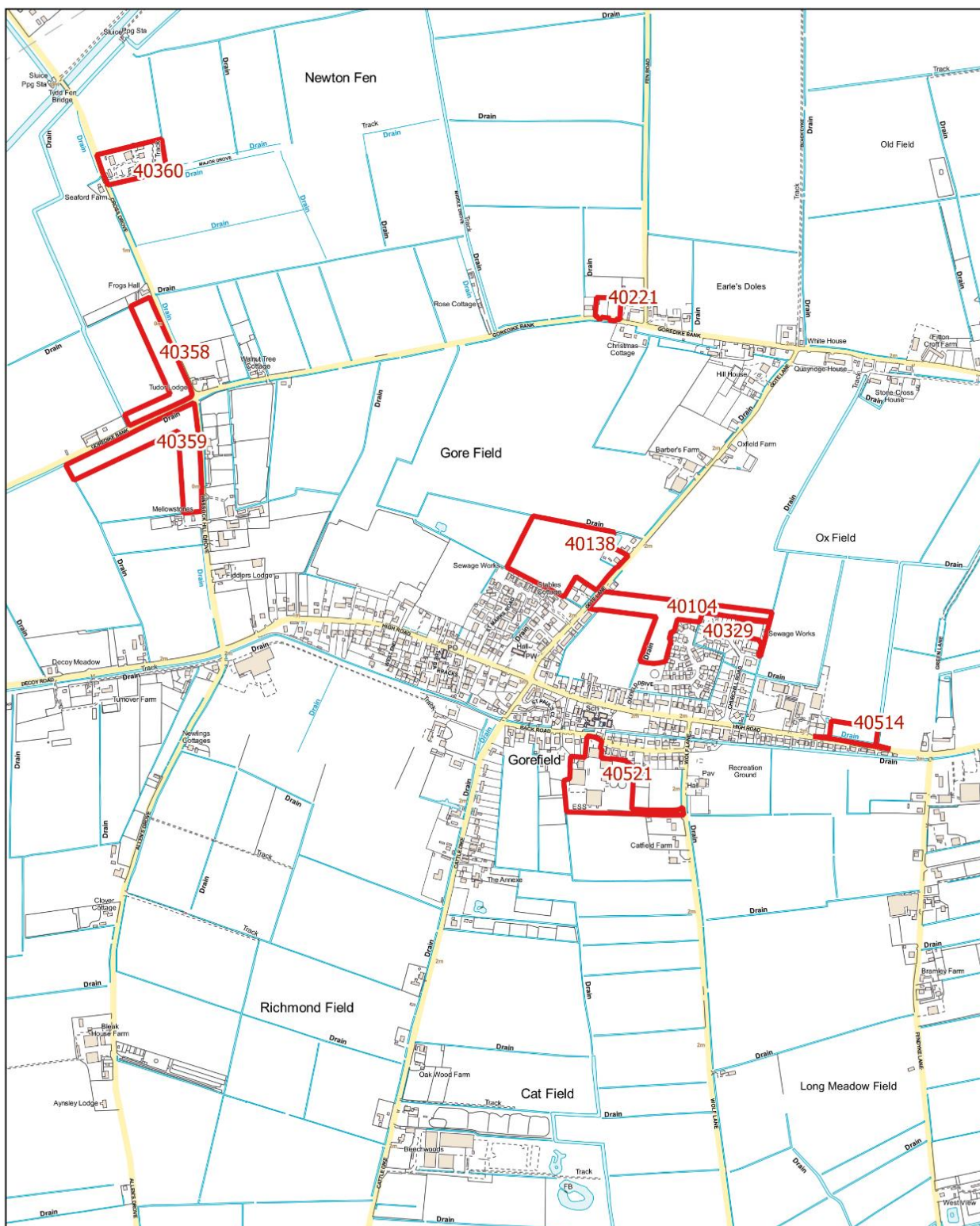


# Gorefield



## Site Submissions

Draft Fenland Local Plan

<b>Key</b>
 Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Availability unknown			<b>N/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 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	70.03%	<b>3a.(iii) Site area in FZ2:</b>	29.97%	<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>	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>	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>				
<b>7.(ii) Planning History Search</b>	F/YR18/0985/F: Erection of 2 x 2-storey 3-bed dwellings with integral garages... (Refuse)   F/YR10/0542/F: Erection of a single-storey rear extension 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>	Access to Gote Lane required with suitable vis. Footway connections need to be made along Gote Lane			
<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>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Primary School			

