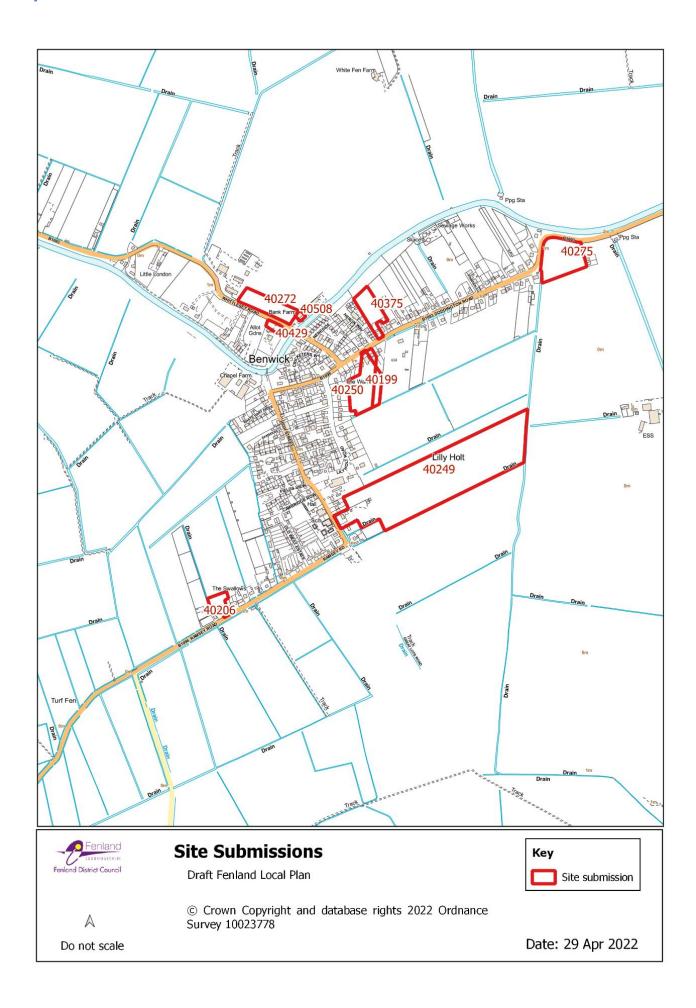
Map 1: Benwick



1. Site Availability Available for development in short term (0 - 5 yrs)

N/a

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area:

3b.(ii) 1 in 30yr event (area):

3. Flood Risk - Vulnerability: More vulnerable

3a.(i) Main Flood Zone: >50% of site area in Zone 3 - INCOMPATIBLE

> 3a.(iii) Site area in FZ2: **0%** 100%

3a.(ii) Site area in FZ1: 0% 3a.(iv) Site area in FZ3:

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

> 3b.(iii) 1 in 100yr event (area): 0% **3b.(iv) 1 in 1000yr event (area):** 14%

3c.(i) Intersects Historic Flood Map: 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

4.(ii) Intersects HSE Consultation Dist: No

4.(iii) Intersects gas pipe buffer: No 4.(iv) Overhead line on site: 4. (v) Pylon/tower on site: No

5. Proximity to designated sites: More than 5km from site

Strategy and History

6. Settlement Hierarchy **Small Village A**

7.(i) Planning History (Form B): F/YR18/0025/O

7.(ii) Planning History Search

F/YR19/0463/O: Erection of up to 2no dwellings (outline application with all matters reserved)... (Withdrawn) F/YR19/0128/F: Formation of a new vehicular access to existing dwelling... (Grant) | F/YR18/0025/O: Erection of up to 9 no dwellings (outline application with all matters reserved)... (Refuse)

Transport

8a. Local road impacts: No objection with minor mitigation measures

8b. Transport team comments: 5.0-5.5m access road required with footways on both sides of access road.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Skeifs Row; Ramsey Road; The Old Orchard

40199 | Sismey's Garage and Fields | Benwick, Benwick CP

Likely unsuitable

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)
11c.(ii) Shops within 5 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)
11d.(ii) Primary schs in 5 min walk:	Benwick Primary School
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
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)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.
13a.(i) Secondary school catchment	Cromwell Community College

40199 | Sismey's Garage and Fields | Benwick, Benwick CP

Likely unsuitable

13a.(ii) Secondary school capacity: Spare capacity in every year 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: 2143 (IRON FOUNDRY) 14b. Env Health Officer comments: Potential contamination from previous use - haulage vehicles and demolition of existing structures. 15a. Agricultural Land Classification: 50% or more is Grade 1 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: 16c.(vi) Wetland Buffer: 16c.(vii) Wetland Stepping Stone Opp: No 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

NULL

16d.(ii) Requirements to consult NE:

	Likely unsuitable
16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church.
18g. Archaeology comments:	
Site Visit	
Date / Time of Site Visit:	04/03/2020 10:35:00
1a. Accessibility: Is the site capable o	of being accessible to all users?: No
1b. Describe accessibility of site:	Lack of footway on south side of road. Footpath is opposite side.
2a. Good neighbour: Is the proposed	land use likely to be compatible with neighbouring uses?: Yes
2b. Describe neigbouring uses:	Development to the north and west. Open to east and south.
3. Describe topography and lanscape	e: Flat - open to south and east

4. Describe layout, form, street pattern: Linear form along village main street.

40199 | Sismey's Garage and Fields | Benwick, Benwick CP

Likely unsuitable

5. Describe building types and features: Farm buildings at front - appear redundant - of reasonable design for agricultural buildings. 6. Describe site's boundaries: Mix of hedges and fences adjacent to dwellings. Otherwise open. Removal of agricultural buildings. Contamination? 7. Describe features / constraints: Lack of footway. 8. Describe views, sight lines or vistas: Existing access which has good visibility Close to village core. Therefore whilst in open countryside, may be acceptable from distance? 9a. Relationship to built form: Somewhat positive 9b. Visual impact on wider landscape: Neutral 9c. Historic features: Neutral 9d. Justification: 19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local C character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). 19b. Justification: 19c. Key considerations for policy: Proximity to village centre Lack of footway

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Without improvements in infrastructure, this development is not sustainable.

Impact on countryside

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

Recommendation

20a. Individual site score

Likely unsuitable

The proposal is incompatible with national planning policies for managing flood risk. Potential adverse impacts on open countryside.

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

2.(i) Min. + Waste Team comments: This small site is between existing development and immediately adjacent to the

B1096. Given this, mineral extraction is not considered economic or viable in this

location.

2.(ii) Intrscts Min. + Waste resource: Sand & Gravel

2.(iii) Min. and Waste policy area: Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26

Mineral Safeguarding Areas and Proposals Map C

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): 3%

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

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

F/YR17/0905/CERTP: Certificate of Lawful Use (Proposed): Siting of a mobile home for use as a 2-bed... (Withdrawn)

 $\hbox{F/YR17/0894/F: Erection of a detached double garage involving the widening of the existing acce...} \ (Grant) \ | \ |$

F/YR17/1144/F: Siting of a temporary 2-bed mobile home for use as an annexe and change of use o... (Grant)

Transport

8a. Local road impacts:No objection with minor mitigation measures

Α

8b. Transport team comments: Ramsey Road footway extension may be required along with amendment to

speed limit TRO

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Ramsey Road
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
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)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)
11d.(ii) Primary schs in 5 min walk:	Benwick Primary School
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a

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.

40206 | Land Between and rear of 38a and 40 Ramsey Road | Benwick, Benwick CP Likely unsuitable MS1 report was compiled for 1FE to include replacement of the onsite double mobile. 13a.(i) Secondary school catchment Cromwell Community College 13a.(ii) Secondary school capacity: Α Spare capacity in every year 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 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 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 16a.(iii) Site intersects CWS: 16a.(iv) CWS within 500m: 16a.(v) CWS 500m - 1km: 16a.(vi) CWS 1-2km

16c.(ii) Existing Grassland:No16c.(iii) Grassland Buffer:No16c.(iv) Grassland Stepping Stone Opp:No16c.(v) Existing Wetland:No16c.(vi) Wetland Buffer:No16c.(vii) Wetland Stepping Stone Opp:No16c.(viii) Exstg Woodland:No16c.(ix) Woodland Buffer:No16c.(x) Woodland Stepping Stone Opp:No

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

40206 | Land Between and rear of 38a and 40 Ramsey Road | Benwick, Benwick CP

Likely unsuitable

	Lik	ely unsuitable
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	Α
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	Α
17.(ii) TPO area:	No TPO area within 15m of the site	Α
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	Α
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:	Benwick War Memorial	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	Α
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	Α
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	Α
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation	
	Consideration for setting of listed war memorial 1433569, the no heritage asset of the former rectory and the site of the former characteristics.	•
18g. Archaeology comments:		
Site Visit		
Date / Time of Site Visit:	04/03/2020 11:15:00	
1a. Accessibility: Is the site capable	of being accessible to all users?: Yes	
1b. Describe accessibility of site:	Farm access already exists - good width	
2a. Good neighbour: Is the proposed	d land use likely to be compatible with neighbouring uses?: Yes	
2b. Describe neigbouring uses:	Detached dwellings along road to east and 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.

40206 | Land Between and rear of 38a and 40 Ramsey Road | Benwick, Benwick CP

Likely unsuitable

D

Drain and hedgerows to west. Open to north and east.

