints: | None obvious |
| 8. Describe views, sight lines or vistas: | Open to the north and west |
| 9a. Relationship to built form: | Neutral |
| 9b. Visual impact on wider landscape: | Somewhat negative |
| 9c. Historic features: | Neutral |
| 9d. Justification: | The site could be accessed through existing estate and relates reasonably well to the existing built form. However, would impact on the open countryside in this location. |

| | | |
|--|--|----------|
| 19a. Character + Place Score: | Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). | C |
| 19b. Justification: | Site would be accessible and would match the line of existing built form of village to the east. However would protrude into open countryside, especially to west and north. Relatively close to all main services. | |
| 19c. Key considerations for policy: | Impact on countryside. Relationship to built form. Access. Distance from main village 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 67% of the site is located within Flood Zone 3. Development would likely adversely impact on 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 2 | | | C | |
| 3a.(ii) Site area in FZ1: | 33.78% | 3a.(iii) Site area in FZ2: | 66.14% | 3a.(iv) Site area in FZ3: | 0.07% |
| 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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR16/1128/O | | | |
| 7.(ii) Planning History Search | F/YR19/0597/F: Erection of a single-storey extension to rear and erection of porch, extension t... (Grant) F/YR16/1128/O: Erection of 40 dwellings (Outline with matters committed in respect of access on... (Withdrawn) F/YR17/0182/F: Erection of a retail unit (A1) with a 2-bed flat above... (Refuse) F/YR14/0892/F: Erection of an extension to proposed new service reception/stores... (Grant) F/YR13/0614/F: Erection of 2-storey 3-bed dwelling... (Refuse) F/YR19/1080/F: Erect a detached car port to front of existing dwelling... (Refuse) F/YR19/1111/DE1: Demolition of existing dwelling... (Further Details Not Required) | | | |

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: | The Gables; St Mary's Close; Chapel Avenue; The Jetty | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Wisbech St Mary CofE Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in | |

2027/2028.

13a.(i) Secondary school catchment Thomas Clarkson Academy**13a.(ii) Secondary school capacity:** Limited capacity

C

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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/YR16/1128/O - Phase 1 carried out, identified phase 2 is 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 500m of site

D

16a.(iii) Site intersects CWS:

Willock Farm Orchard

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km**16b. Record of protected species on site:** Yes**16c.(i) Highest quality habitats:** 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 A17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Setting of listed building 1161226

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:25:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* In centre of village but very narrow access to serve an extensive site. Access is through bus layby.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* No*2b. Describe neighbouring uses:* Open to the west, south and east.

Car dealership and grades of dwellings to the north.

3. Describe topography and lanscape: *Flat, predominantly orchards*

4. Describe layout, form, street pattern: *Linear development along main road in village.*

5. Describe building types and features: *Mix of bungalows and 2 storey in the vicinity.*

6. Describe site's boundaries: *Hedgerows to east and west.
More open to south.*

7. Describe features / constraints: *Width of access, bus layby.*

8. Describe views, sight lines or vistas: *Open especially from the south.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *Whilst adjacent to built form, the site would protrude excessively into the open countryside and have an adverse impact on it.*

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: Existing access is too narrow to serve the size of this site.
The extent of the site would be excessive for a village.
There would be an adverse impact on the open countryside and morphology of the village.

19c. Key considerations for policy: Impact on open countryside
Extent of site and village shape
Access and bus stop relocation

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

D

20b. Comments The site is located mainly in Flood Zone 2, therefore there may be other sequentially preferable sites. Approximately 34% of the site is located in Flood Zone 1. Access appears constrained. May be difficult to achieve a safe, suitable access for all users. Likely to adversely impact upon bus stop layby which forms proposed site access point. Site extends into the open countryside and would likely have adverse visual impact on the landscape, and the site has a poor relationship to the built form.

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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR18/0674/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) F/YR17/1197/O: Erection of up to 4no dwellings (outline application with all matters reserved)... (Refuse) F/YR19/0576/F: Change of Use of building to single-storey 2-bed dwelling including erection of ... (Refuse) F/YR15/1057/F: Erection of a single-storey side extension to link pool house to dwelling... (Grant) F/YR17/0368/PNC04: Change of Use of an agricultural building to 1-storey 1-bed dwelling (Class Q(a)... (Prior Approval Refused) F/YR18/0963/F: Change of use of land for domestic purposes... (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. Site is remote. Lengthy footway and carriageway connections may 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: | St Mary's Close | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in | |

2027/2028.

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

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

C

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

Land Quality

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

B

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 1047 (DEPOT)

14b. Env Health Officer comments: Disused coal yard may be a source of contamination , further investigation 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: 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:

Willock Farm Orchard

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:

17.(i) TPO points: No TPO point within 15m of the site A17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 10:40:00*1a. Accessibility: Is the site capable of being accessible to all users?:* Yes*1b. Describe accessibility of site:* Due to access restrictions, this would rely on access from 40103 site to its south.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:**2b. Describe neighbouring uses:* Open countryside on all sides with garden curtilage to its north west.