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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
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:	Gorefield 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:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Beechwood Yard, Gorefield	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Gorefield Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Gorefield Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119. In 2020/2021 there were 79 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 88 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

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

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</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:	638 (SMITHY)	
14b. Env Health Officer comments:	A Historic Tramway intersects a small section of the site, which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	<b>E</b>
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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	<b>B</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:	Leverington Gull		
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	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	<b>A</b>	
16d.(ii) Requirements to consult NE:	NULL		
	No wildlife concerns		

## 16e. Wildlife Officer comments:

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

## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CHURCH OF ST PAUL	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Consideration for setting of listed building 1331975. Site 40514 - setting of non-designated heritage asset Hazel Dene Farm and 1125950 and 1331974	
18g. Archaeology comments:	Roman pottery scatter, Gorefield (MCB4825) is 480m to the NE of this site and Medieval and Post-Medieval pottery scatter, Fitton End (MCB4823) is 650m to the NNE. Roman coin and weight, Gorefield (MCB4862) found near the cross roads of Gote Lane and High Road . Archaeological investigation programme to be secured by condition.	

## Site Visit

*Date / Time of Site Visit:* 25/02/2020 13:15:00

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

*1b. Describe accessibility of site:* Lack of footway/cycleway on west side.  
Footway provided from village centre.

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

*2b. Describe neighbouring uses:* Compatible with neighbouring uses to some degree.  
Existing development to the east and south.

*Open countryside to the north and west.  
Play area to the south.*

**3. Describe topography and lanscape:** *Generally flat, part scrubland and part agricultural field.*

**4. Describe layout, form, street pattern:** *Cul-de-sac development from village centre.*

**5. Describe building types and features:** *Mixture, modern estate to the east.*

**6. Describe site's boundaries:** *Mixture - mainly open, but with domestic fences adjacent to recent development.*

**7. Describe features / constraints:** *Would result in a partial loss of play area to access the site.*

**8. Describe views, sight lines or vistas:** *Would be visible from the west and north*

**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 built form, extending development into the open countryside to the west likely to have negative impacts.*

**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 north west 'arm' would have an adverse impact on the landscape character and village morphology in this location.

**19c. Key considerations for policy:** Proximity to settlement  
Extent of site - a reduced site may be more acceptable  
Suitable access on west side  
Part loss of play area.

## Local Preference

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

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

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

## Recommendation

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

**20b. Comments** The site is mainly in Flood Zone 1, but a significant portion is in Flood Zone 2 (approximately 30%). Development would involve the loss of part of a play area, and would have an adverse impact on the character of the village.

## 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>	11.45%	<b>3a.(iii) Site area in FZ2:</b>	46.68%	<b>3a.(iv) Site area in FZ3:</b>	41.87%
<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>	2%
<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>				
<b>7.(ii) Planning History Search</b>	F/YR17/1096/O: Erection of a dwelling (Outline application with all matters reserved)... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Access to Gote Lane required with suitable vis. Footway connections need to be made along Gote Lane			
<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>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Primary School			

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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
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:	Gorefield 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:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Beechwood Yard, Gorefield	
12a.(i) Primary school catchment	Gorefield Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Gorefield Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119. In 2020/2021 there were 79 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 88 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	



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

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</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:	638 (SMITHY)	
14b. Env Health Officer comments:	Demolition of existing structures may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	<b>E</b>
15b. ALC percentage site area	GRADE 1: 86.58%   Grade 2: 13.42%   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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	<b>B</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km	Leverington Gull		
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>	
16d.(ii) Requirements to consult NE:	NULL		
	No wildlife concerns		

