



Site Submissions

Draft Fenland Local Plan

Key
 Site submission



Do not scale

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Date: 29 Apr 2022

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	6%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required.			
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:	Mill Close; The Bell Inn; Short Drove			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 15 min walk (< 1,200m)	C
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
11c.(v) Shops 15-20 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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:	Murrow Primary Academy	
11d.(iv) Primary schs 10-15 min walk:	Alderman Payne Primary School	
11d.(v) Primary schs 15-20 min walk:	Alderman Payne Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Alderman Payne is a Community school with an age range of 4- 11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 138 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 129 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 2

D

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

Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

New South Eau / North Level Main Drain

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns, subject to ensuring adequate undeveloped buffer to adjacent water course.

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 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: WAR MEMORIAL, RAILINGS AND GATE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020

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

1b. Describe accessibility of site: No footway
Very fast traffic
Steep bank

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

2b. Describe neighbouring uses: Open fields
Pocket to south would relate to dwellings.

3. Describe topography and lanscape: Flat and significantly below road level.

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

5. Describe building types and features: None on site (main part)
Polytunnels on smaller area

6. Describe site's boundaries: Hedgerows and open

7. Describe features / constraints: Steep bank

8. Describe views, sight lines or vistas: Visible form long distances (especially from north)

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

E

19b. Justification: Form of settlement
Impact on countryside
Achievable access and lack of footway

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Site not appropriate as this would be in the open countryside and would go some way to join the villages of Parson Drove & Murrow

(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, 100% of the site is located within Flood Zone 3. In addition, the site relates poorly to the built form of the village and extends into the open countryside. Development would result in harm to landscape character, and reduce separation between Parson Drove and Murrow.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):	F/YR17/1103/O F/YR17/1103/O – appeal dismissed – not LP3 infill in accordance with FLP			
7.(ii) Planning History Search	F/YR13/0914/F: Erection of 3 x 3-storey 6-bed dwellings with attached double garages and 2.4 me... (Refuse) F/YR17/1103/O: Erection of up to 3 x dwellings (Outline application with all matters reserved)... (Refuse)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
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
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11a.(ii) Bus stops / rail in 5 min walk:	Front Road; Murrow Lane	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	Parson Drove Surgery	
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	C
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Murrow Primary Academy	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Murrow Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 76 primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 71 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 more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

No wildlife concerns, subject to retaining boundary trees/ hedgerows.

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 1.01km – 2km of site	B
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(iii) LB within 500m of site: HOLLYCROFT FARMHOUSE; CHURCH OF CORPUS CHIRSTI

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

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

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

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

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

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

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

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 12:35:00

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

1b. Describe accessibility of site: Footpath exists
Position of access points need to avoid semi-mature trees.

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

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

3. Describe topography and lanscape: Flat, trees to front. Open grass land

4. Describe layout, form, street pattern: Linear village. Road quite busy

5. Describe building types and features: Two storey to the west. Bungalows opposite.

6. Describe site's boundaries: Hedgerow to the west.
Open on all other sides.

7. Describe features / constraints: None

8. Describe views, sight lines or vistas: Would be visible from the south

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

C

19b. Justification:

19c. Key considerations for policy: Village morphology
Smallish site well related to development
Existing footway
Proximity to services

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 is relatively unconstrained and appears to relate well to built form of village. Development would involve the loss of an area of open agricultural land, which is likely to be of highest quality. Development may also have landscape impacts due to its edge of settlement location, therefore mitigation may be required. Development would likely result in the loss of open views to the countryside, particularly from the highway and dwellings located north of the site.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR18/0568/F: Erection of 5no industrial buildings (B1) and offices and 1.8 metre high fencing... (Refuse)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required.			
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 10 min walk (< 800m)			B
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Parson Drove Surgery	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Alderman Payne is a Community school with an age range of 4- 11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 138 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 129 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 more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site appears to be rough grassland with potential to support protected species. May be suitable for limited development, however appropriate habitat

compensation measures required.

16e. Wildlife Officer comments:

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

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

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 13:05:00

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

1b. Describe accessibility of site: No footway along very busy road (fast traffic)

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

2b. Describe neighbouring uses: Gypsy & Traveller sites to the west and east.
Open to front and rear.