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

4. Describe layout, form, street pattern: *Village roads with linear development.*

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

6. Describe site's boundaries: *Mix of hedgerows and open*

7. Describe features / constraints: *None obvious*

8. Describe views, sight lines or vistas: *In open farmland and would be visible especially from south, east and north*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *Site is some distance from the main built form of the settlement in open countryside.
Would rely on site to the south being developed first.*

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: Access to the site is not clear but without reliance on site to the south (40103) would be between 2 dwellings - likely adverse impact.
Would adversely impact on the character of open countryside and relate poorly to the built form.

19c. Key considerations for policy: Impact on open countryside
Relationship to built form
Access

Local Preference

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

(ii) Reasons for support / object: Development would be Back Land Development and too large positioned off Station Road, WSM.

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

Recommendation

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

D

20b. Comments Access likely to be constrained as it is reliant upon site to the south (40103) Development of site would adversely impact on the character of the open countryside. Site is remote from the built area of the village.

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: | 28.65% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: | 71.35% |
| 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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/1189/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) F/YR17/1164/O: Erection of a dwelling (outline application with all matters reserved)... (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: | St Mary's Close | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Willock Farm Orchard

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No **16c.(iii) Grassland Buffer:** No **16c.(iv) Grassland Stepping Stone Opp:** 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) more than 2km from site | A |
|------------------------------------|----------------------------------|---|

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:10:00

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

1b. Describe accessibility of site: See also 40174 and 40173
No footway to site

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

2b. Describe neighbouring uses: Rural character of area with open fields to the north east and south west.
Semi-detached dwelling to the south east
Paddock to the north.

3. Describe topography and lanscape: Flat with enclosed paddocks

4. Describe layout, form, street pattern: Rural lane - quietish

5. Describe building types and features: Small shed/store on site - otherwise none

6. Describe site's boundaries: Mature hedgerow along lane boundary and planting along north west boundary.
Post and rail fences for paddock area to west.

7. Describe features / constraints: Hedgerow would be removed - loss of biodiversity

8. Describe views, sight lines or vistas: Generally enclosed at front - open to the west.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Would be moving from main built form of the village and adversely impact on the rural character of the lane 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: Site would provide a linear form of development along rural lane which would affect its character.
Away from existing built form of village.
Significant upgrade would be required to provide a footway.
Loss of biodiversity from hedgerow.

19c. Key considerations for policy: Impact on countryside
Relationship to built form
Distance form services
Biodiversity loss (hedgerow)
Accesses

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 71% of the site is located within Flood Zone 3. Development would likely adversely impact on the character of the village extending development into 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: | 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): | 5% | 3b.(iii) 1 in 100yr event (area): | 10% | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR17/1189/O | | | |
| | F/YR17/1189/O- the subsequent appeal was dismissed concluding that the site was outside of the built form of the village and therefore contrary to LP3- however as the local plan review will reconsider the village development boundary this can be reconsidered. | | | |
| 7.(ii) Planning History Search | F/YR17/1189/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) F/YR17/1164/O: Erection of a dwelling (outline application with all matters reserved)... (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: | St Mary's Close | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in | |

2027/2028.

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

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

C

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Willock Farm Orchard

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: 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 A17.(ii) TPO area: No TPO area within 15m of the site A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:00:00*1a. Accessibility: Is the site capable of being accessible to all users?:**1b. Describe accessibility of site:**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:**2b. Describe neighbouring uses:*

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

This site has a poor relationship to built form, and development would likely adversely impact on the character of the village and harm to the open countryside landscape. Access may be constrained. See also 40172 (adjacent to south east) and 40423 (part of much larger site to south west).

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: | 0.44% | 3a.(iii) Site area in FZ2: | 0.63% | 3a.(iv) Site area in FZ3: | 98.93% |
| 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | <p>F/YR10/0700/F: Erection of a 5-bed detached house with associated parking involving demolition ... (Grant) F/YR19/0569/VOC: Variation of condition 20 to enable amendment to approved plans of planning perm... (Withdrawn) F/YR11/0703/F: Erection 5no x 2-storey 5-bed, 3no x 2-storey 4-bed with detached garages and 3n... (Grant) F/YR19/0544/NONMAT: Non-material amendment: Alterations to appearance comprising addition of detaili... (Approve) F/YR15/0502/O: Erection of 50 dwellings... (Grant) F/YR17/3052/COND: Details reserved by conditions 4, 5 and 6 of planning permission F/YR11/0703/F (... (Approve) F/YR18/0525/F: Erection of a Single-storey rear extension and carport with store above to exist... (Grant) F/YR17/1217/F: Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29... (Grant) F/YR19/3058/COND: Details reserved by condition 7 (parts i, ii and iii) of planning permission F/Y... (Approve) F/YR19/3124/COND: Details reserved by conditions 3, 4 and 8 of planning permission F/YR17/1217/F (... (Approve)</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. Lengthy access connection | | | |
| 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: | Sand Bank; The Gables; Chapel Avenue | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Wisbech St Mary CofE Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |

12b. Pri school capacity comments: Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028.

