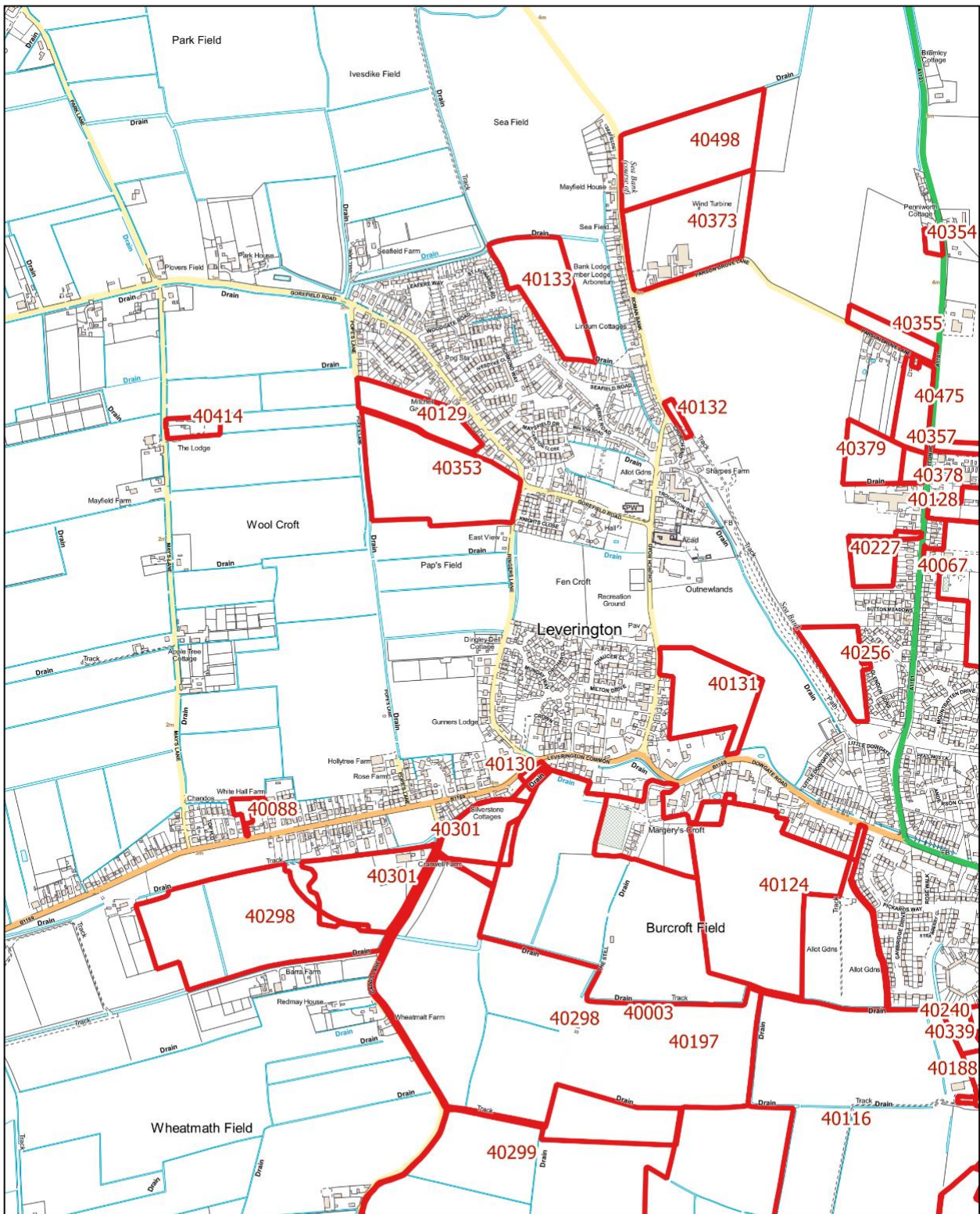


# Leverington



## Site Submissions

Draft Fenland Local Plan

### Key

Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 3 - INCOMPATIBLE			<b>E</b>	
<b>3a.(ii) Site area in FZ1:</b>	45.64%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	54.36%
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR11/0947/TRCA: Fell 1no Silver Birch Tree within a Conservation Area... (Grant)   F/YR17/0051/F: Erection of a detached garage to existing dwelling... (Grant)   F/YR17/0034/NONMAT: Non-material amendment: Re-siting of garage closer to dwelling from 3.0metres to... (Withdrawn)   F/YR15/0154/TRCA: Works to 1no Atlas Cedar tree within a Conservation Area... (Grant)   F/YR11/0534/TRCA: Works to 1 Silver Birch Tree within a Conservation Area... (Grant)   F/YR17/0323/O: Erection of up to 2 no dwellings (Outline with matters committed in respect of a... (Refuse)   F/YR17/0183/TRCA: Fell 1no ash tree within a Conservation Area... (Grant)   F/YR15/0470/TRCA: Works to 1no Silver Birch and 8no Thuja trees within a Conservation Area... (Grant)   F/YR10/0428/F: Erection of a rear extension to existing domestic detached garage... (Grant)   F/YR16/1046/F: Erection of a detached garage to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	West Wisbech BCP area. Site needs to be considered as part of master plan for the area. Footway and cycleway improvements required along Dowgate Road. Access to the site should have suitable visibility etc.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to multiple nearby PRoW within the site boundary			<b>B</b>

