

Open Countryside

This section lists sites located outside of defined settlements; these sites are classified as development in the open countryside. Sites are listed by Parish.

- Chatteris
- Elm
- Gorefield
- Leverington
- March
- Newton-in-the-Isle
- Tydd St Giles
- Whittlesey
- Wimblington
- Wisbech
- Wisbech St Mary

Chatteris

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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	Unsustainable location. Pedestrian and cycleway improvements along London Road and Stocking Drove			
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:	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:	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:	London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Honeysome Industrial Estate, Chatteris	
12a.(i) Primary school catchment	Glebelands Primary School; Kingsfield Primary School and Cromwell Community College.	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	There are three primary schools in the Chatteris catchment area. Glebelands Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 302 primary aged children living in the catchment area. Forecasts show a downward projection to 289 pupils in 2027/2028. Kingsfield Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 590 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 643 pupils in 2027/2028.	

Combined catchment forecasts for Glebelands and Kingsfield show a total number of 892 primary aged pupils in 2020/2021 rising to 932 in 2027/2028. To mitigate these pressure capacity has been provided at Cromwell Community College with an all through primary model. The school will have a PAN of 30 and total capacity of 210.

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

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

A

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

Land Quality

14a.(i) Prox pot. contaminated land: Site within 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: 377 (BRICK WORKS)

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

14b. Env Health Officer comments:

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

D

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Sutton & Mepal Pumping Station Drains

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

Pidley Fen Drains; Pidley Fen Drain

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:	NULL	

Site appears to be horse paddocks with limited wildlife value, however compensatory habitat likely to be required, so not fully developable.

16e. Wildlife Officer comments:

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

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
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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
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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
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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
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18d.(ii) Reg P+G intersects site:

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

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

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

18f. Conservation Officer comments:

18g. Archaeology comments:	Prehistoric flint found 370m to the south (MCB12819). Moated manorial earthwork site, Wood House, to the east (MCB1394). Archaeological condition to secure programme of investigation.
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Site Visit

Date / Time of Site Visit: 16/06/2020 10:30:00

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

1b. Describe accessibility of site: No footway along site frontage.
Footway along main road from Chatteris - narrow (ends where?)

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

2b. Describe neighbouring uses: Open countryside to the south, west and east.
Rural lane to the east. Carpet business and Ferry Farm to the north.

3. Describe topography and lanscape: Flattish but land slopes gently down from north to south. Land used as paddocks for keeping horses and riding school (north end).

4. Describe layout, form, street pattern: On rural lane near junction with busy Somersham Road.

5. Describe building types and features: None on site. Farm shed to the north.

6. Describe site's boundaries: Post and rail fences. Very small elements of hedgerow.

7. Describe features / constraints: None

8. Describe views, sight lines or vistas: Very visible to and from the south and west.
Hedgerow on lane (east side) screens site.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Site is a significant distance from main built form of Chatteris. It would adversely 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: Due to its location, the site would relate poorly to existing development in an unsustainable location and have an unacceptably adverse impact on the openness of the countryside.

19c. Key considerations for policy:

- Impact on countryside
- Distance from services and settlement
- Infrastructure requirements for sustainability.

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Don't support development in open countryside.

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

Recommendation

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

D

20b. Comments The site is remote from the main built area of Chatteris, effectively located in the open countryside. Development of the site would likely have poor accessibility to services, and has the potential to impact on the rural character of the open countryside.

Elm

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:				
3a.(i) Main Flood Zone:	>50% of site area in Zone 2 - EXCEPTION TEST REQUIRED			D
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0.34%	3a.(iv) Site area in FZ3: 99.66%
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	Open countryside			E
7.(i) Planning History (Form B):	F/YR02/0143/F F/YR02/0143/F			
7.(ii) Planning History Search	<p>F/YR00/0924/F: Erection of 40.0 metre high wind monitoringmast... (Granted) F/YR11/3016/COND: Details reserved by condition 12 of planning permission F/YR07/1184/F (Erection of 7 x 60.... Approve F/YR07/1184/F: Erection of 7 x 60.0 metre high (hub height) wind turbines with associated hardstandings, ... (Grant) F/YR10/0256/NONMAT: Non-material amendment: Amendment of hub height to 59.0 metres and rotor diameter to 82.0 ... Approve F/YR02/0143/F: Erection of 8 no. 67.0 metre high (hubheight) wind turbines with associated accessroadwa... (Granted) F/YR10/3063/COND: Details reserved by Conditions 04, 05, 06, 07, 08 and 11 of planning permission F/YR07/118... Approve F/YR19/0810/F: Installation of a ground mounted solar V array solar farm with substation compound, batter... (Grant) F/YR09/3092/COND: Details reserved by condition 12 of planning permission F/YR07/1184/F (Erection of 7 x 60.... Approve F/YR10/3042/COND: Details reserved by condition 5 (relating to the turbines only) of planning permission F/Y... Approve F/YR04/4087/F: Erection of 2 x 60.0 metre high wind monitoring masts (temporary) and 1 x 61.5 metre high ... (Grant) F/YR17/3140/COND: Details reserved by Condition 11 of planning permission F/YR07/1184/F (Erection of 7 x 60.... Approve F/97/0369/AG1: Installation of a pumping chamber... (Further details not required) F/YR04/3887/C1490: Construction of a 33,000 volt overhead line in the Parish of Elm, indicated by a solid red... Raise No Objection F/YR01/1269/F: Erection of 9 no. 67.0 metre high (hubheight) wind turbines with associated accessroadwa... (Granted) </p>			

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport: 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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 168 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 190 pupils 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 more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		

16b. Record of protected species on site: Yes

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

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

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

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

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

A

16d.(ii) Requirements to consult NE:

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) more than 2km from site

A

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: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. There are a number of records within this site including two areas of Roman cropmark remains (MCB5053, MCB4763), and several discoveries of Roman artefacts including coins and brooches (MCB4130, MCB5403, MCB5420). Previous evaluation for the current wind farm

(ECB1812) identified a former palaeochannel from the 1st millennium BC and several probable Roman ditches (MCB16734). CHET has commented on this site previously under planning reference (F/YR02/0143/F) and has recommendations in place for evaluation prior to development based on the scheme associated with that planning reference.

Site Visit

Date / Time of Site Visit: 26/10/2020 11:45:00

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

1b. Describe accessibility of site: Site is in open countryside with access off the March/ Coldham Rd.

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

2b. Describe neighbouring uses: Open countryside and part of existing cold and wind farm.

3. Describe topography and lanscape: Flat and open generally with sporadic buildings and wind turbines in an arable landscape. Also network of drains with sporadic trees and hedgerows turbines are dominate area.

4. Describe layout, form, street pattern: Open countryside with farm and access tracks.

5. Describe building types and features: Turbines on site, very tall.

6. Describe site's boundaries: Open to the North, East and West with River Nene [old course] to the South East.

7. Describe features / constraints: Forms part of existing wind farm.

8. Describe views, sight lines or vistas: Site is prominent from considerable distances in all directions but mainly from the east, south and west.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The turbines are in open countryside and thus have an adverse impact on its character.

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 forms part of an existing wind farm with a 25 year planning permission. As such it is currently acceptable but may not be in time should other technologies become available.

19c. Key considerations for policy: Part of existing extensive wind farm for Existing planning permission and length of time still to run Inclusion in local plan at this point in time?