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

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

C

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

Land Quality

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

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

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: Yes 16c.(iv) Grassland Stepping Stone Opp: Yes

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

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

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

A

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 12:05:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** Very narrow access - part of front drive of house
Otherwise OK to be reached by foot and cycle.

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

2b. Describe neighbouring uses: Dwellings either side, open to north.

3. Describe topography and lanscape: Generally flat

4. Describe layout, form, street pattern: Village through road.
Straight and busy.
Linear development predominantly.

5. Describe building types and features: Detached single and 2 storey dwellings in vicinity

6. Describe site's boundaries: Mature trees built to the west and south (part)
Sporadic hedgerow and open to the east and north

7. Describe features / constraints: Access is very narrow

8. Describe views, sight lines or vistas: Open to the north and east, otherwise hidden from main road frontage.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site would not be in keeping with linear form of development along road and result in an incongruous extension to the village slope.
Have an adverse impact on the open countryside.

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

E

19b. Justification: The very narrow access means it is difficult to see how this can be acceptably achieved.
Would adversely impact on residents.
Result in a development not in keeping with the built form of the settlement and adversely impact on the open countryside.
Some distance from services.

19c. Key considerations for policy: Impact on countryside
Built form
Distance form services
Access

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 very narrow access means it is difficult to see how this can be acceptably achieved. Result in a development not in keeping with the built form of the settlement and adversely 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: | 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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | Planning history relates to new plots on frontage. | | | |
| 7.(ii) Planning History Search | F/YR19/0380/F: Erection of a single storey extension to rear of dwelling involving alterations ... (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: | Sand Bank; The Gables; Chapel Avenue | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

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

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

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:** No

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

A

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

16e. Wildlife Officer comments:

| | | |
|--------------------|-------------------------------------|---|
| 17.(i) TPO points: | No TPO point within 15m of the site | A |
| 17.(ii) TPO area: | No TPO area within 15m of the site | A |

Heritage

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

Site Visit

Date / Time of Site Visit: 09/03/2020 12:10:00

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

1b. Describe accessibility of site: Access already exists
Scrubland - overgrown

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

2b. Describe neighbouring uses: Linear dwellings along street frontage

3. Describe topography and lanscape: Generally flat - extends into open countryside to rear.
Includes a mature tree belt.
Scrubland in front part.

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

5. Describe building types and features: *Mainly 2 storey dwellings in the area.*

Listed building opposite

6. Describe site's boundaries:

Some mature trees and hedgerows

Garden fencing

Open to street

Northern area is adjacent to paddocks and open countryside

7. Describe features / constraints:

Biodiversity value of overgrown site and mature tree belt

8. Describe views, sight lines or vistas:

Northern 'arm' would be very visible in the open countryside.

9a. Relationship to built form:

Negative

9b. Visual impact on wider landscape:

Negative

9c. Historic features:

Somewhat negative

9d. Justification:

Slope relates poorly to built form of settlement and result is an incongruous addition. Would adversely impact on the open countryside, especially to the north.

Possibly impact on setting of listed building.

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 good access exists, the extent and shape of the site means that it will adversely impact on the open countryside and relate poorly to the built form. Significant loss of biodiversity would result.

19c. Key considerations for policy:

Impact on open countryside
Biodiversity
Built form
Distance to 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 extent and shape of the site means that development will adversely impact on the open countryside and relate poorly to the 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 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: | 2.01km - 5km from site | | | B | |

Strategy and History

| | | | | |
|----------------------------------|--|--|--|---|
| 6. Settlement Hierarchy | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR19/0304/F: Erection of a building (Unit 3) and change of use of site from B1 to B2 use with... (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. | | | |
| 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: | Sand Bank | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 15 min walk (< 1,200m) | C |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | Wisbech St Mary CofE 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: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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: 88.49% | Grade 2: 11.51% | 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:

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

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:** Yes

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

A

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

16e. Wildlife Officer comments:

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

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

Heritage

| | | |
|------------------------------------|----------------------------------|---|
| 18a.(i) Prox to Conservation Area: | Asset(s) more than 2km from site | A |
|------------------------------------|----------------------------------|---|

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 12:35:00

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

1b. Describe accessibility of site: No footpath on southern side of road
Narrow footway on north side could be continued - but not along road.

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

2b. Describe neighbouring uses: To east - linear development along rural road.
Works to west (Fenland Timber).
Farmhouse on north side to west.