**10b. PROW Team comments:** Multiple PROWs located with site boundary. Excellent opportunities, give the size of allocation to link PROWs and upgrade to provide circular bridleway(s)

## 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>	Leverington Road; Peatlings Lane; Leverington Common; Foot Bridge; Sutton Road	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</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>	North Brink Practice	
<b>11b.(v) Medical srvs 15-20 min walk:</b>	Clarkson Surgery; Trinity Surgery	
<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>	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
<b>11c.(iv) Shops 10-15 min walk:</b>	ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE; S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP	
<b>11c.(v) Shops 15-20 min walk:</b>	Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE; Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE; Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE; Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU; Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU	
<b>11d.(i) Prox to primary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Leverington Primary Academy; Peckover Primary School	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>	Orchards Church of England Primary School	
<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 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>	River Nene frontage, Wisbech	

11f.(iv) Emp area 10-15 min walk:	South-west Wisbech; Wisbech Town Centre	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	<b>Limited capacity</b>	<b>C</b>
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:	<b>Site within 250m of potentially contaminated land</b>	<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:	636 (SMITHY)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	<b>50% or more is Grade 1</b>	<b>E</b>
15b. ALC percentage site area	GRADE 1: 59.3%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 40.7%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR more than 2.01km from site</b>	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS within 501m – 1km of site</b>	<b>C</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
	River Nene	
16a.(v) CWS 500m - 1km:		

## 16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

## 16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No 16c.(iii) Grassland Buffer: No 16c.(iv) Grassland Stepping Stone Opp: 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 does not intersect Goose + Swan IRZ

A

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

Site not shown on SHELAA map

## 16e. Wildlife Officer comments:

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

A

17.(ii) TPO area: TPO area on site

E

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) located on site / site intersects asset

E

18a.(ii) CA intersects site: Leverington 2

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: PEPPERMINT HALL; LANCEWOOD; COACH HOUSE AND STABLES WEST OF FENCROFT; RONSVILL; REED COTTAGE THATCHED COTTAGE; FENCROFT; WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL; HALLCROFT; DOVECOTE, REAR OF BEACHWOOD

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: Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

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

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

18d.(i) Prox to Reg Parks+Gardens: Asset(s) within 500.1 – 1000m of site

C

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

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

18e.(i) Prox to Heritage at Risk: Asset(s) within 500.1 – 1000m of site

C

18e.(ii) HAR intersects site:

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

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

**18g. Archaeology comments:** Small evaluations conducted at north perimeter found Medieval and post medieval remains (MCB19546). Three Listed Buildings are against the north boundary : Walled Garden Wall and Gatepiers Immediately West and South West of Peppermint Hall (NHLE 1224890); Peppermint Hall (1125902) early 18thC House; Dovecote, rear of Beachwood (NHLE 1310303). Curtilage issues to be considered

## Site Visit

**Date / Time of Site Visit:** 09/07/2020 11:15:00

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

**1b. Describe accessibility of site:** It is not clear how access will be achieved to the site. Not adjacent to any public highway.

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

**2b. Describe neighbouring uses:** Dwellings and gardens to the North, allotments and dwellings to the East. Open fields to the South and West.

**3. Describe topography and lanscape:** Flat, arable land.

**4. Describe layout, form, street pattern:** The B1169 Dowgate Rd runs East- West to the North of the site beyond existing dwellings and gardens.

**5. Describe building types and features:** Mix of single Storey and two Storey in vicinity. None on site.

**6. Describe site's boundaries:** Mixture of fences, hedges and open, including trees on boundaries.

**7. Describe features / constraints:** Lack of access.  
Proximity to Leverington conservation area.

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

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

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

**9c. Historic features:** Somewhat negative

**9d. Justification:** Whilst adjacent to the existing built form in parts, the site would be an incongruous addition to the town with an adverse impact on the countryside and potentially local heritage assets.

**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:** There is no obvious access to the site and if developed in a piecemeal way would have pull relationship to the existing built form including the setting of heritage assets e.g. Leverington conservation area.

**19c. Key considerations for policy:** Within BLG of Fenland local plan 2014.  
Impact on conservation area.  
Impact on other heritage assets.  
Access.

Piecemeal development.