## 16e. Wildlife Officer comments:

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

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

18a.(iii) CA within 500m:

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

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

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

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

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

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

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

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

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

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

18f. Conservation Officer comments:	Consideration for setting of listed building 1331975. Site 40514 - setting of non-designated heritage asset Hazel Dene Farm and 1125950 and 1331974	
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18g. Archaeology comments:	Roman pottery scatter, Gorefield (MCB4825) is 480m to the NE of this site and Medieval and Post-Medieval pottery scatter, Fitton End (MCB4823) is 650m to the NNE. Roman coin and weight, Gorefield (MCB4862) found near the cross roads of Gote Lane and High Road . Archaeological investigation programme to be secured by condition.	
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**Site Visit**

<i>Date / Time of Site Visit:</i>	25/02/2020 13:05:00
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<i>1a. Accessibility: Is the site capable of being accessible to all users?:</i>	No
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<i>1b. Describe accessibility of site:</i>	On north side of village No footway/cycleway in place
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<i>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</i>	Yes
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<i>2b. Describe neighbouring uses:</i>	Residential development on southern side - potential impacts on this neighbouring development
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- 3. Describe topography and lanscape:** Flat below road level. Enclosed by a variety of hedgerows and fences.
- 4. Describe layout, form, street pattern:** Rural road, fast moving traffic on outskirts of village.
- 5. Describe building types and features:** None on site. Mixture of two storey and single storey buildings adjacent to site.
- 6. Describe site's boundaries:** Bungalows and fences to the south and detached dwelling. Hedgerows to the west and east. Open countryside to the north.
- 7. Describe features / constraints:** Single access point. Trees / hedgerows along site frontage.
- 8. Describe views, sight lines or vistas:** A predominantly enclosed site but open to the north.
- 9a. Relationship to built form:** Somewhat negative
- 9b. Visual impact on wider landscape:** Somewhat negative
- 9c. Historic features:** Neutral
- 9d. Justification:** Whilst adjacent to settlement, site has enclosed rural feel. Mostly enclosed but open to the north.

**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 the north.  
Would affect the character of the area.

**19c. Key considerations for policy:** Proximity to settlement  
Impact on attractive countryside  
Lack of footways / cycleways

## Local Preference

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

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

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

## Recommendation

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

**20b. Comments** The majority of the site is located in Flood Zones 2 and 3. Only a relatively small portion is in Flood Zone 1.  
Some potential adverse impacts on landscape and character of village. Scale of proposed development may not accord with settlement hierarchy.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</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>				
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Back land plot. Access difficult unless 40104 is developed. Access through to Churchill Road may be possible. Improvements required and third party land may be an issue			
<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>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Primary School	
<b>11b.(i) Prox to medical services:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Gorefield Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 20 min walk (&lt; 1,600m)</b>	<b>D</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk</b>	Beechwood Yard, Gorefield	
<b>12a.(i) Primary school catchment</b>	Gorefield Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>12b. Pri school capacity comments:</b>	Gorefield Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119. In 2020/2021 there were 79 primary aged pupils living in the catchment area. Forecasts show a continuous upward trajectory to 88 in 2027/2028.	

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

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

C

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: Part of site is a sewage plant. Phase 1 may be required to determine extent of any contamination from the aforementioned use.

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

Site appears to be formed of allotments/ gardens and likely to support protected species; therefore whilst developable, mitigation measures likely to be required.

#### 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:	BRIDGE OVER DRAIN AT CORNER OF FENDYKE LANE AND HIGH ROAD; CHERRYTREE HOUSE	

18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		

18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		

18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		

#### 18f. Conservation Officer comments:

#### 18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 25/02/2020 13:20:00

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

*1b. Describe accessibility of site:* Down a very narrow track with sharp corner on small residential road.

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

*2b. Describe neighbouring uses:* Dwellings to south and west

Currently allotments

**3. Describe topography and lanscape:** Allotments which appear to be well maintained and used despite the season.

**4. Describe layout, form, street pattern:** Cul-de-sac, 1960's development. Pumping station in north east corner.

**5. Describe building types and features:** Bungalows near access. Two storey dwellings to west and south.

**6. Describe site's boundaries:** Close boarded fences to west and south.  
Post and wire / chain-link to north.  
Open to east.