3. Describe topography and lanscape: Flat and open to north

4. Describe layout, form, street pattern: Linear development along rural road at edge of village

5. Describe building types and features: Modern detached dwellings in vicinity

6. Describe site's boundaries: Hedges/fences next to dwellings. Hedgerow/trees to the west with post and

rail fence.

7. Describe features / constraints: Speed of traffic along length of road

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

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).

19b. Justification:

19c. Key considerations for policy: Impact on countryside

Not in keeping with linear development

Distance from village services

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Small site and infill which is acceptable

(iii) Parish Council site ranking (0-10): 9

Recommendation

20b. Comments

20a. Individual site score Likely unsuitable

The proposal is incompatible with national planning policies for managing flood

risk.In addition, development of the site would be incompatible with the linear

form of the village.

1. Site Availability Available for development in short term (0 - 5 yrs)

N/a

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts 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

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

3b.(ii) 1 in 30yr event (area): 3b.(iii) 1 in 100yr event (area): 0% **3b.(iv) 1 in 1000yr event (area):** 1%

3c.(i) Intersects Historic Flood Map: 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

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

Strategy and History

6. Settlement Hierarchy **Small Village A**

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

7.(ii) Planning History Search

Transport

8a. Local road impacts: No objection with moderate mitigation measures

High Street footway improvements required with crossing required for school

8b. Transport team comments:

subject to PV2 evidence

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Fountain Close; Skeifs Row; Ramsey Road; The Old Orchard

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.

40249 | Land opposite Primary School | Benwick, Benwick CP

Likely unsuitable

	Likely unsuitable
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)
11c.(ii) Shops within 5 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)
11d.(ii) Primary schs in 5 min walk:	Benwick Primary School
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	:
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.
13a.(i) Secondary school catchment	Cromwell Community College

40249 | Land opposite Primary School | Benwick, Benwick CP

Likely unsuitable

13a.(ii) Secondary school capacity: Spare capacity in every year 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: 2143 (IRON FOUNDRY) 14b. Env Health Officer comments: Potential contamination from demolition of existing structure E 15a. Agricultural Land Classification: 50% or more is Grade 1 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: 16c.(vi) Wetland Buffer: 16c.(vii) Wetland Stepping Stone Opp: No Nο 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 16d.(ii) Requirements to consult NE: NULL

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.

Site not shown on SHELAA map

16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church.
18g. Archaeology comments:	MCB27272 1. There may have been a castle at Benwick since a garrison is documented there in 1143. 2. Garrison installed at Benwick 'at the very crossing point of the waters' by Earl Geoffrey De Mandeville. Other HER records denote windpumps and windmills in the village which is located on a large roddon of the ancient Nene river system.
Site Visit	
Date / Time of Site Visit:	04/03/2020 11:00:00
1a. Accessibility: Is the site capable o	of being accessible to all users?:
1b. Describe accessibility of site:	
2a. Good neighbour: Is the proposed	I land use likely to be compatible with neighbouring uses?:
2b. Describe neigbouring uses:	

risk. Site would adversely impact on open landscape, and would relate poorly to

	Likely ullsuitable
3. Describe topography and lanscap	e:
4. Describe layout, form, street patt	ern:
5. Describe building types and featu	res:
6. Describe site's boundaries:	
7. Describe features / constraints:	
8. Describe views, sight lines or visto	ns:
9a. Relationship to built form:	
9b. Visual impact on wider landscap	ne:
9c. Historic features:	
9d. Justification:	
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).
19b. Justification:	See comments on 40274
19c. Key considerations for policy:	
Local Preference (i) Does Parish Council support site?:	No
(ii) Reasons for support / object:	Without improvements in infrastructure, this development is not sustainable.
(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

the built form of the village.

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

N/a

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area:

3a.(ii) Site area in FZ1:

3. Flood Risk - Vulnerability: More vulnerable

0%

3a.(i) Main Flood Zone: >50% of site area in Zone 3 - INCOMPATIBLE

3a.(iv) Site area in FZ3: 100%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 15%

3a.(iii) Site area in FZ2:

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

0%

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

Α

Strategy and History

6. Settlement Hierarchy Small Village A

D

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

7.(ii) Planning History Search

F/YR19/0463/O: Erection of up to 2no dwellings (outline application with all matters reserved)... (Withdrawn) | F/YR19/0128/F: Formation of a new vehicular access to existing dwelling... (Grant) | F/YR18/0025/O: Erection of up to 9 no dwellings (outline application with all matters reserved)... (Refuse)

Transport

8a. Local road impacts:No objection with minor mitigation measures

Α

8b. Transport team comments: 5.0-5.5m access road required with footways on both sides of access road.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

E

10b. PROW Team comments:

Access to Services

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

Α

11a.(ii) Bus stops / rail in 5 min walk: Skeifs Row; Ramsey Road; The Old Orchard

40250 | Land south of 16A Doddington Road | Benwick, Benwick CP

	Likely unsuitable
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)
11c.(ii) Shops within 5 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)
11d.(ii) Primary schs in 5 min walk:	Benwick Primary School
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.
13a.(i) Secondary school catchment	Cromwell Community College

40250 | Land south of 16A Doddington Road | Benwick, Benwick CP

Likely unsuitable

В

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

Spare capacity in every year

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

14a.(ii) Intersects landfill for DI:

13a.(ii) Secondary school capacity:

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: 2143 (IRON FOUNDRY)

14b. Env Health Officer comments: Potential contamination from previous use - haulage vehicles and demolition of

existing structures.

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

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

16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site

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

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

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.

16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church.
18g. Archaeology comments:	
Site Visit Date / Time of Site Visit:	04/03/2020 10:35:00
1a. Accessibility: Is the site capable o	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 neigbouring uses:	
3. Describe topography and lanscape	e:
4. Describe layout, form, street patte	ern:

Likely unsuitable

5. Describe building types and featu	ures:
6. Describe site's boundaries:	
7. Describe features / constraints:	
8. Describe views, sight lines or vist	as:
9a. Relationship to built form:	
9b. Visual impact on wider landscap	oe:
9c. Historic features:	
9d. Justification:	
19a. Character + Place Score:	Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).
19b. Justification:	See comments for 40199. this includes dwelling to front and is reduced size of site overall.
19c. Key considerations for policy:	Loss of dwelling - not clear what justification is for this?
Local Preference (i) Does Parish Council support site?:	No
(ii) Reasons for support / object:	Without improvements in infrastructure, this development is not sustainable.
(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. As 100% of site located within flood zone 3. Potential adverse visual

impacts on open countryside.

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

N/a

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts 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

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

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 4%

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

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

Strategy and History

6. Settlement Hierarchy Small Village A

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

7.(ii) Planning History Search

F/YR19/0351/PNC04: Change of use from agricultural building to 3 x 2-bed and 2 x 3-bed two-storey d... (Prior Approval Refused) | F/YR18/1040/F: Formation of new access in association with existing agricultural workshop... (Grant) | F/YR14/0205/F: Erection of 4 x 2-storey 5-bed dwellings with detached garages involving demolit... (Withdrawn) | F/YR19/0023/PNC04: Change of use from agricultural building to 3 x 2-bed and 2 x 3-bed two-storey d... (Prior Approval Refused) | F/YR15/0838/PNC04: Change of use of an agricultural building to 2 x 2-storey 4-bed dwellings and 1 ... (Prior Approval Application Refused) | F/YR15/0376/F: Construction of a 30 kW ground mounted solar array... (Grant) | F/YR20/0029/PNC04: Change of use from agricultural building to 3 x 2-bed and 2 x 3-bed two-storey d... (Prior Approval Granted)

Transport

8a. Local road impacts: No objection with minor mitigation measures

Α

8b. Transport team comments: Potential access visibility problems depending upon access location for site.

Whittlesey Road footway improvements required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

Е

10b. PROW Team comments:

Access to Services	
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	The Old Orchard
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
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)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
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)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	Benwick Primary School
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	·• ·•
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there

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.

40272 | White Fen Farm | Benwick, Benwick CP

Likely unsuitable

were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.

13a.(i) Secondary school catchment

Cromwell Community College

13a.(ii) Secondary school capacity:

Spare capacity in every year

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



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

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

16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site

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:

16c.(vi) Wetland Buffer:

16c.(vii) Wetland Stepping Stone Opp: No

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.

Likely unsuitable

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 **NULL** 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 No TPO area within 15m of the site 17.(ii) TPO area: Heritage 18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site 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: Benwick War Memorial 18c.(i) Prox to Scheduled Monument: Asset(s) more than 2km from site 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 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 18e.(ii) HAR intersects site: 18e.(iii) HAR within 500m of site: **18f. Conservation Officer comments:** Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church. 18g. Archaeology comments: **Site Visit** Date / Time of Site Visit: 04/03/2020 10:45:00 1a. Accessibility: Is the site capable of being accessible to all users?: No 1b. Describe accessibility of site: No footway - peters out on south side 2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: No

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.

40272 | White Fen Farm | Benwick, Benwick CP

Likely unsuitable

2b. Describe neigbouring uses: Farm buildings to east and west

Detached dwellings with spacious grounds on opposite side of the road.

Open to the north.

