



## Site Submissions

Draft Fenland Local Plan

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### Key

Site submission



Do not scale

Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>	F/YR12/0630/F Site with full planning permission.			
<b>7.(ii) Planning History Search</b>	F/YR16/3053/COND: Details reserved by conditions 2, 3, 6, 10, 12, 13 and 14 of planning permission... (Approve)   F/YR12/0630/F: Erection of 9 x 2-storey dwellings comprising of: 2 x 2-bed, 3 x 3-bed and 4 x 4... (Grant)   F/YR11/0693/F: Erection of 8no x 4-bed and 2no x 3-bed 2-storey dwellings with garages involvin... (Withdrawn)   F/YR15/3098/COND: Details reserved by condition 6 of planning permission F/YR12/0630/F (Erection o... (Approve)			

## Transport

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

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Crown Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Townley 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)	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	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 51 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 41 pupils 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 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 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: 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 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) 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: CHRIST CHURCH; SYRINGA HOUSE; WAR MEMORIAL IN CHURCHYARD

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: The listed parish church sits adjacent to this site. The potential impact of development on the setting of the church should be looked at further if this site is being considered for development.

#### 18g. Archaeology comments:

### Site Visit

*Date / Time of Site Visit:* 18/02/2020 10:40:00

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

**1b. Describe accessibility of site:** Close to village centre. On main through road in village. Existing footpath.

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

**2b. Describe neighbouring uses:** Old School House and listed church on southwest side. Care needed to avoid adverse impact on these heritage assets.



<b>3. Describe topography and lanscape:</b>	<i>Generally open. Flat, some mature trees and scrub.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Reversed 'L' shape on main village road. Linear development in village with mainly frontage development. Predominantly 2 storey and chalet bungalows.</i>
<b>5. Describe building types and features:</b>	<i>No buildings on site. Mainly 2 storey in vicinity but one bungalow close to northeast boundary.</i>
<b>6. Describe site's boundaries:</b>	<i>Open to front. Mixture of walls, fences and trees elsewhere. Fence and some trees on rear boundary.</i>
<b>7. Describe features / constraints:</b>	<i>Proximity to listed church and Old School House. Impact on the setting of listed building. Some mature trees on site boundaries.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Contained within village form. Some open views to countryside (and vice versa) to the rear (southeast).</i>
<b>9a. Relationship to built form:</b>	<i>Somewhat positive</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Somewhat positive</i>
<b>9c. Historic features:</b>	<i>Somewhat negative</i>
<b>9d. Justification:</b>	<i>Close to village centre. Buildings and gardens on most sides in the vicinity. Vacant plot at present. Impact on listed church and Old School House need to be considered.</i>
<b>19a. Character + Place Score:</b>	<b>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).</b>
<b>19b. Justification:</b>	Depending on site layout and form may be an acceptable addition to the village as 'enclosed' on most sides and close to the village centre.
<b>19c. Key considerations for policy:</b>	Proximity to village centre Provision of footway Impact on heritage assets Extant planning permission

B

## Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

## Recommendation

<b>20a. Individual site score</b>	<b>Likely suitable</b>	<b>A</b>
<b>20b. Comments</b>	The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.	

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>	F/YR16/1170/O Planning committee resolved to grant outline permission, subject to signing s106 agreement.			
<b>7.(ii) Planning History Search</b>	F/YR10/0209/F: Stationing of a residential caravan (renewal of planning permission F/YR04/3008/... (Grant)			

## Transport

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

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Crown Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Townley 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)	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	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 51 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 41 pupils 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	



Likely suitable

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:	701 (SMITHY)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Desk study and preliminary risk assessment carried out, pollution likely - intrusive site investigation and risk assessment recommended in report to determine remediation requirements. Planning app (F/YR16/1170/O). Contamination also likely from demolition of existing structures. Planning app above has yet to reach a decision.	
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:			
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 intersects Goose + Swan IRZ	E	
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside		

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 suitable

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) 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: CHRIST CHURCH; SYRINGA HOUSE; WAR MEMORIAL IN CHURCHYARD

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:* 18/02/2020 11:05:00

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

**1b. Describe accessibility of site:** No footpath on this side of road (east side) but is on other side. Existing access for works.

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

**2b. Describe neighbouring uses:** Dwellings on opposite side of road - bungalows and two storey. 2 storey dwelling adjacent to the south.