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Extension to existing wind farm. No objections

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

Recommendation

20a. Individual site score

Potentially suitable

B

20b. Comments

The site forms part of an existing wind farm. Allocation of the site through the Local Plan would identify the site as suitable for wind energy development, potentially providing flexibility for future energy proposals on site.

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:					
3a.(i) Main Flood Zone:	>50% of site area in Zone 2 - EXCEPTION TEST REQUIRED			D	
3a.(ii) Site area in FZ1:	0.01%	3a.(iii) Site area in FZ2:	0.13%	3a.(iv) Site area in FZ3:	99.87%
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:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Open countryside			E
7.(i) Planning History (Form B):	F/YR02/0143/F F/YR02/0143/F			
7.(ii) Planning History Search				

Transport

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

Access to Services

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

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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 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:	Guyhirn CofE VC Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Elm C of E Primary	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Elm CofEPrimary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210 pupils. In 2020/2021 there were 113 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 124 in 2029/2030.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

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

15a. Agricultural Land Classification: 50% or more is Grade 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 500m of site

D

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Graysmoor Pit; Whitemoor Pit and Nature Reserve

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

Nene Washes Counter Drain (East); River Nene; Guyhirn Reedbed CWS

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) 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. There are a number of records of isolated finds (MCB4688, MCB5083, MCB5166, MCB5168, MCB5169, MCB12328, MCB12847, MCB12848, MCB12849) and some cropmark evidence (MCB5028, MCB20830, MCB5167) that may indicate preservation of archaeological evidence. A number of roddons are recorded within this large site, particularly on the western half.
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Site Visit

Date / Time of Site Visit: 26/10/2020 13:20:00

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

1b. Describe accessibility of site: Site is for wind turbine development. National cycle route 63 passes to North of site with wet weather alternative running through site along Graysmoor Drove.

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

2b. Describe neighbouring uses:	<i>Extensive arable fields in all directions.</i>
3. Describe topography and lanscape:	<i>Flat and open with occasional wood copses and fishing Lake and small reservoir. Main power line crosses West part of site.</i>
4. Describe layout, form, street pattern:	<i>Poorly maintained rural droves and trackways [very straight] predominate with access onto Twenty Foot Rd.</i>
5. Describe building types and features:	<i>None on site.</i>
6. Describe site's boundaries:	<i>Open in most directions.</i>
7. Describe features / constraints:	<i>Power line [major] crosses site in South West/ NE direction. proximity to nature reserve.</i>
8. Describe views, sight lines or vistas:	<i>Would be very visible for a considerable distance including raised A47 along River Nene and Rings End.</i>
9a. Relationship to built form:	<i>Somewhat negative</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>The site would be some distance from major settlements but very visible especially from Rings End. In close proximity to Rings End nature reserve.</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:	Turbines are likely to have an adverse impact on wildlife [birds] due to close proximity of Rings End nature reserve. Also it is a flight path between Nene and Ouse washes. In relatively close proximity to Rings End and together with Coldham wind farm would provide overpowering field of turbines.
19c. Key considerations for policy:	Impact on countryside Impact on nature reserve Impact on bird flight path between Nene Washes and Ouse Washes.

Local Preference

(i) Does Parish Council support site?:	Yes
(ii) Reasons for support / object:	Council supports the site for wind energy development.
(iii) Parish Council site ranking (0-10):	10

Recommendation

20a. Individual site score	Potentially unsuitable D
20b. Comments	The proposal seeks identification of the site as suitable for wind energy development. National planning policies require the planning system to support renewable and low carbon energy and associated infrastructure. Turbines have the potential to adversely impact wildlife. Therefore due to the close proximity of habitats, such as Rings End nature reserve, Nene Washes and Ouse Washes, further information is required regarding the potential impacts on wildlife. Siting of turbines in relatively close proximity to Rings End and, together with Coldham wind farm, will adversely impact on landscape character. Also concerns around the saturation of wind turbines on the landscape in this

area.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	Highly vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 2 - EXCEPTION TEST REQUIRED			D	
3a.(ii) Site area in FZ1:	28.44%	3a.(iii) Site area in FZ2:	54.99%	3a.(iv) Site area in FZ3:	16.56%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	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	Open countryside			E
7.(i) Planning History (Form B):	F/YR20/0458/F			
	Site with full planning permission: F/YR20/0458/F, granted 08 October 2020.			
7.(ii) Planning History Search				

Transport

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

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)			C
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 3 Birch Grove Elm Wisbech PE14 0AP	
11c.(v) Shops 15-20 min walk:	Morrisons, 46 Elm High Street, Wisbech PE14 0DQ; Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG; FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG; Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW	
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Elm CofE Primary School	
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:	Thomas Clarkson Academy	
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	South-west Wisbech	
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 more than 250m from potentially contaminated land

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

River Nene

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: 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:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 1.01km – 2km of site	B
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) 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 a change of use to a pitched travellers site.

Gorefield

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):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:					
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	Yes	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	Open countryside			E
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:	Remote location. Footway and cycleway connection required along HDD. Third party land issues.			
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:	Hassock Hill Drove; Allens Drove			

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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
11c.(iv) Shops 10-15 min walk:		
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:	Gorefield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Beechwood Yard, Gorefield	
12a.(i) Primary school catchment:	Gorefield Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Gorefield Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119. In 2020/2021 there were 79 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 88 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 more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

Likely unsuitable

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

Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) 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: 25/02/2020 12:50:00

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

1b. Describe accessibility of site: Only accessible by car. No footway/cycleway.

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

2b. Describe neighbouring uses: Sporadic development in vicinity, but predominantly very open countryside,. Dwelling to south.

3. Describe topography and lanscape: Flat and very open on all sides except for dwelling and hedgerow to south. Below road level.

4. Describe layout, form, street pattern: Rural road, lightly trafficked but fast moving.

5. Describe building types and features: Isolated dwellings. Mixture of single and two-storey.

Likely unsuitable

6. Describe site's boundaries:	<i>Hedgerow at south and west boundaries (with dwelling). Otherwise very open, No demarcation of site on the ground.</i>
7. Describe features / constraints:	<i>Drains and ditches. No obvious features or constraints.</i>
8. Describe views, sight lines or vistas:	<i>Very open in all directions. Would be visible for considerable distance.</i>
9a. Relationship to built form:	<i>Negative</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>Relates poorly to built form and development would adversely impact on the open countryside.</i>

19a. Character + Place Score:	Development of site is likely to result in adverse harm to local character and/or sense of place.	E
19b. Justification:	Would have a negative impact on the character of the area.	
19c. Key considerations for policy:	Distance from settlements. Impact on countryside Lack of sustainable travel	

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. Remote location with poor transport connectivity and poor access to services. Site is located in the open countryside and incompatible with settlement hierarchy. Development would have adverse impacts on the landscape.	

Leverington

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%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	90%
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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Unsustainable location. Poor connectivity with Wisbech/Leverington			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	Parson Drove Lane			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
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:	Leverington Primary Academy	
11d.(v) Primary schs 15-20 min walk:	Orchards Church of England Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	River Nene frontage, Wisbech	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

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

Leverington Gull; Honington House Farm

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech	
18c.(v) Sched Mnmt 1-2km:	Rabbit Hill round barrow	
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:	Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 30/06/2020 11:10:00

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

1b. Describe accessibility of site: No foot way/cycleway very busy Rd.

