


Site Submissions

Draft Fenland Local Plan

Key

 Site submission



Do not scale

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Date: 29 Apr 2022

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent on its western and northern boundaries. Given the size of the site and adjacent development, although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	1%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site				C

Strategy and History

6. Settlement Hierarchy	Medium Village	C
7.(i) Planning History (Form B):	F/YR17/0507/O Planning Committee has resolved to grant outline planning permission, subject to signing s106 agreement.	
7.(ii) Planning History Search	F/YR17/0689/F: Erection of a 2-storey side extension, single-storey front extension to existing... (Grant) F/YR17/0086/F: Erection of a 2-storey 4-bed home with attached double garage involving demoliti... (Grant) F/YR18/0464/NONMAT: Non-material amendment: Amendment to front bay window, minor window/door adjustm... (Approve) F/YR15/0990/F: Erection of 2 x 3-storey 4-bed dwellings... (Withdrawn) F/YR13/3037/COND: Details reserved by Condition 4 of Planning Permission F/YR07/0868/F (Erection o... (Approve) F/YR10/0706/EXTIME: Erection of a dwelling (renewal of planning permission F/YR07/0782/O)... (Grant) F/YR12/0818/F: Erection of a 2-storey 4-bed dwelling with attached double garage involving demo... (Withdrawn) F/YR16/0411/F: Erection of a 2-storey 4-bed dwelling with garage... (Grant) F/YR18/3059/COND: Details reserved by conditions 3 and 4 of planning permission F/YR16/0411/F (Ere... (Approve) F/YR15/0397/O: Erection of 4 x dwellings involving the demolition of existing stables... (Withdrawn) F/YR16/0718/F: Erection of a 2-storey 4-bed workplace home with attached double garage involvin... (Withdrawn) F/YR10/3086/COND: Details reserved by condition 3 of planning permission F/YR07/0868/F (Erection o... (Approve) F/YR19/0094/VOC: Variation of condition 2 of planning permission F/YR17/0086/F (Erection of a 2-s... (Grant)	

Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments: N/A

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Blackthorn Court; War Memorial

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

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

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

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

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

11c.(i) Proximity to shops: Less than 5 min walk (< 400m) A

11c.(ii) Shops within 5 min walk: Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL

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: Coates 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	Coates Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site 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:	668 (SMITHY); 669 (ENGINE HOUSE)	
14b. Env Health Officer comments:	F/YR17/0507/O - Unsuspected contamination conditions applied to this application	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

Drover's Field, Eastrea; Eldernell Gravel Pits; Nene Washes Counter Drain (West); Pit Southeast of Bassenhally Pit

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

16d.(i) Goose and Swan IRZ

Site intersects Goose + Swan IRZ

E

16d.(ii) Requirements to consult NE:

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

16e. Wildlife Officer comments:

17.(i) TPO points:

No TPO point within 15m of the site

A

17.(ii) TPO area:

No TPO area within 15m of the site

A

Heritage

18a.(i) Prox to Conservation Area:

Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

Coates

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:

45, FIELDSIDE; THE RECTORY; 40, NORTH GREEN; 98, SOUTH GREEN; COTTAGE, REAR OF NUMBER 91; 22, NORTH GREEN; CHURCH OF HOLY TRINITY

18c.(i) Prox to Scheduled Monument:

Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

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

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

Ring ditch and settlement site N of Eastrea

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

18d.(i) Prox to Reg Parks+Gardens:

Asset(s) more than 2km from site

A

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

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

18e.(i) Prox to Heritage at Risk:

Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for conservation area, setting of listed buildings and scheduled monument 1006853

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 16/03/2020 12:15:00

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

1b. Describe accessibility of site: Site can potentially be accessed from either A605 or Fieldside. Refer to highways.

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

2b. Describe neighbouring uses: Dwellings to north and to west.

3. Describe topography and lanscape: Generally flat and open

4. Describe layout, form, street pattern: Busy A road with lanes / cul-de-sacs forming spurs off it.

5. Describe building types and features: Mix of 2 storey and chalet bungalows.

6. Describe site's boundaries: Varies. Open to south and west. Mix of fences and hedges near dwellings. No demarcation to south or east.

7. Describe features / constraints: Access
Powerline

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

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). D

19b. Justification:

19c. Key considerations for policy: Proximity to village centre
Impact on countryside
Access

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Too many vehicles would need to access this main A605 through one access for this location.