3. Describe topography and lanscape: Flat - below road level and very open on both sites
Big drain on south side

4. Describe layout, form, street pattern: Rural road

5. Describe building types and features: Some semi-natural trees on north side
No buildings

6. Describe site's boundaries: Fencing (drains) hedges

7. Describe features / constraints: Access needed across drain to south
Level access to the north

8. Describe views, sight lines or vistas: Very open to the north and south

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Sites would be adjacent to existing built form of the village but encroach significantly into open countryside.

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

E

19b. Justification: Whilst on edge of village the development would be some distance from village services and intrude into open countryside to the detriment of its character and the shape of the village.

19c. Key considerations for policy: Impact on open countryside
Village shape
Distance form services
Access

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 site would adversely impact on the character of the village and open landscape. Access appears constrained.

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: | 63.05% | 3a.(iii) Site area in FZ2: | 0% | 3a.(iv) Site area in FZ3: 36.95% |
| 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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR17/1189/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) F/YR17/1164/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse) | | | |

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 along Bevis Lane. May require third party land to deliver. | | | |
| 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: | St Mary's Close; The Jetty | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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 501m – 1km of site

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Willock Farm Orchard

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No **16c.(iii) Grassland Buffer:** No **16c.(iv) Grassland Stepping Stone Opp:** 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) more than 2km from site | A |
|------------------------------------|----------------------------------|---|

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:10:00

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

1b. Describe accessibility of site: No footway to site
See also 40174 (part of site) and 40172 (adj to north east)

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

2b. Describe neighbouring uses: Extensive area of land
Very open to north-west.
Detached dwelling to south-east.
Open to north-east and south-west.

3. Describe topography and lanscape: Large agricultural field - flat

4. Describe layout, form, street pattern: Quietish rural lane

5. Describe building types and features: None on site

6. Describe site's boundaries: Hedges and fences

7. Describe features / constraints: No footway

8. Describe views, sight lines or vistas: Open to the south-west
Hedge on opposite side of road - but open beyond this.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The rural character of the lane means that the site would result in development in the open countryside away from the main form of the village.

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: There is no footway to serve the site which would mean a significant upgrade of the lane. It would be in open countryside and extend the linear form of the village - not in keeping with the rural character in this location.

19c. Key considerations for policy: Impact on countryside
Relationship to built form
Infrastructure upgrades reopened
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 **Potentially unsuitable**

D

20b. Comments: A significant portion of the site (approx. 37%) is located in Flood Zone 3. Therefore the developable area of the site is likely to be limited. Access may be constrained. Site has a poor relationship to built form, and development would likely adversely impact on the character of the village and harm to the open countryside landscape.

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: | 85.48% | 3a.(iii) Site area in FZ2: | 14.52% | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR10/0795/O: Erection of 6 dwellings... (Withdrawn) F/YR11/0432/F: Erection of 2no x 2-storey 4-bed and 2no x 3-storey 5/7-bed dwellings with detac... (Refuse) F/YR16/0626/O: Erection of a dwelling (Outline application with all matters reserved)... (Refuse) F/YR10/0795/O: Erection of 6 dwellings... (Withdrawn) F/YR11/0432/F: Erection of 2no x 2-storey 4-bed and 2no x 3-storey 5/7-bed dwellings with detac... (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: | Station Road | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | Wisbech St Mary CofE 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: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |

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

Land Quality

| | | |
|--|--|---|
| 14a.(i) Prox pot. contaminated land: | Site within 250m of potentially contaminated land | B |
| 14a.(ii) Intersects landfill for DI: | | |
| 14a.(iii) Landfill for DI 0-50m: | | |
| 14a.(iv) Landfill for DI 50-100m: | | |
| 14a.(v) Landfill for DI 100-250m: | | |
| 14a.(vi) Intersects Site for DI: | | |
| 14a.(vii) Sites for DI 0-50m: | | |
| 14a.(viii) Sites for DI 50-100m: | | |
| 14a.(ix) Sites for DI 100-250m: | 1047 (DEPOT) | |
| 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: | Willock Farm Orchard | | |
| 16a.(vi) CWS 1-2km | | | |
| 16b. Record of protected species on site: | Yes | | |
| 16c.(i) Highest quality habitats: | | | |
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: Yes | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: | No | 16c.(vi) Wetland Buffer: No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Exstg Woodland: | No | 16c.(ix) Woodland Buffer: Yes | 16c.(x) Woodland Stepping Stone Opp: Yes |
| 16d.(i) Goose and Swan IRZ | Site does not intersect Goose + Swan IRZ | A | |

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

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: THE MANOR HOUSE; POCKFIELD FARMHOUSE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 10:40:00

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

1b. Describe accessibility of site: No footway, but is on opposite side of road at south-east end.