**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



20b. Comments

The proposal is incompatible with national planning policies for managing flood risk 54% of the site is located within Flood Zone 3. Access is likely to be constrained. Site relates poorly to the built form and would adversely impact on open character of the 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 3 - INCOMPATIBLE			<b>E</b>
<b>3a.(ii) Site area in FZ1:</b> 0%	<b>3a.(iii) Site area in FZ2:</b> 35.94%	<b>3a.(iv) Site area in FZ3:</b> 64.06%		
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 0%	<b>3b.(iii) 1 in 100yr event (area):</b> 1%	<b>3b.(iv) 1 in 1000yr event (area):</b> 12%		
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR14/0798/F: Removal of Condition 7 of planning permission F/YR07/1218/F (Erection of 6 x 3-be... (Grant)    F/YR15/0153/F: Erection of a 2-storey 2/3-bed dwelling involving demolition of existing dwellin... (Grant)    F/YR15/3018/COND: Details reserved by condition 7 of F/YR14/0798/F (Removal of Condition 7 of plann... (Approve)    F/YR13/0126/F: Erection of single-storey extension and extension of existing first-floor balcon... (Grant)    F/YR11/0221/F: Erection of part 2-storey/part single storey rear extension with balcony and det... (Grant)    F/YR08/3009/COND: (Erection of 6 x 3-bed semi-detached houses with integral garages and formation ... (Approve)    F/YR15/0592/F: Erection of single-storey rear extension to existing dwelling... (Grant)   F/YR14/0911/O: Erection of a  dwelling involving demolition of existing dwellings (retaining con... (Grant)</p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Popes lane widening with footway provision required			
<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**

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Woodgate Road; Ringers Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Leverington Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
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	River Nene frontage, Wisbech	
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards	

trajectory to 236 in 2027/2028.

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

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

**C**

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

## Land Quality

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

**A**

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:**

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

**E**

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

## Natural Environment

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

**A**

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

**C**

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

Leverington Gull

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

River Nene

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

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

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

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

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

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

No wildlife concerns

16e. Wildlife Officer comments:

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

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

## Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Leverington 1

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:      BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; BARN, WEST OF PARK FARMHOUSE; Church of St Leonard; BARN, NORTH WEST OF PARK FARMHOUSE; WAR MEMORIAL IN CEMETERY; PARK HOUSE

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

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km:      Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km:      Rabbit Hill round barrow

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

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

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

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

18e.(ii) HAR intersects site:

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

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

18g. Archaeology comments:

## Site Visit

Date / Time of Site Visit:      17/03/2020 11:25:00

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

<b>1b. Describe accessibility of site:</b>	Down narrow lane adjacent to site. Footpath exists on east side of lane.
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes
<b>2b. Describe neighbouring uses:</b>	To some degree. Backs of dwellings to north and east.
<b>3. Describe topography and lanscape:</b>	Very flat and open. Sizeable drain to south and west.
<b>4. Describe layout, form, street pattern:</b>	Rural lane - very quiet, access only. Unmade up along site frontage.
<b>5. Describe building types and features:</b>	Bungalows along Pope's Lane 2 storey - mainly along main lane.
<b>6. Describe site's boundaries:</b>	Backs/sides of dwellings, front hedges. Otherwise 2 main ditches and very open.
<b>7. Describe features / constraints:</b>	Access narrow and Pope's lane in poor condition Drains to cross
<b>8. Describe views, sight lines or vistas:</b>	Very open to west and south - can see Leverington Common.
<b>9a. Relationship to built form:</b>	Somewhat negative
<b>9b. Visual impact on wider landscape:</b>	Negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	

**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:** Access - upgrade Pope's Lane required with its junction with Gorefield Road and beyond  
Impact on countryside and shape of village.

## Local Preference

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

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

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

## Recommendation

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

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk, 64% of the site is located within Flood Zone 3 .In addition, development of the site would have adverse visual impacts on the open countryside and a poor relationship to the built form.Access is likely to be constrained.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	3%	<b>3b.(iii) 1 in 100yr event (area):</b>	6%	<b>3b.(iv) 1 in 1000yr event (area):</b>	8%
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/1141/F: Erection of 4 x 2-storey 2-bed dwellings... (Grant)   F/YR17/3153/COND: Details reserved by conditions 2, 3, 5, 8, 9, 12, 13, 14 and 15 of planning perm... (Approve)   F/YR16/0679/F: Erection of a double garage to front of existing garage and formation of a pitch... (Withdrawn)   F/YR15/0371/F: Erection of 6 x 2-storey dwellings comprising of 5 x 2-bed and 1 x 3-bed... (Withdrawn)   F/YR16/1088/F: Erection of a double garage to front of existing garage and formation of a pitch... (Grant)   F/YR10/0865/O: Erection of 8 dwellings... (Refuse)   F/YR10/0598/O: Erection of 9 dwellings... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<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**

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	<b>A</b>
11a.(ii) Bus stops / rail in 5 min walk:	Leverington Common; Foot Bridge	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	<b>E</b>
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>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Leverington Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Peckover Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
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)	<b>D</b>
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	River Nene frontage, Wisbech	
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	<b>D</b>
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards	

trajectory to 236 in 2027/2028.