<b>3. Describe topography and lanscape:</b>	<i>Generally flat. An enclosed site with trees and landscaped boundaries adjacent to open countryside on three sides</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Through road of village with linear frontages.</i>
<b>5. Describe building types and features:</b>	<i>Works garage and storage land - some form of scrap yard.</i>
<b>6. Describe site's boundaries:</b>	<i>To north and east is semi-mature landscaping which encloses the site - also to some degree on the southern side.</i>
<b>7. Describe features / constraints:</b>	<i>Existing buildings to be removed. Likely contamination throughout the site. Will stick out prominently into countryside.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Visible from a considerable distance but enclosed by landscaped boundaries.</i>
<b>9a. Relationship to built form:</b>	<i>Somewhat negative</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Somewhat negative</i>
<b>9c. Historic features:</b>	<i>Neutral</i>
<b>9d. Justification:</b>	<i>Protrudes into open countertide but nature of planting helps with screening. Existing developed site.</i>

<b>19a. Character + Place Score:</b>	<b>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).</b>	<b>C</b>
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<b>19b. Justification:</b>	Would be part of already built up area of village but elongated form means extending into open countryside - not in keeping with character of housing development in the immediate vicinity or village shape. Extant planning permission.
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<b>19c. Key considerations for policy:</b>	Extant planning permission Retention of landscaped boundaries How any layout dwelling type relates to open countryside on edge of village Contamination - cost of clean up - deliverable?
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## Local Preference

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

**(ii) Reasons for support / object:**

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

## Recommendation

<b>20a. Individual site score</b>	<b>Likely suitable</b>	<b>A</b>
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<b>20b. Comments</b>	The site has been approved by planning committee, awaiting S106, and therefore has been determined to be suitable for development through the planning system.
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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	25.71%	<b>3a.(iii) Site area in FZ2:</b>	8.77%	<b>3a.(iv) Site area in FZ3:</b>	65.52%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>	F/YR16/0472/O			
	F/YR16/0472/O land off Fern Padgetts Road only. Subsequent appeal dismissed- contrary to development plan LP3 -infill.			
<b>7.(ii) Planning History Search</b>				
	F/YR16/0472/O: Erection of 2 x dwellings (max) and the formation of two new access (Outline wit... (Refuse)			
	F/YR12/0516/F: Erection of a detached garage to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Footway and access works required. Connection should be made with existing Church Road footway. May impact third party land.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Farmers Boy Inn	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Townley Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 51 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 41 pupils 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 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 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 A17.(ii) TPO area: No TPO area within 15m of the site A**Heritage**18a.(i) Prox to Conservation Area: Asset(s) more than 2km from site A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHRIST CHURCH; SYRINGA HOUSE; WAR MEMORIAL IN CHURCHYARD

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 exists within a known extensive area of co-axial field system and enclosures of Roman and post-Roman date (MCB12607, MCB12614). Condition recommended.

**Site Visit***Date / Time of Site Visit:* 18/02/2020 10:15:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** Footpath needed. A busy (fast) road. No footpath in front of dwellings to the south or on opposite side of the road. Existing access to field for stables.**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** Dwellings to southeast (mainly bungalows) along road frontages. Open fields to other sides including to the southwest.**3. Describe topography and lanscape:** Flat, slightly lower than road level. Part of site currently used for grazing

horses.

**4. Describe layout, form, street pattern:** Straight rural road. On B1100. Fast moving traffic. Junction of access road to village to southeast.

**5. Describe building types and features:** Stables and shipping containers on site. Nearby dwellings mainly detached - predominantly bungalows, some 2 storey.

**6. Describe site's boundaries:** 4-5 semi- mature trees on site frontage.

**7. Describe features / constraints:** Power line crosses neighbouring site ( see 40369).

**8. Describe views, sight lines or vistas:** Visibility good for access despite fast traffic speeds.

**9a. Relationship to built form:** Somewhat negative

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

**9c. Historic features:** Neutral

**9d. Justification:** Adjacent dwellings to southeast but development would protrude into open countryside. Some distance from village centre. Would be an arbitrary add-on to village in a very open setting.

**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:** Would be visible from a considerable distance and emphasize an 'unbalanced' addition to the village due to distance from centre.

**19c. Key considerations for policy:** Distance from village centre  
Openness and impact on countryside  
Lack of adequate footpath - and need to provide across neighbouring frontages too  
Fast moving traffic - highway safety  
Potential amount of development proposed for a small village  
Out of character with area

## Local Preference

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

**(ii) Reasons for support / object:** Members felt that the restricted width of this site would result in poor quality development. It was also noted that the site plan includes an adjoining property on Padgett's Road.