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

Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

The site has been granted planning approval subject to signing s106 agreement, and therefore has been determined to be suitable for development through the planning system.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent on its northern boundary. Given the size of the site and adjacent development, although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	2%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site				C

Strategy and History

6. Settlement Hierarchy	Medium Village	C
7.(i) Planning History (Form B):	F/YR20/0441/O, FNR18/0405/0 and 19/0114/PREAPP	
	F/YR20/0441/O Erect of up to 20no dwellings (outline application with all matters reserved) has resolution to grant planning permission.	
7.(ii) Planning History Search	F/YR17/3123/COND: Details reserved by conditions 6, 13 and 14 of planning permission F/YR13/0360/O... (Approve) F/YR18/0987/PLANO: Modification of Planning Obligation attached to planning permission F/YR13/0360/... (Grant) F/YR17/0283/RM: Reserved Matters application relating to detailed matters of scale, appearance, ... (Approve) F/YR18/0050/F: Erection of 2 x 2-storey dwellings with garages comprising of 3-bed and 4-bed dw... (Grant) F/YR13/0360/O: Erection of 12no dwellings (max)... (Grant) F/YR16/0746/O: Erection of 12 x 2/3 storey dwellings comprising of 3 x 3-bed, 6 x 4-bed, 2 x 5-... (Withdrawn) F/YR18/0405/O: Erection of up to 21no dwellings (outline application with all matters reserved)... (Refuse)	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
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8b. Transport team comments: #####

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: No PROW connection opportunities

E

10b. PROW Team comments:

Access to Services

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

A

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

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

E

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

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

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

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

11c.(i) Proximity to shops: Less than 10 min walk (< 800m)

B

11c.(ii) Shops within 5 min walk:

11c.(iii) Shops 5-10 min walk: Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL

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: Coates 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 Coates Primary School

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

12b. Pri school capacity comments: Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.

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

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

13b. Sec school capacity comments: Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

Land Quality

14a.(i) Prox pot. contaminated land: **Site 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: 2647 (NURSERIES)

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

14b. Env Health Officer comments:

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

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

Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR within 1.01km – 2km of site****B**16a.(ii) Prox to County Wildlife Sites: **CWS within 501m – 1km of site****C**

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Drover's Field, Eastrea

Eldernell Gravel Pits; Lattersey LNR & Adjoining Areas; Nene Washes Counter

Drain (West); Pit Southeast of Bassenhally Pit

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns

16e. Wildlife Officer comments:

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

C

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Coates

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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: 16/03/2020 12:30:00

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

1b. Describe accessibility of site: Yes - extend existing footway.
No cycle path

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

2b. Describe neighbouring uses: Dwellings opposite
New development to east.

3. Describe topography and lanscape: Flat with low hedge around.

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

5. Describe building types and features: 2 storey

6. Describe site's boundaries: Hedge and mature trees to front

7. Describe features / constraints: Milestone

8. Describe views, sight lines or vistas: Very open to south and east
Closing gap between Eastrea and Coates

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features:

9d. Justification:

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:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Low density edge of settlement.

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

Recommendation

20a. Individual site score Likely suitable A

20b. Comments Originally submitted as a new site, however, in September 2020 Planning Committee resolved to grant planning permission, therefore the principle of the development has been accepted.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)				A
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent on its eastern and southern boundaries; with a ditch to the north. Access to the site is also through existing residential development. Given this, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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:	100% of site area in Zone 1				A
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA				N/a
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	7%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				A
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site				C

Strategy and History

6. Settlement Hierarchy	Medium Village				C
7.(i) Planning History (Form B):					
7.(ii) Planning History Search	<p>F/YR10/0455/F: Erection of a single-storey rear and side extension to existing dwelling... (Grant) F/YR18/0494/NONMAT: Non-material amendment: Change of materials to Hathersage Blend style brick from... (Approve) F/YR16/0126/F: Erection of single-storey front and side extensions to existing dwelling involvi... (Grant) F/YR18/0058/F: Erection of 2-storey rear/side and single-storey side extensions to existing dwe... (Grant) F/YR18/0679/TRCA: Removal of conifer hedge on west boundary and boundary with Willow Court within ... (Grant) F/YR15/0268/LB: Installation of 12no solar photovoltaic panels to roof of existing detached gara... (Withdrawn) F/YR15/0267/F: Installation of 9no solar photovoltaic panels to rear roof slope of existing det... (Grant) F/YR19/0795/VOC: Variation of condition 4 (imposition of a condition listing approved plans) rela... (Grant) F/YR12/0842/O: Erection of a dwelling... (Grant) F/YR17/0377/F: Erection of a carport to side with first floor extension above and a single-stor... (Refuse) F/YR15/0106/F: Erection of single-storey front and rear extensions to existing dwelling... (Grant)</p>				