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

2b. Describe neighbouring uses: Although there are dwellings in the vicinity, the character of the area is one of open countryside. Dwellings opposite and to the North. Open to the western South.

3. Describe topography and lanscape: Flat, part of arable field, site height is similar to that of the road.

4. Describe layout, form, street pattern: Very busy A1101 road.

5. Describe building types and features: Mixture of bungalows offset. None on site.

6. Describe site's boundaries: Open to South, East and West. Trees and hedgerows to the North.

7. Describe features / constraints: Access - within high risk collision zone.

8. Describe views, sight lines or vistas: Very open to the South and West with views of Leverington church.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is away from any settlement or built form and is effectively in open countryside.

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

19b. Justification: The site would be located significant distance from key services with no sustainable link. Poorly related to the existing built form in open countryside which would have an adverse impact on the character of the area.

19c. Key considerations for policy: Impact on countryside.
Impact on built 4.
Access.
Sustainable infrastructure.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. The site is remote from the main built area, with poor access to services and potential to harm the open countryside.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Unsustainable location. Poor connectivity with Wisbech/Leverington			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
11a.(ii) Bus stops / rail in 5 min walk:	Parson Drove Lane			

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

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

River Nene

16a.(iv) CWS within 500m:

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

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

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

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech	
18c.(v) Sched Mnmt 1-2km:	Rabbit Hill round barrow	
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:	Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
18g. Archaeology comments:		

Site Visit

Date / Time of Site Visit: 30/06/2020 11:30:00

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

1b. Describe accessibility of site: No foot way/ cycle way. On a rural Lane adjacent busy A1101.

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

2b. Describe neighbouring uses: Although there is a line of historic bungalows, the site is one of open countryside to the East, West and North.

3. Describe topography and lanscape: *Very open arable field.*

4. Describe layout, form, street pattern: *Frontage would be on a rural Lane, and junction with the busy A1101.*

5. Describe building types and features: *None on site. row of detached bungalows to the South.*

6. Describe site's boundaries: *Open on all sides.
Old ash tree in South West corner.*

7. Describe features / constraints: *Power line across site frontage.*

8. Describe views, sight lines or vistas: *Very open especially from the North and West and also from the East.
Prominent view to Leverington church- could impact its setting.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Somewhat negative*

9d. Justification: *The site is effectively in open countryside, away from any built settlement. The proposed 14 dwellings would be likely to impact on Leverington church in view from the North East.*

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

E

19b. Justification: The location of the site away from any settlement without adequate sustainable infrastructure and in open countryside would have a significant adverse impact the character of the area and sustainability.

19c. Key considerations for policy: Distance from key services
Adequate sustainable infrastructure
Impact on countryside

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. Development of the site would likely result in adverse visual impact on the open countryside landscape.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	30%
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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR14/0499/F: Erection of a single storey side extension to existing dwelling... (Grant) F/YR14/0499/F: Erection of a single storey side extension to existing dwelling... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Unsustainable location. Poor connectivity with Wisbech/Leverington			
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:	Sutton 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:	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	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

PAN of 240 and total capacity of 1200. In 2020/2021 there were 1337 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1548 pupils in 2027/2028. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene; Honington House Farm

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

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

No wildlife concerns

16e. Wildlife Officer comments:

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

18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
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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
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18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	B
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18c.(ii) Sched Mnmt intersects site:

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

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

18c.(v) Sched Mnmt 1-2km:	Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech; Cherry Tree Hill round barrow	
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18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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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
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18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:	Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
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18g. Archaeology comments:

Site Visit

<i>Date / Time of Site Visit:</i>	30/06/2020 10:50:00
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<i>1a. Accessibility: Is the site capable of being accessible to all users?:</i>	No
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<i>1b. Describe accessibility of site:</i>	On very busy Rd. No footpath/ cycle way. 3 separate sites set between existing dwellings.
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<i>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</i>	No
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<i>2b. Describe neighbouring uses:</i>	Although there are dwellings adjacent , the area is one of open countryside. Open countryside to the East and West and South.
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<i>3. Describe topography and lanscape:</i>	Flat - below level of Rd.
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4. Describe layout, form, street pattern: Very busy A1101 through route.

5. Describe building types and features: 2 Storey, generally in vicinity including chalet bungalows.

6. Describe site's boundaries: Garden fences and hedges where adjacent to dwellings, including some mature trees of wise open to Rd frontage and to the East and South.

7. Describe features / constraints: Very busy Rd access full.

8. Describe views, sight lines or vistas: Very open from the South and East especially.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The sites are some distance from the built form of any settlement and in open countryside where they would be visible some distance.

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 dwellings are in the countryside away from any key services and would have an adverse impact on the character of the area.

19c. Key considerations for policy: Distance from settlements
Impact on countryside
Sustainable transport infrastructure
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. Whilst adjoining some isolated dwellings in the countryside, the site is remote from the main built area, with poor access to services and potential harm to the open countryside character.

March

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:	0.02%	3a.(iv) Site area in FZ3: 99.98%
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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR14/0059/F: Variation of condition 2 of planning permission F/YR13/0280/F in relation to occ... (Grant) F/YR12/0843/F: Erection of a 4-bed 2-storey dwelling involving demolition of existing barn and ... (Refuse) F/YR13/0280/F: Erection of a 4-bed 2-storey dwelling and detached workshop for B1, B2, B8 use, ... (Grant) F/YR13/0886/F: Variation of condition 2 of planning permission F/YR13/0280/F (Erection of a 4-b... (Refuse) F/YR14/3109/COND: Details reserved by conditions 3, 8, 11, 12 and 13 of planning permission F/YR14... (Approve)</p>			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land			D
8b. Transport team comments:	Remote location. Lengthy footway and cycleway connections required. Third party land issues.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D
10b. PROW Team comments:	The site is limited with PROW connections. March Public Footpath No. 25 is located in the south-east of the site. There is no PROW provision towards March. The size of the allocation and lack of existing provision would necessity the			

creation of PROWs both on and off site to deliver suitable Non-Motorised User provision.

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:	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:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Coleseed Business Complex, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary Primary	

School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.	

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:	700 (SMITHY)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site includes existing structures - demolition of these may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 86.39% Grade 2: 13.61% 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 more than 2.01km from site	A
16a.(iii) Site intersects CWS:		

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Bowl barrow and Romano-British enclosure 430m south west of Earls Fen Farm

18c.(v) Sched Mnmt 1-2km: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 21/05/2020 15:45:00

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

1b. Describe accessibility of site: On a busy rural road
No footway or cycleway

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

2b. Describe neighbouring uses: Extensive area of open land with fields to the north, south, east and west.
Farmsteads and individual dwellings in the vicinity and adjacent to site.

3. Describe topography and lanscape: Generally flat with hedgerows and occasional groups of mature trees.

4. Describe layout, form, street pattern: L-shaped rural road to the south and east of the site.

5. Describe building types and features: Farm in north-east corner. Otherwise none obvious.
Mix of bungalows, 2 storey and farm buildings adjacent to site.

6. Describe site's boundaries: Generally open on all sides with sporadic hedgerows and drains.

7. Describe features / constraints: Lack of infrastructure to serve site.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Very open and extensive site away from any settlement or infrastructure of any quality.

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

19b. Justification: Any new settlement / development would have an adverse impact on the character of the countryside in this location.