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

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

**C**

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

## Land Quality

**14a.(i) Prox pot. contaminated land:** **Site 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:** 636 (SMITHY)

**14b. Env Health Officer comments:**

**15a. Agricultural Land Classification:** **50% or more is not agricultural land**

**A**

**15b. ALC percentage site area** GRADE 1: 11.28% | Grade 2: 0% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 88.72%

## 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; River Nene

**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:** Yes      **16c.(iv) Grassland Stepping Stone Opp:** Yes

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

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site 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		<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site		<b>A</b>
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site		<b>D</b>
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:	Leverington 1, Leverington 2		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		<b>D</b>
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	PEPPERMINT HALL; LANCEWOOD; COACH HOUSE AND STABLES WEST OF FENCROFT; REED COTTAGE THATCHED COTTAGE; FENCROFT; WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL; HALLCROFT; DOVECOTE, REAR OF BEACHWOOD		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site		<b>C</b>
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:	Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech		
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) within 1.01km – 2km of site		<b>B</b>
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) within 1.01km – 2km of site		<b>B</b>
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:	Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780		
18g. Archaeology comments:			

**Site Visit**

*Date / Time of Site Visit:* 17/03/2020 11:50:00



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

**1b. Describe accessibility of site:** Opposite junction on busy road. Junction for car park spaces exists.

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

**2b. Describe neighbouring uses:** Dwellings to east and west.  
On village edge.  
Open to south west.

**3. Describe topography and lanscape:** Flat with large drain in centre.  
Important gap with views to open countryside.

**4. Describe layout, form, street pattern:** Rural lane - busy

**5. Describe building types and features:** 2 storey and bungalows

**6. Describe site's boundaries:** Open to south east - fences on other sides.

**7. Describe features / constraints:** Drain.  
Loss of car parking spaces for terraced houses.  
On busy road and junction.

**8. Describe views, sight lines or vistas:** Views to the south - important gap which should be retained.

**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:** Loss of important gap / view to countryside  
Proximity to junction  
Loss of car parking spaces for neighbouring houses.

## 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** Development of the site would adversely affect the amenity of neighbouring dwellings through the loss of car parking spaces. Development would adversely impact on the character of the village through the loss of an important gap providing views to the open countryside.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	81.58%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	18.42%
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR10/0597/CA: Demolition of shed... (Grant)   F/YR09/0819/EXTIME: Erection of 2 x 6-bed semi-detached dwellings with attached double garages (rene... (Grant)   F/YR15/0828/F: Erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double gara... (Grant)   F/YR17/0601/NONMAT: Non-material amendment: Plot 2 only - window colour to be changed from cream to ... (Approve)   F/YR18/0746/TRTPO: Fell 1no Yew and 1no Alder and works to 3no Scotts Pine, 1no Lime, 1no Horse Che... (Grant)   F/YR11/0133/F: Erection of 4 x 4-bed 3-storey dwellings with detached garage blocks and detache... (Grant)   F/YR16/0893/F: Erection of 2 x 2-storey 4-bed dwellings with garages... (Grant)   F/YR15/0084/TRTPO: Works to 4 x Horse Chestnut Trees, 1 x Sycamore Tree and 2 x Lime Trees covered ... (Grant)   F/YR16/3083/COND: Details reserved by conditions 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 18, 19 an... (Approve)   F/YR19/0368/TRTPO: Fell 1no Sycamore Tree in a conservation area and works to 1no Lime Tree, 2no As... (Grant)   F/YR18/1109/TRTPO: Works to 2no Limes and 1no Beech tree (monolith approx 8-10 metres) covered by T... (Grant)   F/YR17/3074/COND: Details reserved by condition 2 of planning permission F/YR15/0828/F Plots 2 and... (Withdrawn)   F/YR12/3033/COND: Details reserved by Conditions 04 and 05 relating to planning permission F/YR07/... (Approve)   F/YR12/3034/COND: Details reserved by Conditions 02 and 03 relating to planning permission F/YR07/... (Approve)   F/YR14/0297/F: Erection of 3 x 4-bed and 1 x 5-bed 2-storey dwellings with attached double gara... (Grant)   F/YR16/0966/F: Erection of 2-storey 5-bed dwelling and attached double garage with store above... (Grant)   F/YR10/0596/F: Erection of 3 x 4-bed 3-storey dwellings, 2 x 4-bed 2-storey dwellings with deta... (Refuse)   F/YR17/0238/NONMAT: Non-material amendment: Plot 1 only - Velux moved to north elevation and dormer ... (Approve)   F/YR18/0573/O: Erection of 35 x dwellings involving the formation of a new access (outline appl... (Refuse)</p>			