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
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8b. Transport team comments: Suitable access required with visibility. Two points of access may be required for scale of development. TA traffic impact assessment required.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to nearby PROWs outside the site boundary

D

10b. PROW Team comments: Whittlesey Public Byway No. 30 is located along the northern boundary. Opportunity to connect into Byway for onward NMU travel.

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: Blackthorn Court; War Memorial; Ferndale Nurseries

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

E

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

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

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

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

11c.(i) Proximity to shops: Less than 5 min walk (< 400m)

A

11c.(ii) Shops within 5 min walk: Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL

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: Coates 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	Coates Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.	
13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site 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:	2647 (NURSERIES); 669 (ENGINE HOUSE)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
	Eldernell Gravel Pits; Nene Washes Counter Drain (West)	
16a.(v) CWS 500m - 1km:		

Drover's Field, Eastrea; Lattersey LNR & Adjoining Areas; Pit Southeast of Bassenhally Pit

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) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Coates

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: 45, FIELDSDIE; THE RECTORY; 40, NORTH GREEN; 98, SOUTH GREEN; COTTAGE, REAR OF NUMBER 91; 22, NORTH GREEN; CHURCH OF HOLY TRINITY

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Ring ditch and settlement site N of Eastrea

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: Development of this site will impact on the setting of the grade ii listed church and setting of the Coates Conservation Area. If this site is viewed for development further consideration will need to be given to the heritage implications of this.

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 16/03/2020 12:05:00

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

1b. Describe accessibility of site: Access from A605.
No cycleway possible, only footway
To north - track in poor condition.

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

2b. Describe neighbouring uses: Dwellings (Conservation Area) to east and to south.

3. Describe topography and lanscape: Flat and open.
Hedgerow boundary to the north.

4. Describe layout, form, street pattern: Busy A road

5. Describe building types and features: Mainly 2 storey - also chalet bungalows

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

7. Describe features / constraints: Proximity to conservation area to the east and listed buildings
Access

8. Describe views, sight lines or vistas: Generally very open

9a. Relationship to built form: Somewhat 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. E

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Insufficient infrastructure analysis.

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

Recommendation

20a. Individual site score Potentially unsuitable D

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.

20b. Comments

The site would have significant adverse visual impacts on the open countryside. Development would reduce the 'gap' between Coates and Eastrea, potentially leading to coalescence of the villages. Development may affect the Conservation Area and its setting. The extent and scale of the development is large relative to the size of the village, and may adversely affect character and local

Major Criteria

1. Site Availability	Availability unknown			N/a	
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the south, with a ditch to the west, and some existing development to the north. Given this, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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:	100% of site area in Zone 1			A	
3a.(ii) Site area in FZ1:	100%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	2%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	
Strategy and History					
6. Settlement Hierarchy	Medium Village			C	
7.(i) Planning History (Form B):					
7.(ii) Planning History Search	F/YR19/0744/F: Erect 1 x dwelling (2-storey, 6-bed) with a detached double garage with storage ... (Grant)				
Transport					
8a. Local road impacts:	No objection with moderate mitigation measures			B	
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required along March Road A605				
9a. Strategic Road Net. impacts:					
9b. Highways England comments:					
10a. PROW Opportunities:	No PROW connection opportunities			E	

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Blackthorn Court; War Memorial; Feldale Lane; Eldernell Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
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:	Coates 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	Coates Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018	

forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.

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

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

A

13b. Sec school capacity comments: Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: Site intersects an old gravel pit which may be a source of contamination.