19c. Key considerations for policy: Impact on countryside
Distance from settlement
Loss of agricultural land
Provision of infrastructure
Deliverable

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site is remote from any settlement and isolated from services and infrastructure. Access is constrained. Development would have adverse visual impacts on the character of the countryside in this location.

Newton-in-the-Isle

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: 0.02%	3a.(iv) Site area in FZ3: 99.98%		
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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR14/0059/F: Variation of condition 2 of planning permission F/YR13/0280/F in relation to occ... (Grant) F/YR12/0843/F: Erection of a 4-bed 2-storey dwelling involving demolition of existing barn and ... (Refuse) F/YR13/0280/F: Erection of a 4-bed 2-storey dwelling and detached workshop for B1, B2, B8 use, ... (Grant) F/YR13/0886/F: Variation of condition 2 of planning permission F/YR13/0280/F (Erection of a 4-b... (Refuse) F/YR14/3109/COND: Details reserved by conditions 3, 8, 11, 12 and 13 of planning permission F/YR14... (Approve)</p>			

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	Remote location. Lengthy footway and cycleway connections required. Third party land issues.	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary	D
10b. PROW Team comments:	The site is limited with PROW connections. March Public Footpath No. 25 is located in the south-east of the site. There is no PROW provision towards March. The size of the allocation and lack of existing provision would necessity the	

creation of PROWs both on and off site to deliver suitable Non-Motorised User provision.

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:	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:	Less than 10 min walk (< 800m)	B
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:	Coleseed Business Complex, March	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Cavalry, Burrowmoor, All Saints and Westwood Primary School's	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	There are four primary schools in the March catchment area. Calvary Primary	

School is an Academy with an age range of 4-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/2021 there were 521 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 550 in 2027/2028. Burrowmoor Primary School is an Academy with an age range of 2-11 years. The school has a PAN of 60 and total capacity of 420. In 2020/21 there were 261 primary aged pupils living in the catchment area. Forecasts show a continuous downward trajectory to 239 in 2027/2028. All Saints RC CofE Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 287 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 296 in 2027/2028. Westwood Community Primary school has a set PAN of 120 for 2020 and total capacity of 840. In 2020/2021 there were 782 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 804 in 2027/2028.

13a.(i) Secondary school catchment Neale-Wade Academy

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

C

13b. Sec school capacity comments: Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1235 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1440 in 2027/2028. The school will not be far short of capacity prior to any further housing allocations.

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: 700 (SMITHY)

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

14b. Env Health Officer comments: Site includes existing structures - demolition of these may give rise to contamination.

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

E

15b. ALC percentage site area GRADE 1: 86.39% | Grade 2: 13.61% | 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 more than 2.01km from site**

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Bowl barrow and Romano-British enclosure 430m south west of Earls Fen Farm

18c.(v) Sched Mnmt 1-2km: The March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground

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: 21/05/2020 15:45:00

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

1b. Describe accessibility of site: On a busy rural road
No footway or cycleway

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

2b. Describe neighbouring uses: Extensive area of open land with fields to the north, south, east and west.
Farmsteads and individual dwellings in the vicinity and adjacent to site.

3. Describe topography and lanscape: Generally flat with hedgerows and occasional groups of mature trees.

4. Describe layout, form, street pattern: L-shaped rural road to the south and east of the site.

5. Describe building types and features: Farm in north-east corner. Otherwise none obvious.
Mix of bungalows, 2 storey and farm buildings adjacent to site.

6. Describe site's boundaries: Generally open on all sides with sporadic hedgerows and drains.

7. Describe features / constraints: Lack of infrastructure to serve site.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Very open and extensive site away from any settlement or infrastructure of any quality.

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

19b. Justification: Any new settlement / development would have an adverse impact on the character of the countryside in this location.

19c. Key considerations for policy: Impact on countryside
Distance from settlement
Loss of agricultural land
Provision of infrastructure
Deliverable

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site is remote from any settlement and isolated from services and infrastructure. Access is constrained. Development would have adverse visual impacts on the 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:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

Strategy and History

6. Settlement Hierarchy	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR17/3061/COND: Details reserved by conditions 2 and 4 of planning permission F/YR17/0097/F (Ere... (Approve) F/YR14/0716/F: Erection of 2-storey 4-bed dwelling involving demolition of existing dwelling an... (Grant) F/YR17/0872/F: Erection of a 2-storey 3-bed dwelling with detached garage/store and siting of a... (Refuse) F/YR15/0285/F: Erection of 3 x 2-storey 4-bed dwellings with detached garages including the for... (Refuse) F/YR17/0097/F: Erection of a 2-storey 5-bed dwelling with integral garage and a 1.2m high fence... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections 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 15 min walk (< 1,200m)			C
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11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
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:	Gorefield Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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: 96.72% | Grade 2: 3.28% | 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:

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No **16c.(ix) Woodland Buffer:** 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:

Eastern half of site appears heavily vegetated and likely to support protected

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

species/ habitats of value. Western side appears to have limited wildlife value.
Partially developable site.

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) 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: Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 25/02/2020 12:10:00

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

1b. Describe accessibility of site: No footway
Away from settlement

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

2b. Describe neighbouring uses: Farmland to the south - very open

3. Describe topography and lanscape: In open countryside. Two demarcated plots between two dwellings. One recently built.

4. Describe layout, form, street pattern: Rural lane - lightly trafficked but fast.

5. Describe building types and features: Disused outbuilding on western plot.

6. Describe site's boundaries: Hedge planting and close boarded fencing
Enclosed at rear

7. Describe features / constraints: Visibility constrained by 1.8m high close boarded fences

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: In open countryside away from settlement and services.

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: Relates poorly to built form, although there are a number of sporadic dwellings in vicinity
Impact on countryside, although is an enclosed site

19c. Key considerations for policy: In open countryside away from services
Potentially already has planning permission?
Lack of footway

Local Preference

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

(ii) Reasons for support / object: Proposed 2 dwellings on land adjacent to Charity Farm House. Councillors recommended it was unsuitable and outside the preferred development area with no services.
Charity Farmhouse previously refused planning permission.

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

Recommendation

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

E

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. Poor relationship to built form of village. Poor access to services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	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):	7%
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	Open countryside			E
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:	Remote location/unsustainable development with poor transport connectivity. Reliance on private motor vehicle. Lengthy footways/cycleway connections required. Impact on third party land.			
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:	Hassock Hill Drove	
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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
11c.(v) Shops 15-20 min walk:		
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:	Gorefield Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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 more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	

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

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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: Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 25/02/2020 12:40:00

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

1b. Describe accessibility of site: In open countryside away from any settlement.
No footway/cycleway on vicinity.

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

2b. Describe neighbouring uses: Open countryside on all sides. Sporadic dwellings to north, south and west.

3. Describe topography and lanscape: Very flat and open, situated below road level.

Drains around site.