3. Describe topography and lanscape: Flat - below ground level

Extensive tract of arable land

4. Describe layout, form, street pattern: Rural roads - fast speeds

5. Describe building types and features: None on-site - modern agricultural buildings adjacent

6. Describe site's boundaries: Hedgerow to the front

7. Describe features / constraints: Lack of footway, fast road

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy: Impact on countryside

Impact on settlement shape

Lack of footway

Local Preference

(i) Does Parish Council support site?: N

(ii) Reasons for support / object: Without improvements in infrastructure, this development is not sustainable.

Outside village footprint and concerns regarding access.

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

Recommendation

20a. Individual site score Likely unsuitable

E

20b. CommentsThe proposal is incompatible with national planning policies for managing flood

risk. The site has a poor relationship to the built form and would have an

adverse visual impact on the open countryside.

3a.(ii) Site area in FZ1:

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

N/a

Α

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area:

3. Flood Risk - Vulnerability: More vulnerable

0%

3a.(i) Main Flood Zone: >50% of site area in Zone 3 - INCOMPATIBLE

3a.(iv) Site area in FZ3: 100%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 1%

3a.(iii) Site area in FZ2:

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

0%

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

Strategy and History

6. Settlement Hierarchy Small Village A

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

7.(ii) Planning History Search

Transport

8a. Local road impacts:

8b. Transport team comments: Location not clear

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

F

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Fountain Close; Skeifs Row; Ramsey Road; The Old Orchard

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.

40274 | Land north east of 39B-43 Ramsey Road | Benwick, Benwick CP

Likely unsuitable

	LIKEIY UNSUITABLE
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
11b.(ii) Medical srvs in 5 min walk:	
11b.(iii) Medical srvs 5-10 min walk:	
11b.(iv) Medical srvs 10-15 min walk:	
11b.(v) Medical srvs 15-20 min walk:	
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)
11c.(ii) Shops within 5 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)
11d.(ii) Primary schs in 5 min walk:	Benwick Primary School
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min walk	k:
11e.(v) Secondary sch 15-20 min walk	
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.
13a.(i) Secondary school catchment	Cromwell Community College

40274 | Land north east of 39B-43 Ramsey Road | Benwick, Benwick CP

Likely unsuitable

13a.(ii) Secondary school capacity: Spare capacity in every year 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 В 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: 2143 (IRON FOUNDRY) 14b. Env Health Officer comments: potential contamination from demolition of existing structure E 15a. Agricultural Land Classification: 50% or more is Grade 1 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: 16c.(vii) Wetland Stepping Stone Opp: No 16c.(vi) Wetland Buffer: Nο 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 16d.(ii) Requirements to consult NE: NULL

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.

No wildlife concerns

	Likely unsuitable
16e. Wildlife Officer comments:	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church.
18g. Archaeology comments:	
Site Visit	
Date / Time of Site Visit:	04/03/2020 11:00:00
1a. Accessibility: Is the site capable o	of being accessible to all users?: No
1b. Describe accessibility of site:	No footway on east side of site. Access close to tight bend.
2a. Good neighbour: Is the proposed	land use likely to be compatible with neighbouring uses?: No
2b. Describe neigbouring uses:	Linear development along village road. Open fields to north, east and south.
3. Describe topography and lanscape	: Flat and very open

4. Describe layout, form, street pattern: Village street - linear form

Detached and semi-detached dwellings Bungalow and 2-storey dwellings

5. Describe building types and features: Agricultural buildings / sheds behind bungalows at front.

6. Describe site's boundaries: Hedges / fences to front - otherwise open at rear (west)

7. Describe features / constraints: Access onto road - distance from bend

Contamination? Lack of footway

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to result in adverse harm to local character

and/or sense of place.

19b. Justification:

19c. Key considerations for policy: Impact on countryside

Impact on settlement shape

Access and footway

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Small development and offers improvement to infrastructure and open space for

the village

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

Recommendation

20a. Individual site score Likely unsuitable

E

20b. CommentsThe proposal is incompatible with national planning policies for managing flood

risk. Site has poor relationship to built form and would be visually intrusive to open countryside. However, it is noted that the proposal is for just 6 dwellings

and provision of a football pitch - a significant community benefit.