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

D

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

Natural Environment

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

A

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

C

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

Eldernell Gravel Pits; Nene Washes Counter Drain (West)

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

Drover's Field, Eastrea; Nene Washes Counter Drain (East)

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:	Yes	16c.(x) Woodland Stepping Stone Opp:	Yes
16d.(i) Goose and Swan IRZ	Site intersects Goose + Swan IRZ				E
16d.(ii) Requirements to consult NE:	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.				
	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) within 500m of site				D
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:	Coates				
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:	45, FIELDSDIE; 40, NORTH GREEN; 98, SOUTH GREEN; COTTAGE, REAR OF NUMBER 91				
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site				B
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:	Ring ditch and settlement site N of Eastrea				
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: 16/03/2020 13:00:00

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

1b. Describe accessibility of site: No footway
Access from A605 or side road - Eldernell Lane?

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

2b. Describe neighbouring uses: New development to the west for 3-4 houses.
Tractor sales to the east (paddock in between).
Open to the north.

3. Describe topography and lanscape: Very flat and open

4. Describe layout, form, street pattern: Busy A road with rural lane to the east.

5. Describe building types and features: None

6. Describe site's boundaries: Open to the south and west
Hedgerows to the east.

7. Describe features / constraints: None - just open countryside.

8. Describe views, sight lines or vistas: Very open site at entrance / exit to village.

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. **E**

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Happy with five dwellings but no more.

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

Recommendation

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

20b. Comments The site relates poorly to the built area of the village, and extends into the open countryside to the north. Development of the site would have significant adverse visual impacts on the landscape.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the west, north and south. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			B	
3a.(ii) Site area in FZ1:	96.46%	3a.(iii) Site area in FZ2:	1.42%	3a.(iv) Site area in FZ3:	2.11%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			A	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	0%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Medium Village	C
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	F/YR16/0833/F: Variation of condition 3 of planning permission F/YR15/0155/F (Erection of singl... (Grant) F/YR10/2011/CCC: Variation of Condition 8 of planning permission F/00915/CW to allow an increase ... (Deemed consent CCC) F/YR10/2006/CCC: Change of use of agricultural land to extend waste transfer station and erection... (Deemed consent CCC) F/YR09/3117/COND: Details reserved by conditions 3, 5, 8, 9, 10 and 11 of planning permission F/YR... (Approve) F/YR15/0155/F: Erection of single-storey link and rear extensions to existing dwelling involvin... (Grant)	

Transport

8a. Local road impacts:	No objection with moderate mitigation measures	B
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required along March Road A605	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		

10a. PROW Opportunities:	No PROW connection opportunities	E
10b. PROW Team comments:		
Access to Services		
11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Eldernell Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Coates Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Coates Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E

12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018 forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.
13a.(i) Secondary school catchment	Sir Harry Smith Community College
13a.(ii) Secondary school capacity:	Spare capacity in every year A
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

Land Quality

14a.(i) Prox pot. contaminated land:	Site within 50m of potentially contaminated land D
14a.(ii) Intersects landfill for DI:	
14a.(iii) Landfill for DI 0-50m:	
14a.(iv) Landfill for DI 50-100m:	
14a.(v) Landfill for DI 100-250m:	
14a.(vi) Intersects Site for DI:	
14a.(vii) Sites for DI 0-50m:	670 (GRAVEL PIT)
14a.(viii) Sites for DI 50-100m:	
14a.(ix) Sites for DI 100-250m:	
14b. Env Health Officer comments:	
15a. Agricultural Land Classification:	50% or more is Grade 2 D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site A
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site C
16a.(iii) Site intersects CWS:	
16a.(iv) CWS within 500m:	Eldernell Gravel Pits
16a.(v) CWS 500m - 1km:	Nene Washes Counter Drain (East); Nene Washes Counter Drain (West)
16a.(vi) CWS 1-2km	
16b. Record of protected species on site:	Yes
16c.(i) Highest quality habitats:	

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

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

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

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) within 500.1 – 1000m of site** C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

18c.(v) Sched Mnmt 1-2km: Ring ditch and settlement site N of Eastrea

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: 16/03/2020 12:55:00

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

1b. Describe accessibility of site: No footway along lane.
Narrow lane with passing points but reasonable amount of traffic.

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

2b. Describe neighbouring uses: Tractor sales to the west/south.
Business units (x2 firms) to the north.
Open to south and east.