## Transport

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

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Peatlings Lane; Troughton Way; Leverington Common; Foot Bridge; Sutton Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX; ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Leverington Primary Academy	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Peckover Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 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:	River Nene frontage, Wisbech	
11f.(v) Emp area 15-20 min walk	Wisbech Town Centre	
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	<b>Limited capacity</b>	<b>C</b>
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:	<b>Site within 50m of potentially contaminated land</b>	<b>D</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:	636 (SMITHY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	<b>50% or more is Grade 1</b>	<b>E</b>
15b. ALC percentage site area	GRADE 1: 73.36%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 26.64%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR more than 2.01km from site</b>	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS within 501m – 1km of site</b>	<b>C</b>
16a.(iii) Site intersects CWS:		

## 16a.(iv) CWS within 500m:

River Nene

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

## 16d.(i) Goose and Swan IRZ

Site does not intersect Goose + Swan IRZ

A

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

NULL

No wildlife concerns apart from southern entrance point where appears to consist of mature trees/ water course.

## 16e. Wildlife Officer comments:

## 17.(i) TPO points:

No TPO point within 15m of the site

A

## 17.(ii) TPO area:

TPO area on site

E

## Heritage

## 18a.(i) Prox to Conservation Area:

Asset(s) located on site / site intersects asset

E

## 18a.(ii) CA intersects site:

Leverington 2

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

Leverington 1

## 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:

PEPPERMINT HALL; LEVERINGTON HALL; LANCEWOOD; BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; COACH HOUSE AND STABLES WEST OF FENCROFT; RONSVILL; REED COTTAGE THATCHED COTTAGE; Church of St Leonard; WAR MEMORIAL IN CEMETERY; FENCROFT; WALLED GARDEN WALL AND GATEPIERS IMMEDIATELY WEST AND SOUTH WEST OF PEPPERMINT HALL; HALLCROFT; DOVECOTE, REAR OF BEACHWOOD

## 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:

Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

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

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

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

Asset(s) within 1.01km – 2km of site

B

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

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

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

B

18e.(ii) HAR intersects site:

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

**18f. Conservation Officer comments:** This site is not suitable to be identified for development in the local plan. Development of this site came forward as a planning application, F/YR18/0573/O, in 2018. There were strong heritage based objections to developing this site. The application was refused and this decision was upheld at appeal.

Consideration of setting of scheduled monuments 1006887 and 1006781 and listed buildings 1125948, 1160980 and 1125949

18g. Archaeology comments:

## Site Visit

**Date / Time of Site Visit:** 17/03/2020 12:05:00

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

**1b. Describe accessibility of site:** Existing field access to west.  
Footpaths on both sides of road - may need to be widened.

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

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

**3. Describe topography and lanscape:** Flat farmland  
Roman Bank (Scheduled Monument) to the east.

**4. Describe layout, form, street pattern:** Busy rural road leading to village centre.  
Cul-de-sacs opposite.

**5. Describe building types and features:** Mainly 2 storey semis and detached dwellings.  
Some listed buildings.

**6. Describe site's boundaries:** Open farmland - no clear demarcation of boundaries to north and east.  
Mature trees to south east.  
Fences and hedges along garden boundaries.

**7. Describe features / constraints:** Listed buildings and Scheduled Monuments in the vicinity.

**8. Describe views, sight lines or vistas:** Very open to the north and east.  
Leverington Church (listed building) to the north.

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

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

**9c. Historic features:** Negative

**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:** Impact on heritage features  
Impact on open countryside

**Local Preference**

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

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

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

**Recommendation**

**20a. Individual site score**

**Potentially unsuitable**

**D**

**20b. Comments**

The site is likely unsuitable for development, as confirmed through a recent planning decision, due to its likely adverse impacts on heritage assets in the vicinity of the site. Development would adversely impact on the character of the open countryside. A portion of the site area (approx. 18%) is located in Flood Zone 3.

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR12/0629/F: Formation of a new agricultural access road (retrospective)... (Grant)   F/YR18/0326/O: Erection of 6 x dwellings involving the formation of 4 x new accesses (Outline w... (Refuse)   F/YR12/0382/F: Formation of a new agricultural access road (retrospective)... (Withdrawn)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility			
<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>	Parson Drove Lane; Troughton Way; Ringers 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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
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:	Leverington Primary Academy	
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:	River Nene frontage, Wisbech	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

A

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:**

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

E

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

## Natural Environment

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

A

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

C

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

River Nene

**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:** Yes      **16c.(iv) Grassland Stepping Stone Opp:** Yes

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

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

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

A

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

16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Leverington 1	
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:	LEVERINGTON HALL; BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; Church of St Leonard; WAR MEMORIAL IN CEMETERY	
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:	Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech	
18c.(iv) Sched Mnmt 500m-1km:	Rabbit Hill round barrow	
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 buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
18g. Archaeology comments:		

## Site Visit

*Date / Time of Site Visit:* 17/03/2020 10:45:00

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

*1b. Describe accessibility of site:* On tight bend at village entrance.  
Footpath could be continued.