3a.(ii) Site area in FZ1:

3b.(ii) 1 in 30yr event (area):

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area:

3. Flood Risk - Vulnerability: More vulnerable

0%

3a.(i) Main Flood Zone: >50% of site area in Zone 3 - INCOMPATIBLE

E

3a.(iv) Site area in FZ3:

3b.(i) Surface Water Flood Risk: 0% risk of surface water flooding (1 in 30 year event)

3a.(iii) Site area in FZ2:

3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 0%

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

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

Α

100%

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

Α

8b. Transport team comments: New vehicle access required. Location of access requires consideration due to

bend. New footways required along Doddington Road to connect with existing

path network

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

F

10b. PROW Team comments:

Access to Services

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

Α

40275 | Land to the west of 34 to 47 Doddington Road | Benwick, Doddington CP

	Likely unsuitable
11a.(ii) Bus stops / rail in 5 min walk:	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
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)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	
11c.(iv) Shops 10-15 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
11c.(v) Shops 15-20 min walk:	
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	
11d.(iv) Primary schs 10-15 min walk:	Benwick Primary School
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min walk	c
11e.(v) Secondary sch 15-20 min walk	:
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Lionel Walden Primary School
12a.(ii) Primary school capacity:	Limited capacity C
12b. Pri school capacity comments:	Lionel Walden 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 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.
13a.(i) Secondary school catchment	Cromwell Community College

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.

40275 | Land to the west of 34 to 47 Doddington Road | Benwick, Doddington CP

Likely unsuitable

13a.(ii) Secondary school capacity: Spare capacity in every year 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 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: 50% or more is Grade 1 Е 15a. Agricultural Land Classification: 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: 16c.(iv) Grassland Stepping Stone Opp: Yes Yes 16c.(v)Existing Wetland: 16c.(vi) Wetland Buffer: 16c.(vii) Wetland Stepping Stone Opp: No Nο 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 16d.(ii) Requirements to consult NE: **NULL**

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.

No wildlife concerns

16e. Wildlife Officer comments:

ide. Wilding Officer comments.	
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site
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
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
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
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:	04/03/2020 10:15:00
1a. Accessibility: Is the site capable o	f being accessible to all users?: No
1b. Describe accessibility of site:	No footway on south side of road. Footpath is on opposite side.
2a. Good neighbour: Is the proposed	land use likely to be compatible with neighbouring uses?: Yes
2b. Describe neigbouring uses:	Dispersed dwellings to the east on opposite side of the road. Open to the east, south and north (River Nene and road).
3. Describe topography and lanscape	: Flat, extensive tract of land below road level. Prominent at entrance to village.
4. Describe layout, form, street patte	rn: Rural road

40275 | Land to the west of 34 to 47 Doddington Road | Benwick, Doddington CP

Likely unsuitable

5. Describe building types and features: None on site - detached dwellings on opposite side of road.

6. Describe site's boundaries: Open to the north, east and south

7. Describe features / constraints: Power line crosses site

Lack of footway

8. Describe views, sight lines or vistas: Very open from several directions

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Without improvements in infrastructure, this development is not sustainable.

Would remove a natural chicane and would increase speeding into village.

Please note, the site is located in Doddington parish, but adjoining Benwick village. Comments were also received from Doddington Parish Council who

responded:-Support - Yes.

Reasons: This site would make a sensible addition to the edge of the village of Benwick, although it should be noted that access would be onto a bend where a

30mph limit commences.

Rank - 6.

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

Recommendation

20a. Individual site score Likely unsuitable

Ε

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. Development would likely adversely impact on character of village and be visually intrusive to open countryside. Site has poor access to services.

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

N/a

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts 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

3a.(ii) Site area in FZ1: 0% 3a.(iii) Site area in FZ2: 3.3% 3a.(iv) Site area in FZ3: 96.7%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 0% 3b.(iv) 1 in 1000yr event (area): 8%

3c.(i) Intersects Historic Flood Map: No 3c.(ii) Area intersected by Historic Flood Map: 0%

4.(i) Prox. to hazardous apparatus: Does not intersect the Consultation Distance of hazardous apparatus; or

intersects Consultation Dist. but HSE does not advise against development

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

Α

Strategy and History

6. Settlement Hierarchy Small Village A

D

7.(i) Planning History (Form B): F/YR19/0068/O

F/YR19/0068/O

7.(ii) Planning History Search

F/YR14/0225/PLANOB: Modification of Planning Obligation attached to planning permission F/YR05/0088/... (Grant) | F/YR17/0190/CERTP: Certificate of Lawful Use (Proposed): Siting of a mobile home for use as a 1-bed... (Permission Not Required) | F/YR18/0198/O: Erection of up to 15no dwellings (outline application with matters committed in ... (Refuse) | F/YR19/0068/O: Erection of up to 15no dwellings (outline application with matters committed in ... (Refuse)

Transport

8a. Local road impacts:No objection with minor mitigation measures

Α

8b. Transport team comments: Potential access visibility problems depending upon access location for site.

Doddington Road footway improvements required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PRoW connection opportunities

- -

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)
11a.(ii) Bus stops / rail in 5 min walk:	Fountain Close; The Old Orchard
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
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)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
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)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	Benwick Primary School
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk:	
11e.(iv) Secondary sch 10-15 min wall	k:
11e.(v) Secondary sch 15-20 min walk	<u> </u>
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 110 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 93 pupils in 2027/2028. In 2018 a

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.