**7. Describe features / constraints:** Access via sharp corner and narrow footway.  
Loss of allotments.

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

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Would appear as an extension added on to an established estate, which assimilates well to the existing countryside.

**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:** Use of allotments provide a good transition from countryside to built urban form.

**19c. Key considerations for policy:** Access  
Loss of allotments  
Impact on countryside edge  
Pumping station - maintain access or requires relocation?

## Local Preference

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

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

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

## Recommendation

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

**20b. Comments** Vehicular access appears constrained and unlikely to be suitable. Development would result in the loss of an allotment site which is in current use. Potential for impacts on landscape, as allotments provide transition to 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>	>50% of site area in Zone 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	100%	<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/YR19/0889/O			
<b>7.(ii) Planning History Search</b>	F/YR19/0294/O: Erection of up to 5no dwellings (outline application with matters committed in respect of ... (Refuse)   F/YR19/0889/O: Erect up to 5no 2-storey dwellings (outline application with matters committed in respect ... (Grant)			

## 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 geometry			
<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 10 min walk (< 800m)			<b>B</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Gorefield 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:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Beechwood Yard, Gorefield	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Gorefield Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Gorefield Primary School is an Academy with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119. In 2020/2021 there were 74 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 68 in 2029/2030.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

Likely suitable

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: No observations as at 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 within 1.01km – 2km of site

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Leverington Gull

16a.(vi) CWS 1-2km

16b. Record of protected species on site: 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:

16e. Wildlife Officer comments:

Likely suitable

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
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 1.01km – 2km of site	B
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Bridge Over Drain At Corner Of Fendyke Lane And High Road; Cherrytree House	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. Faint earthwork features recorded on LiDAR from 2017 suggest a roddon may be present in the centre of the site.	

## Site Visit

**Date / Time of Site Visit:** 28/10/2020 11:10:00

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

**1b. Describe accessibility of site:** Extant planning permission. Footpath exists on the opposite side of the road, but not site side.

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

**2b. Describe neighbouring uses:** Frontage dwellings to the West and South. Open fields to the North and East. Edge of village location.

**3. Describe topography and lanscape:** Part of flat, very open field with extending views especially to the North.

**4. Describe layout, form, street pattern:** High Road forms one of the main entrances into the village where frontage development predominates.

<b>5. Describe building types and features:</b>	<i>Mainly detached and predominantly single Storey in the vicinity.</i>	
<b>6. Describe site's boundaries:</b>	<i>Hedge to West. Open to North, East and South, with significant drain to the East.</i>	
<b>7. Describe features / constraints:</b>	<i>None of note.</i>	
<b>8. Describe views, sight lines or vistas:</b>	<i>Will be very prominent on entrance to the village and very visible from the East and North [fit and end].</i>	
<b>9a. Relationship to built form:</b>	<i>Somewhat negative</i>	
<b>9b. Visual impact on wider landscape:</b>	<i>Negative</i>	
<b>9c. Historic features:</b>	<i>Somewhat negative</i>	
<b>9d. Justification:</b>	<i>The site will extend the linear form of development into open countryside which will have an adverse impact on both.</i>	

<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>	<b>D</b>
<b>19b. Justification:</b>	The prominent location of the site will mean that it will impact on the very open countryside of the area, and extend the linear built form of the settlement to the detriment of the character of the area.	
<b>19c. Key considerations for policy:</b>	Extant planning permission Impact on built form and open countryside	

## 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. The site has therefore been determined to be suitable for development through the planning system.	