3. Describe topography and lanscape: Flat, and open to rear (north)
Power line crosses site.

4. Describe layout, form, street pattern: Linear development with cul-de-sac to east for caravans

5. Describe building types and features: Caravans and single storey buildings either side. None on site.

6. Describe site's boundaries: Open to rear (with drain). Open to front.
Hedgerows to west and east.

7. Describe features / constraints: Power line

8. Describe views, sight lines or vistas: Very open to north - views to Church End and Parson Drove. Would be visible from those villages.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Somewhat 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: Extent of development in small village
Impact on countryside
Access

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: This would be an appropriate site for small scale commercial developments with connected housing. Although technically in the open countryside, this road has numerous commercial developments along its length.

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

Recommendation

20a. Individual site score: Likely unsuitable

E

20b. Comments: Whilst the site adjoins existing Gypsy & Traveller sites, incompatibility with national planning policies for managing flood risk renders the site not suitable for this proposed use. In addition, the site has limited access to services and may adversely impact on landscape character.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	1%	3b.(iv) 1 in 1000yr event (area):	7%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:		0%	
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR11/0277/F: Erection of 5no x 2-storey 4-bed dwellings with garages... (Refuse) F/YR14/0999/NONMAT: Non-material amendment - Plot 4 only - Remove chimney; alterations to garage doo... (Approve) F/YR20/0023/CERTP: Certificate of Lawfulness (Proposed): Erect a pod... (Permission Not Required) F/YR14/3028/COND: Details reserved by Conditions 02, 06, 10, 11, and 12 of planning permission F/Y... (Approve) F/YR15/0500/NONMAT: Non-material amendment - Alterations to window/door positions; changes to extern... (Withdrawn) F/YR10/3074/COND: Details reserved by Conditions 2, 3, 5 and 7 on planning permission F/YR07/0989/... (Approve) F/YR14/0081/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by... (Withdrawn) F/YR18/0633/VOC: Variation of condition 2 of F/YR14/0999/NONMAT (Non-material amendment - Plot 4 ... (Grant) F/YR19/0293/F: Erection of a 2-storey 4-bed dwelling with detached garage... (Grant) F/YR16/0933/F: Erection of a 2-storey 5-bed dwelling with attached double garage and a 1.5m hig... (Grant) F/YR10/3034/COND: Details reserved by condition 2 of planning permission F/YR07/0372/F (Erection o... (Approve) F/YR14/0302/PNH: Erection of a single-storey rear extension which extends beyond the rear wall by... (Permission Not Required) F/YR18/0678/VOC: Variation of condition 10 to enable amendment to approved plans of planning perm... (Grant) F/YR16/0196/NONMAT: Non-material amendment - Amendments to Plots 1, 2 and 3 to include: amendments t... (Approve) F/YR15/0577/F: Erection of a 2-storey side extension to existing dwelling and temporary stationin... (Grant) F/YR11/0523/F: Erection of 4no x 2-storey 4-bed dwellings with garages... (Grant) F/YR14/0508/F: Erection of a single-storey extension to front of existing building... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
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8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required. TA required	
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:	Mill Close; The Bell Inn	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Murrow 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:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		

11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Murrow Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 76 primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 71 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 on potentially contaminated land	E
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:	640 (RAILWAY VARIOUS); 641 (RAILWAY VARIOUS)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	2533 (MILL)	
14b. Env Health Officer comments:	Historic railway borders two sides of the site which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

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

16e. Wildlife Officer comments:

Majority of site no wildlife concerns, however eastern access strip off Murrow Bank currently woodland/ scrub so mitigation required.