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

*2b. Describe neighbouring uses:* Dwellings on opposite side of road - bungalows to south.

*Semi-detached on opposite side of road.*

**3. Describe topography and lanscape:** *Flat - mixture of farmland and access.  
5 trees along frontage.*

**4. Describe layout, form, street pattern:** *Rural lane with spur off it.*

**5. Describe building types and features:** *Bungalows and chalets  
1950s semis*

**6. Describe site's boundaries:** *Fence/hedge to south, otherwise open.  
Presently good transition from built form to countryside.*

**7. Describe features / constraints:** *On tight bend, loss of trees*

**8. Describe views, sight lines or vistas:** *Very open to the west and north  
Important views when leaving village.*

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

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

**9c. Historic features:**

**9d. Justification:**

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

**D**

**19b. Justification:**

**19c. Key considerations for policy:** *Loss of gap at 'exit/entrance' to village  
Impact on countryside  
Loss of amenity space which provide transition from countryside to village*

## 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 has a poor relationship to the built form, and development would result in adverse visual impacts on the open countryside. Development would result in loss of views to open countryside from village, and alter the local character. There are heritage assets in vicinity of the site.*

## 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 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	99.48%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0.52%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>	F/YR18/0326/0			
<b>7.(ii) Planning History Search</b>	F/YR19/0417/F: Erection of a 2-storey rear extension and installation of first-floor window to ... (Grant)   F/YR10/0567/F: Erection of a single-storey side extension to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway and cycleway connectivity required with village. TA required to consider the traffic impact			
<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>	Woodgate Road; Troughton Way; Ringers 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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Leverington Primary Academy	
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:	River Nene frontage, Wisbech	
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

A

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:**

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

E

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

## Natural Environment

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

A

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

C

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

Leverington Gull

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

River Nene

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

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

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

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

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

A

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

16e. Wildlife Officer comments:	No wildlife concerns	
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Leverington 1	
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:	BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; Church of St Leonard; WAR MEMORIAL IN CEMETERY	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech	
18c.(v) Sched Mnmt 1-2km:	Rabbit Hill round barrow	
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Consideration for setting of listed buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
18g. Archaeology comments:	230m to the south is 12th century occupation evidence in the proposed burial ground at St Leonard's Church. A series of ditches and pits were identified within the eastern part of the site and are likely to have been associated with a farmstead or other settlement dating from the 12th-14th centuries. At the north west of the site a large drain or boundary was identified and is probably contemporary with the medieval activity (ECB3600). Non-designated line of 'Roman Bank' Saxon sea defence lies 250m to the east. Archaeological condition required.	

## Site Visit

*Date / Time of Site Visit:* 17/03/2020 11:00:00



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

**1b. Describe accessibility of site:** Through existing cul-de-sac spur  
Footway could be extended

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

**2b. Describe neighbouring uses:** Dwellings to the east.  
Mix of bungalows and 2 storey  
Rear of dwellings to the west - across open area

**3. Describe topography and lanscape:** Open site used for farming  
Very flat

**4. Describe layout, form, street pattern:** Residential estate with cul-de-sacs off it - 1950's(?) onwards.

**5. Describe building types and features:** Bungalows and 2 storey semi-detached dwellings.

**6. Describe site's boundaries:** Open to north and west.  
Rear of dwellings to east and south

**7. Describe features / constraints:** Single access only

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

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

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

**9c. Historic features:**

**9d. Justification:**

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

**D**

**19b. Justification:**

**19c. Key considerations for policy:** Further extension off already large estate  
Impact on countryside  
Extent of development.

## 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 suitable

**B**

**20b. Comments** Site would provide an extension to an existing estate. Site is relatively free from constraints and is potentially suitable for development, subject to providing safe, suitable access, and mitigating impacts on landscape and heritage assets (and other policy requirements, as appropriate).

## 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>	40.87%	<b>3a.(iii) Site area in FZ2:</b>	58%	<b>3a.(iv) Site area in FZ3:</b>	1.13%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR18/0245/F: Erection of a single-storey side extension to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Pope Lane CW widening required and footway/cycleway connections required. TA required and traffic impact considered.			
<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>	Woodgate Road; Troughton Way; Ringers 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 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
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:	Leverington Primary Academy	
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	River Nene frontage, Wisbech	
12a.(i) Primary school catchment	Leverington Primary Academy	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 209 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 236 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