**(iii) Parish Council site ranking (0-10):** 3

## Recommendation

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

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk, as the majority of the site is located in Flood Zone 3. A portion of the site (approx. 26%) is located in Flood Zone 1. Development of the site would relate poorly to built form and not accord with character of local area. Development would be highly visible on the landscape encroaching on the open character of the countryside in this area.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	Multiple zones (no majority in single zone) - see SFRA			<b>N/a</b>
<b>3a.(ii) Site area in FZ1:</b> 38.84%	<b>3a.(iii) Site area in FZ2:</b> 18.09%	<b>3a.(iv) Site area in FZ3:</b> 43.07%		
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 1%	<b>3b.(iii) 1 in 100yr event (area):</b> 1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 5%		
<b>3c.(i) Intersects Historic Flood Map:</b> No	<b>3c.(ii) Area intersected by Historic Flood Map:</b> 0%			
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b> No				
<b>4.(iii) Intersects gas pipe buffer:</b> No	<b>4.(iv) Overhead line on site:</b> No	<b>4. (v) Pylon/tower on site:</b> No		
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A	<b>D</b>
<b>7.(i) Planning History (Form B):</b> F/YR16/0472/O	Application F/YR16/0472/O was refused by FDC and dismissed at appeal.	
<b>7.(ii) Planning History Search</b>	F/YR16/0472/O: Erection of 2 x dwellings (max) and the formation of two new access (Outline wit... (Refuse)   F/YR12/0516/F: Erection of a detached garage to existing dwelling... (Grant)	

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Footway and access works required. Connection should be made with existing Church Road footway. May impact third party land.	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities	<b>E</b>
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Farmers Boy Inn	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Townley Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 51 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 41 pupils 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 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 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:** CHRIST CHURCH; SYRINGA HOUSE; WAR MEMORIAL IN CHURCHYARD**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 exists within a known extensive area of co-axial field system and enclosures of Roman and post-Roman date (MCB12607, MCB12614). Condition recommended.

**Site Visit****Date / Time of Site Visit:** 18/02/2020 10:25:00**1a. Accessibility: Is the site capable of being accessible to all users?:** No**1b. Describe accessibility of site:** See also comments for 40136. Lack of footway - also none across dwelling frontages to the southeast. On fast B1100. Existing field access to stables.**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No**2b. Describe neighbouring uses:** Dwellings to the southeast - mainly bungalows. Open fields to other sides including to the southwest.**3. Describe topography and lanscape:** Flat, slightly lower than road level. Partly currently used for grazing horses.



*Stables on site. Power line crosses site.*

**4. Describe layout, form, street pattern:** *Straight rural road B1100, fast moving traffic. Junction with village main access road to the southeast.*

**5. Describe building types and features:** *Dwellings in vicinity are detached and predominantly bungalows.*

**6. Describe site's boundaries:** *Conifers around main dwelling to the southeast. Remainder for other dwellings are conifers and fences. Post and wire fences where there is open countryside.*

**7. Describe features / constraints:** *Power line crosses site.  
Large drain crosses site frontage (about one third).*

**8. Describe views, sight lines or vistas:** *Would be visible from a considerable distance.*

**9a. Relationship to built form:** *Negative*

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

**9c. Historic features:** *Neutral*

**9d. Justification:** *Protrude even more than 40136 into open countryside - very prominent.  
Visible from long distances - little relief.*

**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 an even more 'unbalanced' addition to the village than 40136. Out of character with village and linear form.*

**19c. Key considerations for policy:** *No footway - costly to provide but needed  
Distance from village core  
Impact on open countryside  
Unbalanced shape of village would result  
Not in keeping with village character or countryside in this location  
Amount of dwellings proposed for a small village*

## Local Preference

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

**(ii) Reasons for support / object:** *Members felt that this larger site has merit for a future expansion of the village.*

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

## Recommendation

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

**D**

**20b. Comments** *A significant portion of the site is in Flood Zone 3 and in Flood Zone 2. 34% is within Flood Zone 1. Development of the site would relate poorly to built form and adversely impact upon the character of local area.*

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	2.45%	<b>3a.(iii) Site area in FZ2:</b>	23.56%	<b>3a.(iv) Site area in FZ3:</b>	73.99%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR05/1191/TRTPO: Works to 8 Ash Trees covered by TPO 02/2003... (Grant)   F/YR14/0786/TRTPO: Works to 6no Ash Trees covered by TPO 02/2003... (Grant)   F/YR03/0391/O: Erection of 9 dwellings... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometry/Footway and possible carriageway widening Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Crown Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Townley 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)	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	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 59 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 21 pupils in 2029/2030.	
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 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