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

2b. Describe neighbouring uses: Dwellings to south east and north west - edge of village.
Listed building and curtilage opposite.
Open countryside to south-west for some distance.

3. Describe topography and lanscape: Flat, generally below road level - slopes gently away to south-west.

4. Describe layout, form, street pattern: Rural road - very busy at times.

5. Describe building types and features: Listed building opposite - very elegant.

6. Describe site's boundaries: Open to road.
Hedgerows to north-west and south-east.
Post and wire fencing long distance to south-west.

7. Describe features / constraints: Listed building settings
Power line along front of site
Levels

8. Describe views, sight lines or vistas: Very open to south west
Rural open character

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification: Adjacent to built form (to south)
Very rural character and open
Impact on setting of listed building

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(s) would have an adverse impact on the openness of the countryside in this location and extend a linear form of development away from key village services.
The setting of the listed building would be significantly adversely affected.

19c. Key considerations for policy: Distance from services
Lack of footway
Impact on countryside
Impact on listed building and its setting

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

D

20b. Comments: Development of site(s) would have an adverse impact on the openness of the countryside in this location and extend a linear form of development away from key village services. The setting of the listed building would be significantly adversely affected.

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: | 11.44% | 3a.(iii) Site area in FZ2: | 22.57% | 3a.(iv) Site area in FZ3: | 65.99% |
| 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): | 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | | | | |
| 7.(ii) Planning History Search | F/YR15/0502/O: Erection of 50 dwellings... (Grant) F/YR13/0252/O: Residential Development (1.35 ha) - 20 dwellings... (Refuse) F/YR15/1109/F: Erection of 4 x 2-storey 4-bed dwellings with double garages and paddock facilit... (Refuse) | | | |

Transport

| | | | | |
|----------------------------------|--|--|--|---|
| 8a. Local road impacts: | No objection with moderate mitigation measures | | | B |
| 8b. Transport team comments: | Suitable access connection required with Chapel Av | | | |
| 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: | The Gables; Chapel Avenue; The Jetty | | | |

| | | |
|--|---|---|
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Less than 5 min walk (< 400m) | A |
| 11d.(ii) Primary schs in 5 min walk: | Wisbech St Mary CofE Academy | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in 2027/2028. | |
| 13a.(i) Secondary school catchment | Thomas Clarkson Academy | |
| 13a.(ii) Secondary school capacity: | Limited capacity | C |

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

Land Quality

14a.(i) Prox pot. contaminated land: Site 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 an unknown contaminated site - further investigation may be required to determine extent of any contamination from neighbouring site.

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:

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard

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: 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) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST MARY; INHAM HALL

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/03/2020 11:40:00

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(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 would likely adversely impact on countryside landscape. This is the same site area as 40169 except for the red line around the access.

Major Criteria

| | | | | | |
|---|--|--|----|--|------|
| 1. Site Availability | Available for development in short term (0 - 5 yrs) | | | A | |
| 2.(i) Min. + Waste Team comments: | This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way. | | | | |
| 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): | 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: | 2.01km - 5km from site | | | B | |

Strategy and History

| | | |
|---|--|----------|
| 6. Settlement Hierarchy | Large Village | B |
| 7.(i) Planning History (Form B): | | |
| 7.(ii) Planning History Search | F/YR03/1197/F: Conversion of barn to a 2-bed dwelling with detached garage/store... (Refused) F/0622/77/F: 11,000 volt overhead line supported on wooden poles South Lane Pumping Station Wisbech St ... F/YR12/0850/CERTLU: Certificate of Lawful Use (Existing): Occupation of dwelling without compliance with condi... Issue Certificate F/YR18/0388/PNC04: Change of use from agricultural building to a 2-storey 4-bed dwelling (Class Q (a) and (b)... Prior Approval (Refused) | |

Transport

| | | |
|---|---|----------|
| 8a. Local road impacts: | Major infrastructure required to off-set safety or acquisition of third party land | D |
| 8b. Transport team comments: | Unsustainable location and policy compliance problems. 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 20 min walk (< 1,600m) D

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 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: Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech
Cambridgeshire PE13 4RQ

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: Wisbech St Mary CofE 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: Greater than 20 min walk (>1,600m) E

11f.(ii) Emp area in 5 min walk:

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

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

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

12a.(i) Primary school catchment: Wisbech St Mary CofE Academy

| | | |
|--|--|----------|
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 159 primary aged pupils living in the catchment area. Forecasts show a decrease to 129 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 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: | | |
| 16a.(iv) CWS within 500m: | Garner's Orchard; River Nene | |
| 16a.(v) CWS 500m - 1km: | Willock Farm Orchard | |
| 16a.(vi) CWS 1-2km | | |
| 16b. Record of protected species on site: | No | |

16c.(i) Highest quality habitats:

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

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

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

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site **A**

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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) more than 2km from site **A**

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Setting of listed building 1331988?