A

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:**

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

E

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

## Natural Environment

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

A

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

B

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

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

Leverington Gull; River Nene

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

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

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

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

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

A

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

No wildlife concerns

## 16e. Wildlife Officer comments:

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

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

18a.(iii) CA within 500m:	Leverington 1	
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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:	LEVERINGTON HALL; BASE OF CROSS, SOUTH OF PORCH TO ST LEONARDS CHURCH; BARN, WEST OF PARK FARMHOUSE; Church of St Leonard; BARN, NORTH WEST OF PARK FARMHOUSE; WAR MEMORIAL IN CEMETERY; PARK HOUSE	
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18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
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18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km:	Rabbit Hill round barrow; Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech	
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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 buildings 1310260, 1125954, 1161049, 1224890, 1125902, 1310303, 1125953, 1310286 and scheduled monument 1006780	
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18g. Archaeology comments:	Evaluation 175m to NE revealed activity dating in the western half of the site associated with a farmstead or other settlement dating from the 12th-14th centuries. At the north west of the site a large drain or boundary was identified and is probably contemporary with the medieval activity. All trenches contained an upper immature alluvial soil which suggests a period of wetland formation immediately post-dating the 12th to 14th centuries (ECB3600).	
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**Site Visit**

Date / Time of Site Visit:	17/03/2020 11:10:00
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1a. Accessibility: Is the site capable of being accessible to all users?:	Yes
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<b>1b. Describe accessibility of site:</b>	Footpath could be provided along site frontage - none at present
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes
<b>2b. Describe neighbouring uses:</b>	Dwellings to east - some fronting site. Dwellings to north, rear / side gates. Open countryside elsewhere.
<b>3. Describe topography and lanscape:</b>	Very flat and open
<b>4. Describe layout, form, street pattern:</b>	Rural lane - junction with pub on corner
<b>5. Describe building types and features:</b>	Modern and 1920s/30s onwards Pub 1913
<b>6. Describe site's boundaries:</b>	Open in the main Fences / hedges for dwellings for dwellings Large drain to the west
<b>7. Describe features / constraints:</b>	None obvious
<b>8. Describe views, sight lines or vistas:</b>	Important views when leaving village. Good transition from countryside - would be lost
<b>9a. Relationship to built form:</b>	Somewhat negative
<b>9b. Visual impact on wider landscape:</b>	Negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	

**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:** Loss of important gap / view when leaving / entering the village  
Impact on countryside  
Impact on shape of settlement.

## 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 extends into the open countryside and has a poor relationship to the built form. Development would adversely impact upon the character of the landscape and the village, and result in the loss of views. The majority of the site area is in Flood Zone 2, and therefore not sequentially preferable.

## 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 1			<b>B</b>
<b>3a.(ii) Site area in FZ1:</b>	98.72%	<b>3a.(iii) Site area in FZ2:</b>	0.5%	<b>3a.(iv) Site area in FZ3:</b> 0.78%
<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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR17/1227/PNC04: Change of use of 2 x agricultural buildings to 2 x single-storey 3-bed dwellings... (Prior Approval Refused)   F/YR10/0470/F: Erection of a 18.0 metre (hub height) 11 kw Gaia microturbine with associated wo... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Remote location. PD lane requires widening with footway and cycleway provision. TA require to assess traffic impact			
<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>	Parson Drove Lane			

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



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

## Land Quality

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

A

**14a.(ii) Intersects landfill for DI:**

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

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

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

**14a.(vi) Intersects Site for DI:**

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

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

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

**14b. Env Health Officer comments:** Current agricultural use, phase 1 may be required to determine extent of any contamination in relation to agricultural uses.

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

E

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

## Natural Environment

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

A

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

C

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

Leverington Gull; River Nene

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

Honington House Farm

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

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

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

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

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

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

A

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

No wildlife concerns

## 16e. Wildlife Officer comments:

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

A

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: Leverington 1

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

C

18b.(ii) Listed Building on site:

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

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Cherry Tree Hill round barrow; Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km: Rabbit Hill round barrow

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

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

18g. Archaeology comments: Borders the non scheduled line of 'Roman Bank' (MCB16155) on the west side . Undated cropmarks are recorded 120m to the north (MCB20446). The HER records that on the seaward side a series of ramparts spaced at 200-300m intervals were built against the sea wall. They are clearly breakwaters built to reduce the force of high seas striking the Sea Bank and are likely to be medieval reinforcements. Archaeological investigation to be secured by condition.

## Site Visit

Date / Time of Site Visit: 17/03/2020 10:25:00

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

**1b. Describe accessibility of site:** Footway on opposite side of road.  
Room to replace verge.

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

**2b. Describe neighbouring uses:** Dwellings on west side of road.  
Otherwise open countryside.

**3. Describe topography and lanscape:** Very flat - currently use farm and orchards

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

**5. Describe building types and features:** Dwelling on site - otherwise farm buildings.

**6. Describe site's boundaries:** Mature and semi-mature trees/hedges

**7. Describe features / constraints:** None - wind turbine on site.

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

**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:** Impact on open countryside.  
Relationship to shape of settlement.