4. Describe layout, form, street pattern: *On rural road with high-speed traffic.
Southern road more suited for access.*

5. Describe building types and features: *None on site. Two storey dwellings and bungalows in vicinity.*

6. Describe site's boundaries: *Hedgerows to north, otherwise open.*

7. Describe features / constraints: *Openness of countryside.
Drains*

8. Describe views, sight lines or vistas: *Very open to east, west and south.*

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *Relates poorly to built form and landscape.*

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

E

19b. Justification: *Not in keeping with rural character of the area.
Result in unsustainable development.*

19c. Key considerations for policy: *Distance from settlements
Impact on countryside.
Lack of sustainable transport.*

Local Preference

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

(ii) Reasons for support / object: *Proposed 27 dwellings . Councillors recommended that this was not suitable and was outside the preferred development area with poor services and amenities.*

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

Recommendation

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

E

20b. Comments *The proposal is incompatible with national planning policies for managing flood risk. Remote location with poor transport connectivity and poor access to services. Site is located in the open countryside and incompatible with settlement hierarchy. Development would have adverse impacts on the landscape.*

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	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	Open countryside			E
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:	Remote location/unsustainable development with poor transport connectivity. Reliance on private motor vehicle. Lengthy footways/cycleway connections required. Impact on third party land.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D
10b. PROW Team comments:	Newton Public Byway No. 18 (Major Drove) runs along the southern boundary of the development.			

Access to Services

11a.(i) Proximity to public transport:	Less than 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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 structure may give rise to contamination. Phase 1 may be required to determine extent of any contamination arising from Previous agricultural use.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

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

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
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16d.(ii) Requirements to consult NE:

Site highly likely to support protected species (e.g. bats/ barn owls) in old barns plus lots of trees and shrubs would require clearance. Therefore any re-development would be limited and require significant mitigation/ compensation measures.

16e. Wildlife Officer comments:

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

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

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

18f. Conservation Officer comments:	Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977
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18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 25/02/2020 17:25:00

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

1b. Describe accessibility of site: No footway
Long way from a village/settlement

Likely unsuitable**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes**2b. Describe neighbouring uses:** *In open countryside. Site itself includes many mature trees. Site appears overgrown.***3. Describe topography and lanscape:** *Farmhouse with vacant buildings and structures. Bungalows opposite site.***4. Describe layout, form, street pattern:** *Rural road - reasonably quiet but with fast-moving traffic.***5. Describe building types and features:** *Agricultural buildings, containers and caravan.
Wooded throughout site.***6. Describe site's boundaries:** *Trees at edges of site. Some buildings in the open area to rear on north side.***7. Describe features / constraints:** *Lack of footway
Significant number of trees
Biodiversity value***8. Describe views, sight lines or vistas:** *Open on 3 sides (all in effect form boundaries of site).***9a. Relationship to built form:** *Negative***9b. Visual impact on wider landscape:** *Negative***9c. Historic features:** *Neutral***9d. Justification:** *Is in the open countryside and isolated from any settlement.***19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.****E****19b. Justification:** *Would have a negative effect on the character of the countryside in this location.***19c. Key considerations for policy:** *Location in countryside
Lack of sustainable travel options.
Biodiversity loss.*

Local Preference

(i) Does Parish Council support site?: **No****(ii) Reasons for support / object:** *Proposed 34 dwellings. Councillors recommended the site as unsuitable and outside the preferred development area with poor services and amenities.***(iii) Parish Council site ranking (0-10):** **0**

Recommendation

20a. Individual site score **Likely unsuitable****E****20b. Comments** *The proposal is incompatible with national planning policies for managing flood risk. Remote location with poor transport connectivity and poor access to services. Site is located in the open countryside and incompatible with settlement hierarchy. Development would have adverse impacts on the landscape.*

Tydd St Giles

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):	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	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:				
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D
10b. PROW Team comments:	Tydd St Giles Public Footpath No. 2 is located opposite this site.			

Access to Services

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

11b.(i) Prox to medical services:	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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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:			
	North Level Main Drain; North Level Main Drain at Tydd Gote; River Nene		
16a.(iv) CWS within 500m:			
	River Nene (Lincs)		
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: 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		

Not appropriate for development: consists of meadow and mature hedgerow

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

and tree habitats.

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: COUNTY BOUNDARY POST

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: MCB27440 Former Buckworth Drain (Post-Medieval) immediately south and MCB 19614 Peterborough, Wisbech and Sutton Bridge branch, disused railway to east. Non significant assets in this location. No objection and no requirements.

Site Visit

Date / Time of Site Visit: 19/02/2020 10:25:00

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

1b. Describe accessibility of site: Quiet narrow rural lane, no footway. Accesses exist for the field.

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

2b. Describe neighbouring uses: On edge of village. Dwellings to the east, sporadic development further west and to the north. Other paddocks to north and west. Tree lined lane. Very open to the south.

3. Describe topography and lanscape: Generally flat. Triangular shaped grassed paddock field which appears to be

Likely unsuitable

used for grazing livestock/ horses. Site is enclosed by band of semi-mature trees to the front (south) and by semi-mature trees /hedgerow on other sides.

4. Describe layout, form, street pattern: *Edge of settlement location along rural lane. Could continue built frontage. 5 dwellings are proposed in submission which would generally accord with what exists.*

5. Describe building types and features: *None on site. 2 storey dwellings to the east.*

6. Describe site's boundaries: *Site is enclosed by band of semi-mature trees to the front (south) and by semi-mature trees on other sides.*

7. Describe features / constraints: *A number of trees along frontage are likely to be removed for accesses.*

8. Describe views, sight lines or vistas: *Enclosed site, but very open to the south.*

9a. Relationship to built form: *Neutral*

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

9c. Historic features: *Neutral*

9d. Justification: *Potential loss of a number of trees along a narrow and attractive rural lane which would have an adverse impact on the lane overall.*

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

19b. Justification: *Whilst attached to the existing built footprint of the village the additional dwellings in this location would detract from the attractive, quiet character of this narrow rural lane.*

19c. Key considerations for policy: *Loss of attractive countryside in this rural location
Lack of footway
Narrow lane
Amount of development in a very small village which has few, if any, services*

Local Preference

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

(ii) Reasons for support / object: *Poor access, remote location*

(iii) Parish Council site ranking (0-10): **4**

Recommendation

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

20b. Comments *The proposal is incompatible with national planning policies for managing flood risk. In addition, development would result in the loss of attractive countryside in this rural location, and would adversely impact the landscape. The site lacks a footway and access is narrow. Access to services is limited.*

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

Access to Services

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

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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:

North Level Main Drain; North Level Main Drain at Tydd Gote; River Nene

16a.(iv) CWS within 500m:

River Nene (Lincs)

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: 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

Appears to be horse paddock with mature hedgerows and trees. Not ideal site

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

for development.

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: COUNTY BOUNDARY POST

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: MCB27440 Former Buckworth Drain (Post-Medieval) immediately south and MCB 19614 Peterborough, Wisbech and Sutton Bridge branch, disused railway to east. Non significant assets in this location. No objection and no requirements.

Site Visit

Date / Time of Site Visit: 19/02/2020 10:40:00

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

1b. Describe accessibility of site: No footpath but quiet lane effectively forming a cul-de-sac. Existing access to paddock.

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

2b. Describe neighbouring uses: Paddocks to east and west. Dwellings to north and building to south.

3. Describe topography and lanscape: Undulating paddock - below level of the road and the dwellings on the north side of the lane.

4. Describe layout, form, street pattern: Rural lane forming cul-de-sac within settlement.

5. Describe building types and features: None on site. Mixture in vicinity but mainly 2 storey near site.

6. Describe site's boundaries: Mix of mature conifers on west boundary, semi-mature trees on south boundary. Post and mesh fence on east boundary. Hedging trees on north (front) boundary.