40375 | Land north of 17 Doddington Road | Benwick, Benwick CP

Likely unsuitable

MS1 report was compiled for 1FE to include replacement of the onsite double mobile. 13a.(i) Secondary school catchment Cromwell Community College 13a.(ii) Secondary school capacity: Α Spare capacity in every year 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 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 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: No 16c.(v)Existing Wetland: 16c.(vi) Wetland Buffer: 16c.(vii) Wetland Stepping Stone Opp: No Nο

16c.(x) Woodland Stepping Stone Opp: No

16c.(ix) Woodland Buffer: No

16c.(viii) Exstg Woodland: No

40375 | Land north of 17 Doddington Road | Benwick, Benwick CP

Likely unsuitable

461/2\020000000000000000000000000000000000	City described and Course Course D7
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ
16d.(ii) Requirements to consult NE:	NULL
	Site is developable, however there is confirmed evidence of both barn owls and bats using buildings on site, so mitigation required.
16e. Wildlife Officer comments:	bats using buildings on site, so mitigation required.
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage	
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	Consideration for small village setting, though not a conservation area. Consideration for setting of listed war memorial 1433569, the non-designated heritage asset of the former rectory and the site of the former church.
18g. Archaeology comments:	
Site Visit	
Date / Time of Site Visit:	04/03/2020 10:25:00
1a. Accessibility: Is the site capable	of being accessible to all users?: Yes
1b. Describe accessibility of site:	Potentially good access for all users
2a. Good neighbour: Is the proposed	d land use likely to be compatible with neighbouring uses?: Yes

40375 | Land north of 17 Doddington Road | Benwick, Benwick CP

Likely unsuitable

2b. Describe neigbouring uses: Will depend on details of design but should be able to accommodate

development.

3. Describe topography and lanscape: Flat - overgrown to rear

4. Describe layout, form, street pattern: Linear frontage to east.

Cul-de-sac development to west.

5. Describe building types and features: Development of building on site

6. Describe site's boundaries: Garden fences and hedges

Site fencing to front

7. Describe features / constraints: Likely to be some biodiversity value on the site.

Proximity to dwellings and adjacent cul-de-sac

8. Describe views, sight lines or vistas: Sight visibility should be achievable

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat positive

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site will likely contribute positively to local character

and/or sense of place (this may be subject to the development providing

mitigation measures and/or meeting specific policy requirements).

19b. Justification:

19c. Key considerations for policy: Proximity to services

Impact on neighbours Biodiversity value

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Without improvements in infrastructure, this development is not sustainable.

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

Recommendation

20a. Individual site score Likely unsuitable

E

В

20b. CommentsThe proposal is incompatible with national planning policies for managing flood

risk.

Otherwise, relatively free from constraints.

3a.(ii) Site area in FZ1:

1. Site Availability Available for development in short term (0 - 5 yrs)

Α

N/a

Δ

D

2.(i) Min. + Waste Team comments:

2.(ii) Intrscts Min. + Waste resource:

2.(iii) Min. and Waste policy area:

3. Flood Risk - Vulnerability: More vulnerable

0%

3a.(i) Main Flood Zone: >50% of site area in Zone 3 - INCOMPATIBLE

3a.(iv) Site area in FZ3: 100%

3b.(i) Surface Water Flood Risk: Risk of surface water flooding, see SFRA

3b.(ii) 1 in 30yr event (area): 0% 3b.(iii) 1 in 100yr event (area): 12% 3b.(iv) 1 in 1000yr event (area): 23%

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

3a.(iii) Site area in FZ2:

intersects Consultation Dist. but HSE does not advise against development

0%

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

Strategy and History

6. Settlement Hierarchy Small Village A

,

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

7.(ii) Planning History Search

F/YR03/1130/O: Erection of 2 detached houses with garages... (Refused) | F/YR19/0420/F: Erection of a 2-storey 4-bed dwelling with detached garage... (Refuse) |

Transport

8a. Local road impacts: No objection with minor mitigation measures

Α

8b. Transport team comments: New shared access required that meets visibility requirements.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