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There are a number of earthwork features - possibly representing roddons - recorded in the field.

Site Visit

Date / Time of Site Visit: 04/11/2020 13:05:00

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

1b. Describe accessibility of site: Rummers Lane/ sand bank are quiet, narrow rural lanes in open countryside. No footpaths are available. Farm access exists.

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

2b. Describe neighbouring uses: There are a few sporadic dwellings in area but generally the site is in open countryside.

3. Describe topography and lanscape: Flat open arable farmland with ditches to South and East. This used farm buildings located in North western part of site.

4. Describe layout, form, street pattern: Quiet, narrow rural lanes in open countryside. Few dwellings and other buildings are scattered in vicinity.

5. Describe building types and features: Vacant farm buildings on site. Mainly detached buildings in general area.

6. Describe site's boundaries: Open to South and East. Hedgerow along road frontage.

7. Describe features / constraints: Vacant farm buildings.

8. Describe views, sight lines or vistas: Would be very prominent from all directions.

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 away from any settlement and would impact significantly on the open character of the countryside.

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

E

19b. Justification: The site is a significant distance from any settlement and reachable only by vehicle for vast majority of journeys. It will have an unacceptably adverse impact on the character of the area.

19c. Key considerations for policy: Impact on countryside
Distance from services and settlements
Local highway infrastructure
Quality of farm buildings for conversion

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Open countryside and very poor surrounding infrastructure.

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

Recommendation

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

E

20b. Comments: The site is located wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The site is a significant distance from any settlement and reachable only by vehicle for vast majority of journeys. It will have an unacceptable 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 within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way. | | | | |
| 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: | 2.01km - 5km from site | | | B | |

Strategy and History

| | | |
|---|---------------|----------|
| 6. Settlement Hierarchy | Large Village | B |
| 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: | Unsustainable location and policy compliance problems. 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: | Greater than 20 min walk (>1,600m) | E |
| 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: | Greater than 20 min walk (>1,600m) | E |
| 11c.(ii) Shops within 5 min walk: | | |
| 11c.(iii) Shops 5-10 min walk: | | |
| 11c.(iv) Shops 10-15 min walk: | | |
| 11c.(v) Shops 15-20 min walk: | | |
| 11d.(i) Prox to primary school: | Greater than 20 min walk (>1,600m) | E |
| 11d.(ii) Primary schs in 5 min walk: | | |
| 11d.(iii) Primary schs 5-10 min walk: | | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |
| 11f.(i) Proximity to employment: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 159 primary aged | |

pupils living in the catchment area. Forecasts show a decrease to 129 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: Full ground assessment required before any new sensitive development takes place.

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:

Garner's Orchard

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

Willock Farm Orchard

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: No

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 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) more than 2km from site

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Potential BLIs/ non-designated heritage assets.

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There are a number of 19th-early 20th century structures at the farm (MCB29132)

Site Visit

Date / Time of Site Visit: 04/11/2020 13:15:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No

Likely unsuitable

| | |
|--|--|
| 1b. Describe accessibility of site: | <i>Mouth Lane is a very narrow Rd running alongside the raised banks of the River Nene with no footpath or cycle way.</i> |
| 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: | <i>No</i> |
| 2b. Describe neighbouring uses: | <i>Open farm land to West and North. River Nene embankment to the East. Farmhouse and cottages to the South.</i> |
| 3. Describe topography and lanscape: | <i>Flat site mainly covered with a mixture of older and more modern farm buildings including large sheds.</i> |
| 4. Describe layout, form, street pattern: | <i>Mouth Lane is a very narrow Rd, generally quiet, running parallel to the River Nene.</i> |
| 5. Describe building types and features: | <i>Mix of farm buildings. Older single Storey buildings along site frontage , with most of remainder more modern farm sheds.</i> |
| 6. Describe site's boundaries: | <i>Temporary fencing but site is generally defined by farm buildings.</i> |
| 7. Describe features / constraints: | <i>Possible contamination? Close to River Nene. Narrow Lane.</i> |
| 8. Describe views, sight lines or vistas: | <i>Would be visible for a considerable distance from all directions.</i> |
| 9a. Relationship to built form: | <i>Negative</i> |
| 9b. Visual impact on wider landscape: | <i>Negative</i> |
| 9c. Historic features: | <i>Somewhat negative</i> |
| 9d. Justification: | <i>Site is in open countryside suitable distance from any settlement. Some of the farm buildings have heritage value.</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: | The site is poorly served by highway infrastructure and its location away from any services or settlement would have an adverse impact on the rural, open character of the countryside in this location. | |
| 19c. Key considerations for policy: | Impact on countryside Distance from settlement and services Highway infrastructure Conversion of farm buildings? | |