7. Describe features / constraints: Out of character with this side of the lane at this point. No footway. Small village.

8. Describe views, sight lines or vistas: Site is visible (diagonally) when approaching from the main part of the village. Paddock contributes positively to the character of this part of the village.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Would be out of character with existing built form in this quiet, rural, attractive location within a small village setting.

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 be in a prominent position when approaching from the south and east and proposed development would detract from the character of the area.

19c. Key considerations for policy: Lack of footway
Impact on attractive rural character of village on this side of the lane
Prominence within the street scene
Small village with few, if any, services

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Poor access, low-lying, single dwelling plot

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

Recommendation

20a. Individual site score Likely unsuitable E

20b. Comments The proposal is incompatible with national planning policies for managing flood risk 100% of the site is located in Flood Zone 3. Poor relationship to built form and would likely adversely impact on landscape character. Poor access to services.

Whittlesey

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:	CS26: Mineral Safeguarding Area - Sand and Gravel				
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:	Within 500m of site			D	

Strategy and History

6. Settlement Hierarchy	Open countryside	E
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/0922/89/LB: Alterations and extensions to form officeaccommodation.... (Granted) F/98/0283/LB: Internal and external alterations includingerection of single-storey extension to sidean... (Granted) F/90/0113/F: Change of use and conversion of dwellinghouse to restaurant, involving the installation of... (Granted) F/93/0556/LB: Erection of a single-storey detached buildingto form additional residential accommodation... (Granted) F/0923/89/F: Change of use from farm house to officeaccommodation, including minor alterationsand ext... (Granted) F/98/0282/F: Erection of single-storey extension to sideand two-storey extension to rear of existingd... (Granted) F/0211/87/F: Erection of a double thatched garage74 Eldernell Lane Coates... F/YR09/0387/F: Erection of a single-storey side extension to existing dwelling and erection of detached d... (Grant) F/YR09/0388/LB: Internal and external alterations to form single-storey side extension to existing dwellin... (Grant) F/90/0665/F: Change of use and conversion of dwellinghouse to restaurant... Withdrawn F/91/0478/F: Alterations & extensions to existing dwellingcomprising of the erection of a single-store... Withdrawn F/93/0557/F: Erection of a single-storey detached buildingto form additional residential accommodation... (Granted) F/91/0480/LB: Alterations & extensions to existing dwellingcomprising of the erection of a single-store... Withdrawn F/97/0187/LB: Erection of a detached double garage... (Granted) F/1788/89/LB: Alterations to dwelling to convert torestaurant... (Granted) F/97/0186/F: Erection of a detached double garage... (Granted) F/90/0669/LB: Internal and external alterations... Withdrawn	

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/policy compliance problems.	
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 15 min walk (< 1,200m)	C
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 20 min walk (< 1,600m)	D
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
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:	Coates Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	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 Coates Primary school

12a.(ii) Primary school capacity: **No spare places, no room for expansion**

E

12b. Pri school capacity comments: Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2019 forecast showed that there were 214 primary aged children living in the catchment area. Forecasts show an upward trajectory to 234 by 2029/2030.

13a.(i) Secondary school catchment Sir Harry Smith Community College

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

C

13b. Sec school capacity comments: Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. In 2020/2021 there were 912 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 1182 by 2029/2030. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

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

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

D

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

Natural Environment

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

A

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

D

16a.(iii) Site intersects CWS:

Eldernell Gravel Pits· Nene Washes Counter Drain (West)

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

16a.(iv) CWS within 500m:

Nene Washes Counter Drain (East)

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:

Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

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

74, Eldernell Lane; Flint 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: Setting of listed buildings 1287419 and 1254348

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There are a number of heritage assets in the vicinity of this site including the possible path of the Fen Causeway (MCB12987) passing to the north of the site, a double ditched rectilinear enclosure (MCB11007) to the west, a double ditched trackway (MCB11006) to the north and a system of cropmarks of a likely prehistoric date to the east (MCB224, MCB2217).

Site Visit

Date / Time of Site Visit: 16/11/2020 11:05:00

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

1b. Describe accessibility of site: No footway exists to Eldernell, which is in effect a small collection of dwellings and farms in the countryside.

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

2b. Describe neighbouring uses: There is a small collection of dwellings/ farm buildings to the North, East and West, surrounded by open countryside.

3. Describe topography and lanscape: Farm buildings within an open countryside location and part of a small hamlet type collection of buildings.

4. Describe layout, form, street pattern: Narrow rural Lane links Eldernell with the A605. North-west Lane is a private road.

5. Describe building types and features: Mixture of old and more modern farm buildings including silos.

6. Describe site's boundaries: Hedges, fences and open.

7. Describe features / constraints: Listed buildings in close proximity. Main pylon South West of site in close proximity.

8. Describe views, sight lines or vistas: Site is prominent within small collection of buildings, but relatively well screened from longer views.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat negative

9d. Justification: Whilst site relates acceptably to local buildings, it is a considerable distance from the nearest settlement [Coates] and in open countryside. Likely to adversely impact setting of listed buildings.

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 related to services and poorly served by sustainable transport modes it is likely to adversely affect the setting of nearby listed buildings and be out of character with the area.

19c. Key considerations for policy: Impact on countryside and character of area
Impact on setting of heritage assets

Distance from services and settlement
 Lack of sustainable transport modes
 Proximity to pylon line
 Loss of farm enterprise

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 site is isolated, remote from any settlement. Development would have poor access to services.
 No footway exists for pedestrians/cycles. The site is unlikely to be suitable for new development (although may have some scope for conversion/change of use).

Wimblington

Major Criteria

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

Strategy and History

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

Transport

8a. Local road impacts:	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable			E
8b. Transport team comments:	Unsustainable location. No access to public transport. Reliance on private vehicles. Poor connectivity with services etc.			
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
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11a.(ii) Bus stops / rail in 5 min walk:	The Chase	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Alderman Jacobs is already 3FE and cannot be expanded on its current site. CCC acknowledge that some of the new development falls in this catchment. The 1FE expansion at New Road is expected to accommodate children from these developments.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A

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

Land Quality

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

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

14a.(ix) Sites for DI 100-250m: 721 (RAIL VARIOUS)

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 more than 2.01km from site A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

16d.(i) Goose and Swan IRZ Site intersects Goose + Swan IRZ E

16d.(ii) Requirements to consult NE: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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: STONEA FARMHOUSE; BARN TO NORTH EAST OF STONEA FARMHOUSE

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Bowl barrow 700m NNW of Bridge Farm

18c.(v) Sched Mnmt 1-2km: Stonea Camp: a multivallate hillfort at Latches Fen; Bowl barrow and Romano-British enclosure 430m south west of Earls Fen Farm

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Setting of Scheduled Monuments and archaeological considerations.
Designation refs: 1006906, 1011718, 1020394, 1020393

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 18/05/2020 10:45:00

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

1b. Describe accessibility of site: Only very busy Sixteen Foot Road - no footway / cycleway
See also 40312

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

2b. Describe neighbouring uses: Open farmland to the north and east.
Drain to the west.
Stonea pub and dwellings to the south.

Farm to the north.