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

Α

11a.(ii) Bus stops / rail in 5 min walk: Skeifs Row; The Old Orchard

40429 | Land south of Whittlesey Road | Benwick, Benwick CP

Likely unsuitable

	Likely ulisuitable
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)
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)
11c.(ii) Shops within 5 min walk:	
11c.(iii) Shops 5-10 min walk:	Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
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)
11d.(ii) Primary schs in 5 min walk:	
11d.(iii) Primary schs 5-10 min walk:	Benwick Primary School
11d.(iv) Primary schs 10-15 min walk:	
11d.(v) Primary schs 15-20 min walk:	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)
11e.(ii) Secondary sch in 5 min walk:	
11e.(iii) Secondary sch 5-10 min walk	:
11e.(iv) Secondary sch 10-15 min wal	k:
11e.(v) Secondary sch 15-20 min walk	c:
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)
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	Benwick Primary School
12a.(ii) Primary school capacity:	Space capacity in some years
12b. Pri school capacity comments:	Benwick Primary School is a Community School with an age range of 4-11 years. The school has a PAN of 20 and total capacity of 140 pupils. In 2020/2021 there were 103 primary school aged children living in the catchment area. Forecasts show a continuous downwards projection to 80 pupils in 2029/2030. In 2018 a MS1 report was compiled for 1FE to include replacement of the onsite double mobile.
13a.(i) Secondary school catchment	Cromwell Community College

40429 | Land south of Whittlesey Road | Benwick, Benwick CP

Likely unsuitable

13a.(ii) Secondary school capacity: **Limited capacity** 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 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project. **Land Quality** 14a.(i) Prox pot. contaminated land: Site within 250m of potentially contaminated land В 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: 290407 (IRON FOUNDRY) 14b. Env Health Officer comments: No observations as at 26.10.20 15a. Agricultural Land Classification: E 50% or more is Grade 1 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 16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site 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: 16c.(iv) Grassland Stepping Stone Opp: Yes Yes 16c.(v)Existing Wetland: 16c.(vi) Wetland Buffer: 16c.(vii) Wetland Stepping Stone Opp: No Nο 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

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.

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

40429 | Land south of Whittlesey Road | Benwick, Benwick CP Likely unsuitable

	Likely unsultable
17.(i) TPO points:	No TPO point within 15m of the site
17.(ii) TPO area:	No TPO area within 15m of the site
Heritage 18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site
18a.(ii) CA intersects site:	
18a.(iii) CA within 500m:	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site
18b.(ii) Listed Building on site:	
18b.(iii) LB within 500m of site:	Benwick War Memorial
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site
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
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
18e.(ii) HAR intersects site:	
18e.(iii) HAR within 500m of site:	
18f. Conservation Officer comments:	The Rectory is a BLI (and possibly worthy of listing). Development within its grounds could severely impact on the setting and therefore significance of this non designated heritage asset. Subservience and good design will be key in order to over ride the
18g. Archaeology comments:	D - Heritage asset within 500m of site. Archaeological condition or predetermination may be required. Historically this area lies within the rectory gardens of St Marys Church at Benwick. No nearby evaluation although a 2014 evaluation 250m to the east did not identify any archaeological features. Known records for the area include the now demolished St Mary's Church (MCB5762) and the possible site of a 12th century temporary garrison (MCB27272). Industrial features may include the former Benwick railway immediately north of the site and features associated with the River Nene.
Site Visit	
Date / Time of Site Visit:	16/11/2020 12:35:00
Date / Time of Site Visit:	16/11/2020 12:35:00 of being accessible to all users?: Yes

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

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

	·
2b. Describe neigbouring uses:	Vicarage [and another dwelling?] to the South. Open field to the West and North with two farm buildings. River to the East.
3. Describe topography and lanscape:	Enclosed area of land below Rd level which has recently been cleared of vegetation, although some boundary trees remained.
4. Describe layout, form, street patter	n: On corner of short spur Lane to the Cemetery and Whittlesey Rd which is the main road to the West.
5. Describe building types and feature	es: None on site. Vicarage is a substantial two Storey building.
6. Describe site's boundaries:	Post and rail fence and some trees. Close-boarded fencing along fridge boundary. Hedgerow to the West.
7. Describe features / constraints:	Proximity to River.
8. Describe views, sight lines or vistas	: A prominent site just outside village.
9a. Relationship to built form:	Somewhat negative
9b. Visual impact on wider landscape	Somewhat negative
9c. Historic features:	Somewhat negative
9d. Justification:	The site is outside the main built form of the village, effectively in open countryside. It is close to the Vicarage- an undesignated heritage asset and likely to affect its setting.
•	Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).
	Development of the site for detract from the countryside character of the area as well as the setting of the Vicarage.
· · · · · · · · · · · · · · · · · · ·	mpact on countryside Relationship to built form Distance to services Proximity to River Relationship to Vicarage on setting of undesignated heritage asset.
Local Preference (i) Does Parish Council support site?:	No
	Not supported that side of the river, outside village envelope, concerns on road safety to close to bridge, no sewer system. Flooding impact, flood zone 3.
(iii) Parish Council site ranking (0-10):)
Pacammandation	

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. Development of the site may detract from the countryside character of the area as well as the setting of the Vicarage. The proposal suggests development of just two dwellings, which falls below the minimum threshold for allocation.