Local Preference

| | |
|--|--|
| (i) Does Parish Council support site?: | No |
| (ii) Reasons for support / object: | Open countryside and very poor surrounding infrastructure. |
| (iii) Parish Council site ranking (0-10): | |

Recommendation

| | | |
|-----------------------------------|---|----------|
| 20a. Individual site score | Likely unsuitable | E |
| 20b. Comments | The site is located wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The site is poorly served by highway infrastructure and its location away from any services or settlement would have an adverse impact on the rural, open character of the countryside in this location. | |

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: | Multiple zones (no majority in single zone) - see SFRA | | | N/a | |
| 3a.(ii) Site area in FZ1: | 15.41% | 3a.(iii) Site area in FZ2: | 47.38% | 3a.(iv) Site area in FZ3: | 37.21% |
| 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: | 2.01km - 5km from site | | | B | |

Strategy and History

6. Settlement Hierarchy Large Village **B**

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

Planning Committee has resolved to grant planning permission F/YR20/0598/O

7.(ii) Planning History Search

F/YR20/0167/O: Erect up to 5 x dwellings involving the formation of a new access (outline application wit... | F/YR05/1456/F: Conversion of barn to form 1-bed holiday accommodation... (Refuse) | F/YR06/0791/F: Conversion of barn to form 1-bed holiday accommodation... (Grant) | F/YR13/0048/F: Erection of 3 x 2-storey 4-bed dwellings with detached car port (Plot 1), attached car por... Withdrawn | F/93/0607/F: Erection of 1 x 4-bed house with detachedgarage and change of use of existing barn andou... (Granted) | F/YR13/0910/F: Erection of 3 x 2-storey 4-bed dwellings with detached car port (Plot 1), attached car por... (Refuse) | F/90/0092/DEEMED: Change of use of existing barn andoutbuilding to form a detached 4-bed houseand a 3-bed ... Deemed Consent (CCC) | F/96/0123/F: Erection of domestic garage, car port withstore at first floor... (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: | Willock 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 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE 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: | Greater than 20 min walk (>1,600m) | E |
| 11f.(ii) Emp area in 5 min walk: | | |
| 11f.(iii) Emp area 5-10 min walk: | | |
| 11f.(iv) Emp area 10-15 min walk: | | |
| 11f.(v) Emp area 15-20 min walk: | | |
| 12a.(i) Primary school catchment | Wisbech St Mary CofE Academy | |
| 12a.(ii) Primary school capacity: | Space capacity in some years | B |
| 12b. Pri school capacity comments: | Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a | |

PAN of 30 and total capacity of 210. In 2020/2021 there were 159 primary aged pupils living in the catchment area. Forecasts show a decrease to 129 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: 0 (SMITHY)

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 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:

Willock Farm Orchard

16a.(iv) CWS within 500m:

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

Garner's Orchard; River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

Likely suitable

| | | |
|---------------------------------|--------------------------------|--|
| 16c.(ii) Existing Grassland: No | 16c.(iii) Grassland Buffer: No | 16c.(iv) Grassland Stepping Stone Opp: Yes |
| 16c.(v) Existing Wetland: No | 16c.(vi) Wetland Buffer: No | 16c.(vii) Wetland Stepping Stone Opp: No |
| 16c.(viii) Extstg Woodland: No | 16c.(ix) Woodland Buffer: No | 16c.(x) Woodland Stepping Stone Opp: No |

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

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. Within the small settlement of Bunker's Hill. Further information required.

Site Visit

Date / Time of Site Visit: 04/11/2020 12:45:00

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

| | |
|--|--|
| 1b. Describe accessibility of site: | <i>Extant planning permission. There is an existing footpath on opposite side of Rd , but none on site 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>There are a few dwellings and outbuildings in the area comprising bunkers Hill, mainly to the West and South. Open countryside to the East and North.</i> |
| 3. Describe topography and lanscape: | <i>Part of a generally enclosed field with the land sloping up away from the road. Fields within the vicinity are more of an enclosed nature as opposed to the wide open fields of much of the Fenland landscape.</i> |
| 4. Describe layout, form, street pattern: | <i>High Road is a very busy rural Rd with fast moving vehicles.</i> |
| 5. Describe building types and features: | <i>A mix of age of buildings in vicinity with some well established - but also more modern . Generally two Storey detached. None on site.</i> |
| 6. Describe site's boundaries: | <i>Mix of fences/ hedges [to south] with hedges [including mature trees] on other boundaries. East side forms part of open field.</i> |
| 7. Describe features / constraints: | <i>Fast moving Rd- access appears to be quite difficult but from / near junction with Wittock Lane.</i> |
| 8. Describe views, sight lines or vistas: | <i>Site is generally enclosed but will be very prominent from the West [road].</i> |
| 9a. Relationship to built form: | <i>Negative</i> |
| 9b. Visual impact on wider landscape: | <i>Negative</i> |
| 9c. Historic features: | <i>Somewhat negative</i> |
| 9d. Justification: | <i>Bunkers Hill is not a settlement as such and the site will relate poorly to its sporadic, rural character. The site is effectively in open countryside and will have an adverse impact.</i> |
| 19a. Character + Place Score: | Development of site is likely to result in adverse harm to local character and/or sense of place. |
| 19b. Justification: | The site is effectively in open countryside away from any established settlement or services. It is in a poor location for sustainable travel and will significantly adversely impact on the attractive rural character of the area. |
| 19c. Key considerations for policy: | Extant planning permission Impact on countryside Distance from services Sustainable travel and long term impact |

E

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Already has approved planning permission.