3. Describe topography and lanscape: Flat - trees and hedgerows around site.

4. Describe layout, form, street pattern: Access from rural lane but close to busy A605 to the south.

5. Describe building types and features: None

6. Describe site's boundaries: Mixture of trees, fences and hedgerows

7. Describe features / constraints: Access lane - narrow

8. Describe views, sight lines or vistas: Would be prominent along the A605

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). D

19b. Justification:

19c. Key considerations for policy: Provision of employment with two similar sites close by
Quality of access road.

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Good balance of industrial against domestic.

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

Recommendation

20a. Individual site score Potentially suitable B

20b. Comments The site is located adjacent to existing commercial units with mineral workings to rear, and other commercial and agricultural units to the south. The site would likely be visually prominent when travelling along A605. Development of the site would require provision of a pedestrian footway. Due to other employment uses being located in proximity of the site, there may be some potential for development of this site, subject to mitigating landscape impacts.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site has existing development immediately adjacent to the north and west. Given this, and the size of the site, although the site is underlain by sand and gravel extraction of this mineral is unlikely to be practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
2.(ii) Intrsects 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 1			B	
3a.(ii) Site area in FZ1:	89.01%	3a.(iii) Site area in FZ2:	3.63%	3a.(iv) Site area in FZ3:	7.37%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	1%	3b.(iii) 1 in 100yr event (area):	2%	3b.(iv) 1 in 1000yr event (area):	5%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Medium Village			C
7.(i) Planning History (Form B):	None			
7.(ii) Planning History Search	F/YR11/0097/F: Erection of 2-storey and single-storey rear extension to existing dwelling... (Grant)			

Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Unclear how the site will be accessed Footway/cycleway connections required.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary			D
10b. PROW Team comments:	Whittlesey Public Footpath No. 22 is located through the site. Opportunity to			

retain PROW on existing alignment within design and improve PROW.

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:	Feldale Lane; Eldernell Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL	
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:	Coates 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	Coates Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2018	

forecast showed that there were 247 primary aged children living in the catchment area. Forecasts show an upward trajectory to 253 by 2027/2028.

13a.(i) Secondary school catchment	Sir Harry Smith Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Mapping data indicates the site intersects a contaminated site, the source is unknown. Further investigation may be required.	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0% Grade 2: 100% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS within 501m – 1km of site	C
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:	Eldernell Gravel Pits	
16a.(v) CWS 500m - 1km:	Drover's Field, Eastrea; Nene Washes Counter Drain (West)	
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:	NULL, All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.				
16e. Wildlife Officer comments:	Potentially valuable grassland habitat? Further checks required, but may require significant compensation, so whole site not likely to be developable.				
17.(i) TPO points:	No TPO point within 15m of the site				A
17.(ii) TPO area:	No TPO area within 15m of the site				A
Heritage					
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site				D
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:	Coates				
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:	45, FIELDSDIE; 98, SOUTH GREEN; COTTAGE, REAR OF NUMBER 91				
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site				B
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:					
18c.(v) Sched Mnmt 1-2km:	Ring ditch and settlement site N of Eastrea				
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: 16/03/2020 12:45:00

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

1b. Describe accessibility of site: From narrow rural lane

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

2b. Describe neighbouring uses: Dwelling to west and north.
Open to east and south.
Hedgerow to south.

3. Describe topography and lanscape: Extensive tract of land - slopes up to north
Bit unkempt, attractive trees on site (south side) with biodiversity value

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

5. Describe building types and features: None

6. Describe site's boundaries: Mixture of fence / hedges for houses
Hedgerow to south, open to east.

7. Describe features / constraints: Access - narrow lane

8. Describe views, sight lines or vistas: Open from the south and east

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). D

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: - Over intensification of site for the village;
- Insufficient access for so many dwellings.

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

Recommendation

20a. Individual site score Potentially unsuitable D

20b. Comments Adverse visual impact on countryside and character of village. Access may be a constraint to development. Potentially a valuable grassland habitat requiring significant compensation.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	501m - 2km from site			C	

Strategy and History

6. Settlement Hierarchy	Medium Village	C
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7.(i) Planning History (Form B):