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</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 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	31.55%	<b>3a.(iii) Site area in FZ2:</b>	66.04%	<b>3a.(iv) Site area in FZ3:</b>	2.41%
<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>	2%
<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/YR15/0699/O			
	Site with full planning permission: F/YR15/0699/O granted 21 April 2020.			
<b>7.(ii) Planning History Search</b>	<p>F/1095/85/F: Extension to houseOrchard House Back Road Gorefield... (Application Permitted); F/0967/89/F: Erection of a two-storey extension to side ofbungalow... (Granted); F/0007/78/F: Retention of existing brick-skinned prefabricated bungalowBack Road Gorefield... (Application Permitted); F/0155/82/F: Extension to officesBack Road Gorefield... (Application Permitted); F/YR07/1126/F: Erection of 2-storey side and rear extensions to existing dwelling involving demolition of... (Granted); F/0244/79/O: Erection of one dwellingBack Road Gorefield... (Application Refused); F/0356/85/F: Alteration and extension to garage and porchThe Bungalow Back Road Gorefield... (Application Permitted); F/91/0570/F: Erection of a two-storey flank extension toexisting house to form granny annexe... (Granted); F/0052/79/F: Alterations and permanent retention of brick-skinned prefabricated bungalowBack Road Gore... (Application Permitted); F/0255/86/F: Alterations and extension to officesBack Road Gorefield... (Application Permitted); F/YR00/0953/CERTLU: Certificate of Lawful Use (Existing): Use ofland and buildings for the storage anddistri... (NULL); F/1188/89/O: Erection of one dwelling and outbuildings foruse as workplace home... (Refused); F/0076/79/F: Erection of a grain siloBack Road Gorefield... (Application Refused); F/YR10/0316/F: Erection of 2-storey and single-storey side and rear extensions to existing dwelling... (Granted); F/YR05/0340/F: Erection of conservatory to rear of existing dwelling... (Granted); F/YR15/0699/O: Erection of 14 dwellings (max) (Outline application with all matters reserved) involving d... (Granted); F/0700/80/F: Extension to store to form commercial vehicle maintenance work-shopDennicks Back Road Gor... (Application Permitted); F/YR06/0246/F: Erection of a 4-bed detached house with attached single garage... (Granted); F/90/0325/F: Erection of a single-storey flank extensionto house... (Granted); F/YR10/0092/F: Erection of single-storey side/front, first-floor side and part single/2-storey rear exten... (Refused); F/0273/79/F: Erection of a grain siloBack Road Gorefield... (Application Permitted); F/YR05/0385/O: Erection of a dwelling... (Granted); F/0387/79/F: Alterations and extension to dwellinghouse and the erection of a garageBack Road Gorefiel... (Application Permitted); F/1494/88/O:</p>			

Erection of a chalet dwelling on gardenLand at rear of Orchard House Back Road Gorefield... (Application Refused); F/YR01/0445/F: Erection of agricultural storage building... (Granted); F/0102/80/F: Erection of a replacement silo and one new grain silo and construction of a roadwayBack R... (Application Permitted); F/YR06/0307/O: Erection of a dwelling involving demolition of existing ground floor annexe... (Refused)

## Transport

8a. Local road impacts:

8b. Transport team comments:

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Primary School	
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:	Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG	
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:	Gorefield 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: Less than 10 min walk (&lt; 800m)

B

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

11f.(iii) Emp area 5-10 min walk: Beechwood Yard, Gorefield

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

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

12a.(i) Primary school catchment

12a.(ii) Primary school capacity:

12b. Pri school capacity comments:

13a.(i) Secondary school catchment

13a.(ii) Secondary school capacity:

13b. Sec school capacity comments:

## Land Quality

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Leverington Gull



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 does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

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

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:*

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

*1b. Describe accessibility of site:*

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

*2b. Describe neighbouring uses:*

*3. Describe topography and lanscape:*

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

*5. Describe building types and features:*

*6. Describe site's boundaries:*

*7. Describe features / constraints:*

*8. Describe views, sight lines or vistas:*

*9a. Relationship to built form:*

*9b. Visual impact on wider landscape:*

*9c. Historic features:*

*9d. Justification:*

**19a. Character + Place Score:**

**19b. Justification:**

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

## Local Preference

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

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

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

## Recommendation

**20a. Individual site score**

**Likely suitable**

**A**

**20b. Comments**

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