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

Recommendation

20a. Individual site score Likely suitable

A

20b. Comments Originally Site submission, permission granted in December 2020, therefore the proposal has been determined to be acceptable 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 | Large Village | | | B |
| 7.(i) Planning History (Form B): | F/YR20/1082/F | | | |
| | Site with planning permission F/YR20/1082/F granted 10/02/2021. | | | |
| 7.(ii) Planning History Search | F/95/0824/F: Construction of a new roof... (Granted); F/YR11/0759/F: Conversion of garage to form additional living accommodation to existing dwelling... (Granted); F/YR12/0875/F: Change of use of land from redundant foul drainage tank compound to extend residential cur... (Granted); F/YR08/0348/F: Erection of a community hall in association with existing sports and recreation site... (Granted); F/YR10/0497/F: Erection of 2no x 8.0 metre high and 2no x 4.0 metre high lighting poles to car park and f... (Granted); F/YR10/0398/F: Variation of Condition 6 and removal of Condition 7 of planning permission F/YR08/0348/F (... (Granted); F/YR02/1454/RM: Erection of 38 dwellings comprising 2 x 3-bed detached houses, 14 x 3-bed detached houses... (Approved); F/YR03/0097/F: Use of land as playing field incorporating use of existing access as an additional access ... (Granted); F/YR05/0147/F: Erection of 4 x 4-bed detached houses with attached garages (amended dwelling types to Plo... (Granted); F/YR03/1100/F: Removal of Condition 08 of planning permission F/94/0615/O (Residential Development 1.2 ha... (Granted); F/0532/88/F: Erection of 35 houses and 4 bungalows with garages and sewage treatment plant... (Application Permitted); F/YR09/0832/F: Variation of Condition 6 and removal of Condition 7 of planning permission F/YR08/0348/F t... (Refused); F/0461/79/F: Erection of a functions room (amendments to design approved under F/0373/76/F)... (Application Permitted); F/YR16/0922/F: Erection of 4 x 3-storey dwellings comprising of 2 x 5/6 bed with detached double garage w... (Refused); F/YR09/3041/COND: Details reserved by conditions 2, 3, 5, 6, 7, 8, 9 and 10 of planning permission F/YR08/03... (Approved); F/YR07/0604/F: Erection of 4 x 18 metre high floodlights to main football pitch... (Granted); F/94/0615/O: Residential Development (1.2 ha)... (Granted); F/YR19/0841/VOC: Variation on conditions 8 and 9 to enable amendment to approved plans relating to Planning... (Granted); F/YR18/0386/O: Erection of up to 3 x dwellings (Outline with matters committed in respect of access)... (Granted); F/0636/85/O: Residential development... (Application Refused); F/0166/81/F: Amendments to design, deletion of conditions 3 & 4 and amendments to conditions 1 & 2 plan... (Application Permitted); F/YR17/0259/F: | | | |

Erection of a single-storey 4-bed dwelling and detached garage with playroom above... (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: | St Marys Close | |
| 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: | Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ | |
| 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: | Wisbech St Mary CofE Academy | |
| 11d.(iv) Primary schs 10-15 min walk: | | |
| 11d.(v) Primary schs 15-20 min walk: | | |
| 11e.(i) Prox to secondary school: | Greater than 20 min walk (>1,600m) | E |
| 11e.(ii) Secondary sch in 5 min walk: | | |
| 11e.(iii) Secondary sch 5-10 min walk: | | |
| 11e.(iv) Secondary sch 10-15 min walk: | | |
| 11e.(v) Secondary sch 15-20 min walk: | | |

11f.(i) Proximity to employment: 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 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: 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:

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Willock Farm Orchard

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

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: No

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: THE MANOR HOUSE (Grade II*), CHURCH OF ST MARY (Grade II*)

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit:

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

1b. Describe accessibility of site:

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

2b. Describe neighbouring uses:

3. Describe topography and lanscape:

4. Describe layout, form, street pattern:

5. Describe building types and features:

6. Describe site's boundaries:

7. Describe features / constraints:

8. Describe views, sight lines or vistas:

9a. Relationship to built form:

9b. Visual impact on wider landscape:

9c. Historic features:

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

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