7.(ii) Planning History Search

F/YR04/0166/F: Removal of Condition 04 of planning permission F/1102/88/O (occupation of the dwelling limit... (Granted) | F/YR07/0094/F: Erection of porch to rear of existing dwelling... Withdrawn | F/YR18/0059/F: Erection of a first-storey side extension to existing dwelling and alterations to include ... (Grant) | F/95/0772/AG1: Erection of open fronted implement shed... (Further details not required) | F/0738/82/F: Erection of a double garage... | F/92/0738/F: Erection of a garage... (Granted) | F/0488/77/F: Extension to dwellinghouse... | F/0895/79/F: Erection of an agricultural storage building Kingsland Farm March Road Coates... | F/90/0340/F: Erection of a first-floor flank extension to house... (Granted) | F/91/0225/F: Erection of a single-storey extension (comprising of conservatory and indoors swimming pool... (Granted) | F/0942/89/F: Erection of 4-bed chalet bungalow with detached garage... (Grant) | F/98/0899/F: Erection of a detached garage... (Granted) | F/YR14/0042/O: Erection of 9 dwellings involving demolition of existing dwelling... (Refuse) | F/0472/88/F: Erection of 60 additional quarantine kennels... | F/YR10/0274/F: Erection of a part single/two storey rear extension and outbuilding to existing dwelling i... (Grant) | F/0853/78/F: Extension to dog boarding kennels (and use of whole for quarantine purposes)... | F/0908/83/F: Erection of a boarding kennels block and extension to quarantine kennels... | F/92/0275/F: Erection of a single-storey extension to existing dwelling... (Granted) |

Transport

8a. Local road impacts:	Major infrastructure required to off-set safety or acquisition of third party land	D
8b. Transport team comments:	See TA comments. Site access required with suitable visibility and geometry Sustainable link to Whittlesey needed for all modes. Impacts on A605. Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Burnthouse Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		

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

11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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11f.(ii) Emp area in 5 min walk:

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

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

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

12a.(i) Primary school catchment	Coates Primary school
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12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
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12b. Pri school capacity comments:	Coates Primary school is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 the 2019 forecast showed that there were 214 primary aged children living in the catchment area. Forecasts show an upward trajectory to 234 by 2029/2030.
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13a.(i) Secondary school catchment	Sir Harry Smith Community College
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13a.(ii) Secondary school capacity:	Limited capacity	C
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13b. Sec school capacity comments:	Sir Harry Smith Community College is an Academy with Science, Mathematics and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. In 2020/2021 there were 912 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 1182 by 2029/2030. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.
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Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
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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)
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14b. Env Health Officer comments:	No observations as at 26.10.20
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15a. Agricultural Land Classification:	50% or more is Grade 2	D
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15b. ALC percentage site area	Grade 1: 48.41% Grade 2: 51.59% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%
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Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
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16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	B
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:	Eldernell Gravel Pits; Nene Washes Counter Drain (East); Nene Washes Counter Drain (West)	
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 existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.	
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
Heritage		
18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments: Please note this reference applies to four adjacent parcels of land. Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. A number of substantial earthwork features, representing roddonised prehistoric tidal rivers, across all four parcels.

Site Visit

Date / Time of Site Visit: 16/11/2020 10:50:00

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

1b. Describe accessibility of site: At present not in a sustainable location in transport terms. Proposal is for 1000 to 2000 homes- potentially self-sustaining?

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

2b. Describe neighbouring uses: Open farmland all around with Coates to the West and Turves to the South.

3. Describe topography and lanscape: Extensive area of open farmland. The Twenty Foot Drain/ River runs through the site. Also extensive network of drains throughout site.

4. Describe layout, form, street pattern: A605 is a busy rural Rd linking Whittlesey to the A141/ A47. March Rd is a quiet narrow rural lane providing access to Turves from the A605.

5. Describe building types and features: Occasional dwellings and farm buildings.

6. Describe site's boundaries: Mainly open in all directions.

7. Describe features / constraints: Major power lines traverse site- running South East to North West.

8. Describe views, sight lines or vistas: Extensive use of site from all directions.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The site is in open countryside, some distance from any settlement.

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

E

19b. Justification: Proposal to create a small new garden village needs to be backed up by extensive evidence and supporting information for proper consideration to be given to the proposal. Score is given in the absence of such evidence and background work.

19c. Key considerations for policy: Need for new settlement
Deliverability
Location for sustainable transport modes
Impact on countryside

Proposed growth options of local plan.

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site is located wholly within Flood Zone 3. The proposal is therefore incompatible with national planning policies for flood risk. The proposal to create a small new garden village needs to be backed up by extensive evidence and supporting information for proper consideration to be given to the proposal, notably - flood risk, infrastructure provision, landscape and ecological impacts.