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: WAR MEMORIAL, RAILINGS AND GATE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 13:20:00

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

1b. Describe accessibility of site: Narrow access to north of primary school
Behind houses

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

2b. Describe neighbouring uses: Dwellings in north east corner
School south of access

3. Describe topography and lanscape: Extensive tract of open land
Visible from Mill Road and Main Road

4. Describe layout, form, street pattern: Rural road - very busy

5. Describe building types and features: None on site
Trees along access trackway

6. Describe site's boundaries: Hedgerows, fences and very open to north west and south.

7. Describe features / constraints: Access near school. Also access width

8. Describe views, sight lines or vistas: Visible to and from south, north and west.

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 countryside
Distance from services
Access

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. Scale of development may be incompatible with settlement hierarchy. Development of this extensive area of open land would likely adversely impact on landscape and alter the character of the village. Access is likely to be constrained and may adversely impact on neighbouring school.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	<p>F/YR18/0032/PLANO: Modification of Planning Obligation attached to planning permission F/YR15/0845/... (Grant) F/YR15/0845/F: Erection of 5 x 2-storey dwellings comprising of 3 x 5-bed and 2 x 4-bed with do... (Grant) F/YR13/0031/F: Erection of 5 dwellings comprising of: 1 x 3-storey 6-bed dwelling with detached... (Grant) F/YR16/3042/COND: Details reserved by conditions 3, 5, 7, 8, 10 and 11 of planning permission F/YR... (Approve) F/YR17/0019/F: Variation of condition 13 to enable amendment to approved plans of planning perm... (Grant) F/YR17/0193/F: Variation of condition 13 to enable amendment to approved plans of planning perm... (Grant) F/YR17/0804/NONMAT: Non-material amendment: Plot 3 only - removal of 2no chimneys and arches over wi... (Approve) F/YR12/0111/F: Erection of 6 dwellings comprising; 3 x 4-bed 2-storey, 1 x 4/6-bed 3-storey and... (Refuse) F/YR17/1206/NONMAT: Non-material amendment: Plot 3 only - relocation of detached garage relating to... (Approve) F/YR17/0553/F: Erection of a 2-storey 4-bed dwelling with detached double garage... (Grant) F/YR18/0188/VOC: Variation of condition 7 (materials) and 12 (imposition of a condition listing a... (Grant) F/YR18/0962/F: Change of use of land for domestic purposes and installation of piping and infil... (Grant) F/YR18/0961/F: Change of use of land for domestic purposes and installation of piping and infil... (Grant) F/YR16/1126/F: Variation of condition 12 (to amend the finished floor levels) and Condition 13 ... (Grant)</p>			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required. TA required to understand development traffic impact			

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: Mill Close; The Bell Inn

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

E

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

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

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

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

11c.(i) Proximity to shops: Less than 20 min walk (< 1,600m)

D

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

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk: Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD

11d.(i) Prox to primary school: Less than 5 min walk (< 400m)

A

11d.(ii) Primary schs in 5 min walk: Murrow 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: Alderman Payne Primary School

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m)

E

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

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

11f.(i) Proximity to employment: Greater than 20 min walk (>1,600m)

E

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

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

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

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

12a.(i) Primary school catchment	Alderman Payne Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Alderman Payne is a Community school with an age range of 4- 11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 138 primary aged pupils living in the catchment area. Forecasts show a downward trajectory to 129 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 50m of potentially contaminated land	D
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:	2533 (MILL); 641 (RAILWAY VARIOUS)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site envelopes former Corn Mill which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 63.39% Grade 2: 36.61% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	

16c.(i) Highest quality habitats:

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

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

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

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

A

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

A

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site

B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: WAR MEMORIAL, RAILINGS AND GATE

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 12:25:00

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

1b. Describe accessibility of site: Front could be extended

Narrow access appears to be suitable for extensive development.

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

2b. Describe neighbouring uses: Dwellings to east and south

3. Describe topography and lanscape: Flat and very open

4. Describe layout, form, street pattern: Linear development along two rural roads

5. Describe building types and features: Mix of mainly 2 storey - some bungalows

6. Describe site's boundaries: Drain to east and fences / hedges
Fences to south, otherwise open.

7. Describe features / constraints: Narrow access

8. Describe views, sight lines or vistas: Very open and visible from the north and west

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: Extent of development in small village
Impact on countryside
Access

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Site not appropriate given the scale of the proposal and result in back land development.

(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. Narrow, constrained vehicular access. Scale of development likely to be incompatible with settlement hierarchy. Likely to result in adverse impacts on the open countryside landscape and substantially alter the character of the village.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	7%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Medium Village			C
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR10/0382/F: Erection of a 3-bed dwelling... (Grant) F/YR13/0493/EXTIME: Erection of a 3-bed dwelling (Renewal of planning permission F/YR10/0382/F)... (Grant) F/YR13/0386/F: Erection of a 3-bed 2-storey dwelling... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
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 10 min walk (< 800m)			B
11a.(ii) Bus stops / rail in 5 min walk:				

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Murrow 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:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Murrow Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 76 primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 71 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:	Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg 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		

Development potential, however valuable boundary hedgerows and trees require retaining and meadow would require appropriate mitigation, so whole

site unlikely to be fully built out.