## 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 26.10.20

**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:**

**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 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:**

<b>17.(i) TPO points:</b>	TPO point on site	E
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<b>17.(ii) TPO area:</b>	No TPO area within 15m of the site	A
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**Heritage**

<b>18a.(i) Prox to Conservation Area:</b>	Asset(s) more than 2km from site	A
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<b>18a.(ii) CA intersects site:</b>		
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<b>18a.(iii) CA within 500m:</b>		
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<b>18b.(i) Prox to Listed Building:</b>	Asset(s) within 500m of site	D
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<b>18b.(ii) Listed Building on site:</b>		
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<b>18b.(iii) LB within 500m of site:</b>	Christ Church; Syringa House; War Memorial In Churchyard	
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<b>18c.(i) Prox to Scheduled Monument:</b>	Asset(s) more than 2km from site	A
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<b>18c.(ii) Sched Mnmt intersects site:</b>		
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<b>18c.(iii) Sched Mnmt within 500m:</b>		
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<b>18c.(iv) Sched Mnmt 500m-1km:</b>		
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<b>18c.(v) Sched Mnmt 1-2km:</b>		
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<b>18d.(i) Prox to Reg Parks+Gardens:</b>	Asset(s) more than 2km from site	A
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<b>18d.(ii) Reg P+G intersects site:</b>		
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<b>18d.(iii) Reg PG within 500m:</b>		
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<b>18e.(i) Prox to Heritage at Risk:</b>	Asset(s) more than 2km from site	A
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<b>18e.(ii) HAR intersects site:</b>		
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<b>18e.(iii) HAR within 500m of site:</b>		
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<b>18f. Conservation Officer comments:</b>	Potential impact on setting of grade II Listed Church: 1125930	
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<b>18g. Archaeology comments:</b>	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evidence at this site is primarily cropmark evidence identified from aerial imagery from the past 15 years and includes undated but potentially prehistoric to Roman features (MCB12615, MCB263, MCB200). An evaluation (ECB4554) immediately north of the proposed area identified features of an unknown date (MCB21445).	
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**Site Visit**

<b>Date / Time of Site Visit:</b>	26/10/2020 11:20:00
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<b>1a. Accessibility: Is the site capable of being accessible to all users?:</b>	No
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<b>1b. Describe accessibility of site:</b>	A single narrow Rd exists with no footpath and limited room for passing vehicles.
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<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes
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<b>2b. Describe neighbouring uses:</b>	There is frontage development on the opposite side of the road and our
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*garden and dwelling to the northwest. Otherwise open countryside.*

**3. Describe topography and lanscape:** *Flat and open*

**4. Describe layout, form, street pattern:** *Green Lane forms a spine through the village but Peters out into open countryside to the North and South. It is a narrow country Lane in this location.*

**5. Describe building types and features:** *None on site. Detached two Storey and single Storey dwellings in facility.*

**6. Describe site's boundaries:** *Generally open with drain to the northwest and along Rd frontage [part]. Some mature trees along part of Rd frontage.*

**7. Describe features / constraints:** *Narrow width of Lane. Drains to cross.*

**8. Describe views, sight lines or vistas:** *Would be prominent from the South and West.*

**9a. Relationship to built form:** *Somewhat negative*

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

**9c. Historic features:** *Neutral*

**9d. Justification:** *Whilst adjacent to the village the frontage development would result in linear development which would relate poorly to the built form and adversely impact on the landscape and streetscape.*

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

**D**

**19b. Justification:** *The site would be in open countryside and adversely impact on the character of the area and the tranquil, rural character of the lane.*

**19c. Key considerations for policy:**

- Impact on built form
- Impact on countryside
- Impact on character of area
- Narrow width of Lane
- Services in village

## Local Preference

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

**(ii) Reasons for support / object:** *The development of this site would mirror existing development on the opposite side of Green Lane and is therefore not considered to be an incursion into open countryside.*

**(iii) Parish Council site ranking (0-10):** **7**

## Recommendation

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

**E**

**20b. Comments** *The majority of the site is in Flood Zone 3 (approx. 74%), with a significant portion in Flood Zone 2 (approx. 24%). Just 2% (approx.) of the site area is in Flood Zone 1. Therefore the proposal for residential development of the site is incompatible with national planning policies for flood risk. In addition, the site would be in open countryside and adversely impact on the character and tranquillity of the area. Access may also be a constraint.*



## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b>	12.2%	<b>3a.(iii) Site area in FZ2:</b>	8.97%	<b>3a.(iv) Site area in FZ3:</b> 78.82%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/98/0598/F: Erection of a 4-bed detached house... (Granted)   F/93/0178/F: Erection of a 4-bed house with integralgarage... (Granted)   F/97/0696/F: Erection of a 4-bed detached house withdetached single garage... (Granted)   F/0014/89/F: Erection of 4 x 4 bed houses with integralgarages 3 x 3 bed houses with integralgarages ... (Grant)   F/94/0251/F: Erection of a 4-bed house with integralgarage... (Granted)   F/94/0365/F: Erection of a 4-bed house with detacheddouble garage... (Granted)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometrySustainability all car mode likely from this site • Transport Statement required for this site• Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

**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:	Crown Road; Farmers Boy Inn	
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 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Townley 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)	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	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 59 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 21 pupils in 2029/2030.	

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 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

## 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 26.10.20	
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:					
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 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) 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:** Christ Church; Syringa House; War Memorial In Churchyard

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

**18c.(ii) Sched Mnmt intersects site:**

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

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

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

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

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

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

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

**18e.(ii) HAR intersects site:**

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

**18f. Conservation Officer comments:** Potential impact on setting of grade II Listed Church: 1125930

**18g. Archaeology comments:** Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. There are some records within 500m however they appear to relate to features identified on historic aerial photographs only.

**Site Visit**

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

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

**1b. Describe accessibility of site:** Via an existing farm track access. Sufficient width appears available. Footpath could be extended.

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

Likely unsuitable

<b>2b. Describe neighbouring uses:</b>	Frontage housing to the northwest. Mainly open fields to the North East, South East and South West. Grounds of Vicarage to the North East.
<b>3. Describe topography and lanscape:</b>	Flat and open countryside.
<b>4. Describe layout, form, street pattern:</b>	Church road is a main access Rd into the village.
<b>5. Describe building types and features:</b>	None on site. Predominantly two Storey detached houses in facility.
<b>6. Describe site's boundaries:</b>	Drain and trees and hedgerows to the North East. Domestic fences/ hedges northwest. Avoid open with drains.
<b>7. Describe features / constraints:</b>	None apparent.
<b>8. Describe views, sight lines or vistas:</b>	Would be very prominent when viewed from the South West, South and East.
<b>9a. Relationship to built form:</b>	Somewhat negative
<b>9b. Visual impact on wider landscape:</b>	Somewhat negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	The form of development would relate poorly to the frontage development in the vicinity and protrude excessively into open countryside.
<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b> <span style="border: 1px solid black; padding: 2px;">D</span>
<b>19b. Justification:</b>	The extensive nature of the site would not be in keeping with a small village with few services. It would relate poorly to the existing built form and protrude excessively into open countryside.
<b>19c. Key considerations for policy:</b>	Impact on built form Impact on open countryside Limited village services

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>Yes</b>
<b>(ii) Reasons for support / object:</b>	This backfill development is acceptable in principle, although a smaller number of dwellings would be preferred. The scale of the development should be governed by the size of the site access.
<b>(iii) Parish Council site ranking (0-10):</b>	<b>6</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b> <span style="border: 1px solid black; padding: 2px;">E</span>
<b>20b. Comments</b>	The majority of the site is in Flood Zone 3 (approx. 79%), with a further portion in Flood Zone 2 (approx. 9%). Just 12% (approx.) of the site area is in Flood Zone 1. Therefore the proposal for residential development of the site is incompatible with national planning policies for flood risk. In addition, the extensive nature of the site would not be in keeping with a small village with few services. It would relate poorly to the existing built form and protrude excessively into open countryside.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	2.01km - 5km from site			<b>B</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR18/0591/F: Erection of 6 x single-storey 3-bed dwellings with attached garages... (Grant)   F/0703/83/F: Stationing of a mobile homeGreenways Off Crown Road Christchurch...   F/YR20/3032/COND: Details reserved by conditions: 2 (access drainage), 3 (bat roosting features), 4 (bird bo... Approve			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometryNeed to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Crown Road; Farmers Boy Inn	
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 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Townley 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)	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	Townley Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Townley Primary School is a community school with an age range of 2-11 years. The school has a PAN number of 15 and total capacity of 105. In 2020/2021 there were 59 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 21 pupils in 2029/2030.	
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 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. 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 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:** 0 (SMITHY)