3. Describe topography and lanscape: *Flat with drains and very open for considerable distance.*

4. Describe layout, form, street pattern: *Fast and busy rural road.*

5. Describe building types and features: *Sporadic dwellings and farmsteads.
Power lines, drains.*

6. Describe site's boundaries: *Very open with occasional hedgerows and trees.
Hedgerows to the south and west.
Farm to the north.
Road to the west.*

7. Describe features / constraints: *Distance from established infrastructure.
Lack of footway / cycleway.*

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

9a. Relationship to built form: *Negative*

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

9c. Historic features: *Neutral*

9d. Justification: *Located away from any settlement in the open countryside.
Impact on countryside.
Lack of infrastructure.*

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

E

19b. Justification: *Would be a stand alone site, a considerable distance from anywhere else.*

19c. Key considerations for policy: *Impact on countryside.
Infrastructure
Distance from any settlement.*

Local Preference

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

(ii) Reasons for support / object: *This site is in Flood Zone 3. Out in open countryside with no proper infrastructure. Unsustainable Unless 40311 and/or 40312 were to go ahead*

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

Recommendation

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

E

20b. Comments *The site is isolated and remote from any settlement. Unlikely to be able to achieve a safe, suitable access. No access to public transport. Development would be reliant on private vehicles. Poor connectivity to services and facilities. Development would have adverse visual impacts on open countryside. Located with larger site 4312.*

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:	Sand & Gravel			
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:	13.29%	3a.(iii) Site area in FZ2:	3.36%	3a.(iv) Site area in FZ3: 83.35%
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):	1%	3b.(iv) 1 in 1000yr event (area): 4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A
4.(ii) Intersects HSE Consultation Dist:	No			
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site: No
5. Proximity to designated sites:	More than 5km from site			A

Strategy and History

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

Transport

8a. Local road impacts:	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable			E
8b. Transport team comments:	Unsustainable location. No access to public transport. Reliance on private vehicles. Poor connectivity with services etc.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to multiple nearby PROW within the site boundary			B
10b. PROW Team comments:	Wimblington Public Footpaths No. 4 and 19 are located within or adjacent to the allocation site. Opportunity to resolve this and improve the path. Additionally, the size of the allocation should give raise to the creation of circular bridleway(s) within the site as well as funding for PROW improvements within the vicinity of the site.			

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Farm	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	

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

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site intersects an historic gravel pit which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 20.52% Grade 2: 79.48% 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:	Wimblington Common Gravel Pits; Wimblington Common Gravel Pits CWS	
16a.(v) CWS 500m - 1km:	Wimblington Common Gravel Pits CWS	
16a.(vi) CWS 1-2km	Wimblington Common Gravel Pits CWS	
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) Existing Wetland:	No	16c.(v) Wetland Buffer: No
16c.(vi) Existing Woodland:	No	16c.(vii) Woodland Buffer: Yes
16c.(viii) Existing Grassland:	No	16c.(ix) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Stepping Stone Opp: No
16c.(viii) Existing Woodland:	No	16c.(ix) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ	E
16d.(ii) Requirements to consult NE:	NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.	
16e. Wildlife Officer comments:	Part of site at northern section appears to be Stonea Camp with likely wildlife and historical interest so should not be included; remainder of site largely arable with limited wildlife interest.	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) located on site / site intersects asset	E
18c.(ii) Sched Mnmt intersects site:	Stonea Camp: a multivallate hillfort at Latches Fen; Bowl barrow 700m NNW of Bridge Farm	
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:	Romano-British settlement near Honeybridge; Bowl barrow and Romano-British enclosure 430m south west of Earls Fen Farm	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	This site is on or adjacent to the Scheduled Monument that is Stonea Camp. The potential impact of development on this nationally important site will need to be given further consideration if this site is being looked at for development.	
18g. Archaeology comments:	At the north end of this site for 3,500 proposed dwellings is the scheduled monument of Stonea Camp: a multivallate hillfort at Latches Fen (National Heritage List Entry ref 1012539). It would fall within our highest red alert category. The earthwork has been reconstructed and is a publicly accessible	

heritage asset. This site itself would not be developed given its designated status, but its setting should be sympathetically addressed in any masterplan. Pre-determination evaluation would be required to discover the significance and extent of the archaeological landscape in which it is located.

Site Visit

Date / Time of Site Visit: 18/05/2020 11:15:00

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

1b. Describe accessibility of site: Presently very narrow lane
Leading to farm and Stonea Camp
No footway / cycleway

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

2b. Describe neighbouring uses: Open fields in all directions.

3. Describe topography and lanscape: Very flat. Is extensive large field system with drains.
Occasional trees and hedgerows.

4. Describe layout, form, street pattern: Off busy Wimblington-Manea road

5. Describe building types and features: Sporadic farmsteads

6. Describe site's boundaries: Sixteen Foot Drain to the east.
Open fields elsewhere.

7. Describe features / constraints: Extensive nature of site away for any settlement.
Stonea Camp Iron Age Fort Scheduled Monument.

8. Describe views, sight lines or vistas: Very open in all directions - Wimblington and Eastwood End visible.
Stonea visible.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Negative

9d. Justification: Includes scheduled monument within the site.
Adverse impact would result.
Impact on countryside.
Away from any settlement.

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

19b. Justification: An extensive area of land set in open countryside which adversely impacts on this and the Scheduled Monument.
No infrastructure in place.

19c. Key considerations for policy: Impact on countryside
Lack of infrastructure
Impact on scheduled monument
Distance / connectivity with other settlements.

Local Preference

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

(ii) Reasons for support / object: This site is in Flood Zone 3 and in open countryside incorporating Stonea Camp an Iron Age multivallate hill fort. The site exhibits at least two phases of development over several hundred years of settlement. Would change the landscape Wimblington completely.

CLLr C Hennen declares an interest as lives nearby

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. The site is remote from any settlement and is isolated from services and facilities. Development would adversely impact on the Scheduled Monument and its setting, and the open countryside landscape. Site lacks safe, suitable access for vehicles and sustainable modes of travel.

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:	3.96%	3a.(iii) Site area in FZ2:	3.61%	3a.(iv) Site area in FZ3:	92.44%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	2%	3b.(iii) 1 in 100yr event (area):	5%	3b.(iv) 1 in 1000yr event (area):	18%
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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR17/3051/COND: Details reserved by condition 5, 6, 7, 9 and 10 of planning permission F/YR16/10... (Approve) F/YR16/1028/F: Change of use of agricultural land to equestrian use for the sale of horses (Sui... (Grant) F/YR11/0528/F: Formation of a manège... (Grant)			

Transport

8a. Local road impacts:	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable			E
8b. Transport team comments:	Unsustainable location. No access to public transport. Reliance on private vehicles. Poor connectivity with services etc.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:	No existing PROW provision, however given the size of allocation new PROW provision should be provided both on and off site to bridleway standard			

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Upwell Road; The Chase	
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	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 108 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 76 in 2027/2028.	

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

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	721 (RAIL VARIOUS)	
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 more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ	E	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside		

existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

No wildlife concerns

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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: STONEA FARMHOUSE; BARN TO NORTH EAST OF STONEA FARMHOUSE

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Bowl barrow 700m NNW of Bridge Farm

18c.(v) Sched Mnmt 1-2km: Stonea Camp: a multivallate hillfort at Latches Fen; Bowl barrow and Romano-British enclosure 430m south west of Earls Fen Farm

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Setting of Scheduled Monuments and archaeological considerations. Designation refs: 1006906, 1011718, 1020394, 1020393

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 18/05/2020 10:45:00

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

1b. Describe accessibility of site: On a busy rural road next to Sixteen Foot Drain.
No footway / cycleway.