## 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 has a poor relationship to the built form of the village, located on the opposite side of the road, separate from the dwellings located along Roman Bank. Development would be intrusive to the open countryside, resulting in adverse visual impact upon the landscape. Adjacent to proposed site 40498

## 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>				
<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> 34.74%	<b>3a.(iii) Site area in FZ2:</b> 21.1%	<b>3a.(iv) Site area in FZ3:</b> 44.16%		
<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>	Medium Village	<b>C</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>		

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures	<b>C</b>
<b>8b. Transport team comments:</b>	Unsustainable location. Suitable access and footway connections with site required. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>		
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Parson Drove Lane; Roman Bank	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Leverington Primary Academy	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
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:	River Nene frontage, Wisbech	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Leverington Primary	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Leverington Primary is an Academy with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 217 primary aged pupils living in the catchment area. Forecasts show a continuous upwards trajectory to 228 in 2029/2030.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	

<b>13a.(ii) Secondary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>13b. Sec school capacity comments:</b>	Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	No observations as at 26.10.20	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 1</b>	<b>E</b>
<b>15b. ALC percentage site area</b>	Grade 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 501m – 1km of site</b>	<b>C</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>	Leverington Gull; River Nene	
<b>16a.(v) CWS 500m - 1km:</b>	Honington House Farm	
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	No	
<b>16c.(i) Highest quality habitats:</b>	Woodland,Broadleaved,Plantation,(orchard)	
<b>16c.(ii)Existing Grassland:</b>	No	<b>16c.(iii) Grassland Buffer:</b> No
<b>16c.(v)Existing Wetland:</b>	No	<b>16c.(vi) Wetland Buffer:</b> No
<b>16c.(viii) Exstg Woodland:</b>	Yes	<b>16c.(ix) Woodland Buffer:</b> Yes
		<b>16c.(iv) Grassland Stepping Stone Opp:</b> No
		<b>16c.(vii) Wetland Stepping Stone Opp:</b> No
		<b>16c.(x) Woodland Stepping Stone Opp:</b> Yes
<b>16d.(i) Goose and Swan IRZ</b>	<b>Site does not intersect Goose + Swan IRZ</b>	<b>A</b>

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

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

C

18c.(ii) Sched Mnmt intersects site:

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

18c.(iv) Sched Mnmt 500m-1km: Ancient sea defence called Roman Bank, stretching for 600yds (550m) NW of Little Dowgate, Wisbech

18c.(v) Sched Mnmt 1-2km: Rabbit Hill round barrow; Cherry Tree Hill round barrow

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Setting of scheduled monument.

18g. Archaeology comments: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. Undated cropmarks are visible within the site (MCB20446) while the purported route of the Roman sea bank defence is located along the road to the west (MCB16155). Parcel is located at the edge of the 'island' at Leverington, with the potential for fen edge deposits

## Site Visit

*Date / Time of Site Visit:* 28/10/2020 11:50:00

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

*1b. Describe accessibility of site:* Footpath on opposite side of Rd would allow pedestrian access to the site.

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

<b>2b. Describe neighbouring uses:</b>	Frontage development on opposite side of the road to the West, otherwise countryside to the North, East and South.
<b>3. Describe topography and lanscape:</b>	Flat arable and farmland. Orchard type fields the eastern South.
<b>4. Describe layout, form, street pattern:</b>	Roman Bank is a main road into the village from the North
<b>5. Describe building types and features:</b>	None on site. Mainly detached two Storey in vicinity. Farm buildings to the South.
<b>6. Describe site's boundaries:</b>	Mainly open to the North, East and West. Mature tree line to the South.
<b>7. Describe features / constraints:</b>	None of note.
<b>8. Describe views, sight lines or vistas:</b>	Would be very prominent from the North and East especially, including long views to the A1101.
<b>9a. Relationship to built form:</b>	Negative
<b>9b. Visual impact on wider landscape:</b>	Negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	The site would relate poorly to the existing built form of the settlement and extend excessively into open countryside.

<b>19a. Character + Place Score:</b>	<b>Development of site is likely to result in adverse harm to local character and/or sense of place.</b>	<b>E</b>
<b>19b. Justification:</b>	Development of the site would result in an incongruous addition to the village into open countryside to the detriment of the rural character of the area.	
<b>19c. Key considerations for policy:</b>	Impact on built form and open countryside. Extent of development for a small village with few services.	

## 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>Potentially unsuitable</b>	<b>D</b>
<b>20b. Comments</b>	A significant portion of the site (approx. 44%) is located in Flood Zone 3 and Flood Zone 2 (approx. 21%). Just 34% (approx.) of the site is located in Flood Zone 1. The proposal includes both housing and employment uses; development of housing in areas outside Food Zone 1 may be incompatible with national policies for flood risk. Development of the site would result in an incongruous addition to the village into open countryside to the detriment of the rural character of the area.	