**14b. Env Health Officer comments:** No observations as at 26.10.20

**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:**

**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.

**16e. Wildlife Officer comments:**

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

**Heritage**

<b>18a.(i) Prox to Conservation Area:</b>	Asset(s) more than 2km from site	A
<b>18a.(ii) CA intersects site:</b>		
<b>18a.(iii) CA within 500m:</b>		
<b>18b.(i) Prox to Listed Building:</b>	Asset(s) within 500m of site	D
<b>18b.(ii) Listed Building on site:</b>		
<b>18b.(iii) LB within 500m of site:</b>	Christ Church; Syringa House; War Memorial In Churchyard	
<b>18c.(i) Prox to Scheduled Monument:</b>	Asset(s) more than 2km from site	A
<b>18c.(ii) Sched Mnmt intersects site:</b>		
<b>18c.(iii) Sched Mnmt within 500m:</b>		
<b>18c.(iv) Sched Mnmt 500m-1km:</b>		
<b>18c.(v) Sched Mnmt 1-2km:</b>		
<b>18d.(i) Prox to Reg Parks+Gardens:</b>	Asset(s) more than 2km from site	A
<b>18d.(ii) Reg P+G intersects site:</b>		
<b>18d.(iii) Reg PG within 500m:</b>		
<b>18e.(i) Prox to Heritage at Risk:</b>	Asset(s) more than 2km from site	A
<b>18e.(ii) HAR intersects site:</b>		
<b>18e.(iii) HAR within 500m of site:</b>		
<b>18f. Conservation Officer comments:</b>	Impact on setting of Grade II listed Syringa House List Entry No: 1125931	
<b>18g. Archaeology comments:</b>	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evaluation (ECB2084) adjacent to the site identified a roddon on an east-west alignment that crosses the southern corner of the site. Further cropmark evidence is recorded in the vicinity (MCB200, MCB262, MCB263, MCB8267, MCB12607, MCB12614 & MCB29367).	

**Site Visit**

**Date / Time of Site Visit:** 26/10/2020 11:15:00

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

**1b. Describe accessibility of site:** Access would likely be from Crown Rd via existing new roadway serving new development to the North East.

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

**2b. Describe neighbouring uses:** New development site to the North East and existing modern estate to the South East. Primary school and outbuildings to North. Open countryside to the

West.

- 3. Describe topography and lanscape:** *Part of a previously elongated shaped flat field used for arable crops and generally enclosed to the east and South.*
- 4. Describe layout, form, street pattern:** *Cul-de-sac development to the South East.*
- 5. Describe building types and features:** *None on site. Detached single Storey dwellings being built out to the North East.*
- 6. Describe site's boundaries:** *Hedges and mature trees to the South East and NW. Mixture of fences and open elsewhere.*
- 7. Describe features / constraints:** *Listed buildings on Rd frontage.*
- 8. Describe views, sight lines or vistas:** *Would be visible from the West.*
- 9a. Relationship to built form:** *Neutral*
- 9b. Visual impact on wider landscape:** *Neutral*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *The site would extend up to the existing built footprint of the village in a westerly direction and is unlikely to impact on the wider landscape/ streetscape. Impact on listed building would be limited.*

<b>19a. Character + Place Score:</b>	<b>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).</b>	<b>C</b>
<b>19b. Justification:</b>	The site is in a central location of the village and due to existing development to the North East and South is unlikely to have an adverse impact on the existing built form and character of the area.	
<b>19c. Key considerations for policy:</b>	Impact on built form and open countryside. Limited services available in small village. Impact on listed building. Extant planning permission to the North East.	

## Local Preference

- (i) Does Parish Council support site?:** **No**
- (ii) Reasons for support / object:** Access to this site is undefined but it is assumed that this will be achieved either from Fen View or via 40090. Neither of these options is adequate for the purpose. The proposed development represents another block of housing in an already over-developed part of the village, bringing urban density to a rural location.
- (iii) Parish Council site ranking (0-10):** **1**

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially suitable</b>	<b>B</b>
<b>20b. Comments</b>	The site is in a central location of the village and due to existing development to the North East and South is unlikely to have an adverse impact on the existing built form and character of the area. Particular consideration will need to be	

Potentially suitable

given to any potential impacts on the Grade II listed Syringa House and its setting (and potentially other heritage assets), in proximity of the site.

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