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

2b. Describe neighbouring uses:	<i>Extensive open countryside to the north, east and south. Drain to west and the north. Open countryside.</i>
3. Describe topography and lanscape:	<i>Very flat and open.</i>
4. Describe layout, form, street pattern:	<i>Busy rural road with fast moving traffic despite 50mph restriction.</i>
5. Describe building types and features:	<i>Sporadic farmstead within the site. Power lines, drains.</i>
6. Describe site's boundaries:	<i>Open on most sides. Occasional trees and hedgerows.</i>
7. Describe features / constraints:	<i>Very open site and extensive.</i>
8. Describe views, sight lines or vistas:	<i>Very open.</i>
9a. Relationship to built form:	<i>Negative</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>An extensive site in the middle of the countryside away from any settlement. Would require / amount to a whole new settlement.</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:	Adverse impact on open countryside No infrastructure	
19c. Key considerations for policy:	Impact on countryside Infrastructure Distance from settlement New settlement? Evidence?	

Local Preference

(i) Does Parish Council support site?:	No
(ii) Reasons for support / object:	This site is in Flood Zone 3 and in open countryside. Would change the landscape Wimblington completely.
(iii) Parish Council site ranking (0-10):	1

Recommendation

20a. Individual site score	Likely unsuitable	E
20b. Comments	The proposal is incompatible with national planning policies for managing flood risk, 92% of the site is located within Flood Zone 3. The site is remote from any settlement and is isolated from services and facilities. Development would adversely impact on the open countryside landscape. Site lacks safe, suitable access for vehicles and sustainable modes of travel.	

Wisbech

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	23.05%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	76.95%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	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	Open countryside			E
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR11/0781/F: Erection of 3no wind generators (14.97 metres hub height) with associated works... (Withdrawn) F/YR11/0095/EXTIME: Erection of 10 log cabins for holiday letting to disabled persons using Kingfish... (Grant) F/YR10/0078/F: Change of use of agricultural storage building to form 4 light industrial units ... (Grant) F/YR13/0027/EXTIME: Change of use of agricultural storage building to form 4 light industrial units ... (Grant) F/YR15/0062/F: Change of use of land from B1 to B2 use involving the siting of a mobile site of... (Grant) F/YR18/1010/CERTP: Certificate of Lawfulness (Proposed): Installation of solar PV panels to warehou... (Permission Not Required) F/YR16/0230/AG1: Erection of agricultural storage building... (Further Details Not Required)</p>			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Remote unsustainable location. Site only accessible by private motor vehicle			
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 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 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Tesco, Cromwell Road Wisbech Cambridgeshire PE14 ORG	
11c.(v) Shops 15-20 min walk:	FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 OSL; Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 ORG	
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	South-west Wisbech	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Wisbech St Mary CofE Academy	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Wisbech St Mary CofE Academy has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 170 primary aged pupils living in the catchment area. Forecasts show a decrease to 147 in	

2027/2028.

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

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

C

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

River Nene

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

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: No

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

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

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

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

Site appears to be grassland with limited wildlife interest, however some habitat compensation likely to be required, so not fully developable.

16e. Wildlife Officer comments:

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site **B**

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 1.01km – 2km of site **B**

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 09/07/2020 14:45:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* Site is some distance from any settlement with no foot/ Cycle way provided in the area, and on busy rural Rd with fast moving traffic.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* No

2b. Describe neighbouring uses:	<i>Farm buildings to the North with open countryside on all sides. Fishing lakes to the South East.</i>
3. Describe topography and lanscape:	<i>Flat, elongated area of land used for arable farming.</i>
4. Describe layout, form, street pattern:	<i>Barton Rd is a busy rural Rd providing access from Wisbech to the surrounding area.</i>
5. Describe building types and features:	<i>Commercial buildings in vicinity. None on site.</i>
6. Describe site's boundaries:	<i>Mix of 'rough' hedgerows and fences and open.</i>
7. Describe features / constraints:	<i>Local power line appears to cross site.</i>
8. Describe views, sight lines or vistas:	<i>Would be visible from the road to the West.</i>
9a. Relationship to built form:	<i>Negative</i>
9b. Visual impact on wider landscape:	<i>Negative</i>
9c. Historic features:	<i>Neutral</i>
9d. Justification:	<i>Site is situated in open countryside some distance from the built form of any settlement.</i>

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

19b. Justification: Development of the site would be in a prominent location, poorly related to existing settlement and some distance from services if developed- a piecemeal way.

19c. Key considerations for policy: Within the BLG in the Fenland local plan 2014.
Distance from services.
Offered as a site for Gypsies and Travellers.
Impact on built form and countryside.
Sustainable infrastructure- lack of

Local Preference

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

(ii) Reasons for support / object: Support residential development.
There is no need for traveller pitches (sufficient provision already exists in Fenland)

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

Recommendation

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

20b. Comments The proposal is incompatible with national planning policies for managing flood risk, 76% of the site is located within Flood Zone 3. The site is located within the Open Countryside the site is remote from the town and has poor access to services.

Wisbech St Mary

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):	10%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Open countryside	E
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR15/3020/COND: Details reserved by conditions 2, 3, 5 and 6 of planning permission F/YR12/0670/F (Erectio... Approve F/98/0245/F: Erection of 2-bed detached bungalow with detached single garage involving demolition of ex... (Granted) F/YR12/0670/F: Erection of a 2-storey 5-bed dwelling with attached garage, and 2 x single-storey outbuild... (Grant) F/YR15/0139/F: Erection of a 2-storey 4-bed dwelling with integral double garage and detached triple gara... (Grant) F/YR16/3057/COND: Details reserved by conditions 3, 5 and 6 of planning permission F/YR15/0139/F (Erection o... Approve	

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/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 10 min walk (< 800m)

B

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

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

E

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

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

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

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

11c.(i) Proximity to shops: 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

Likely unsuitable

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 146 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 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:		
	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: 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) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) 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:

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. The heritage assets surrounding this site primarily comprise cropmarks visible on recent aerial imagery (MCB19698, MCB11511, MCB11240).

Site Visit

Date / Time of Site Visit: 04/11/2020 13:20:00

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

1b. Describe accessibility of site: Mouth Lane is a narrow rural Lane with no footpath or cycle way.

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

2b. Describe neighbouring uses: There is sporadic frontage development in the area to the West and South East. Open fields to the North and South.

3. Describe topography and lanscape: Flat, open arable landscape.

4. Describe layout, form, street pattern: Narrow rural Lane.

5. Describe building types and features: None on site. Detached dwellings, mainly two Storey in area.

6. Describe site's boundaries: Mature hedgerow to northwest. Access trackway to south east. Otherwise very open.

7. Describe features / constraints: Narrow Lane in open countryside.

8. Describe views, sight lines or vistas: Would be very prominent especially from the South and East.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: Site is in open countryside a considerable distance from any settlement.

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

E

19b. Justification: The location of the site and its substantial elongated form would result in incongruous development in open countryside. It lacks good highway infrastructure and is a considerable distance from local services.

19c. Key considerations for policy: Impact on countryside
Distance from settlement and services
Character of area
Highway infrastructure.

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 location of the site, and its substantial elongated form, would result in incongruous development in open countryside. It lacks good highway infrastructure and is a

considerable distance from local services.