16e. Wildlife Officer comments:

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

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

Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 13:30:00

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

1b. Describe accessibility of site: On very tight bend
No footway
Dangerous access

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

2b. Describe neighbouring uses: Dwellings to north. Enclosed site

3. Describe topography and lanscape: Garden area / curtilage of dwelling
Enclosed by trees and hedgerows

4. Describe layout, form, street pattern: Rural road with fast traffic

5. Describe building types and features: Detached 2-storey dwellings to north

6. Describe site's boundaries: Trees, hedgerows and fences.

7. Describe features / constraints: Access
Impact on trees

8. Describe views, sight lines or vistas: Generally enclosed

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification:

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

E

19b. Justification:

19c. Key considerations for policy: Access
Distance from services
Highway safety

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. Poor vehicular access and lack of pedestrian footway. Site has limited access to services.

Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	0%	3a.(iv) Site area in FZ3:	100%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	12%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	2.01km - 5km from site			B	

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR16/0149/F: Erection of 2-storey 4-bed dwelling with integral garage... (Grant) F/YR15/0721/O: Erection of 2-storey dwelling... (Grant)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required.			
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:	Mill Close; The Bell Inn			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Murrow 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:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne Primary School	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	E
12b. Pri school capacity comments:	Alderman Payne is a Community school with an age range of 4- 11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 181 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 208 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	

Likely unsuitable

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 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:	2533 (MILL)	
14a.(ix) Sites for DI 100-250m:	641 (RAILWAY VARIOUS)	
14b. Env Health Officer comments:	Demolition of existing structure may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg 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		

Site appears to be grassland/ adjacent to woodland/ other habitat, so has potential as future ecological network. Should not be prioritised for

development.

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 1.01km – 2km of site	B
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(iii) LB within 500m of site: WAR MEMORIAL, RAILINGS AND GATE

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

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

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

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

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

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

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

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

<i>Date / Time of Site Visit:</i>	26/01/2020 13:20:00
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<i>1a. Accessibility: Is the site capable of being accessible to all users?:</i>	No
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<i>1b. Describe accessibility of site:</i>	Access road (narrow) in poor state of repair Need to share road. Access between 2 dwellings.
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<i>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</i>	Yes
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<i>2b. Describe neighbouring uses:</i>	Dwellings to west and north. Open to east and south.
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<i>3. Describe topography and lanscape:</i>	Flat, used for paddocks for horses Below main road level
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4. Describe layout, form, street pattern: Linear roads - site is accessed from service road.

5. Describe building types and features: Sheds, shelters for horses.

6. Describe site's boundaries: Fencing - parts. Not clear boundaries for whole site.

7. Describe features / constraints: Access road

8. Describe views, sight lines or vistas: From main road, site would be hidden
Not clear from other views

9a. Relationship to built form:

9b. Visual impact on wider landscape:

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:

Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Site not appropriate given the loss of high grade agriculture land and scale of development on the edge of the village.

(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. Constrained vehicular access. Development of site would be out of character with built form of village.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR16/0209/F: Change of use of land to one extended gypsy and traveller pitch comprising of tw... (Grant) F/YR15/0971/F: Change of use of land to wedding and formal occasion venue involving area for si... (Grant) F/YR17/1125/O: Erection of up to 7no dwellings (outline application with matters committed in r... (Refuse)			

Transport

8a. Local road impacts:	No objection with minor mitigation measures			A
8b. Transport team comments:	Suitable access required for the site with suitable visibility. Footway/cycleway connectivity required.			
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
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11a.(ii) Bus stops / rail in 5 min walk:	Murrow Lane	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	Parson Drove Surgery	
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Murrow Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Murrow Primary School	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 76 primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 71 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 more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site appears to be formed of meadow grassland with valuable boundary

hedgerows and ditch, so not suitable for development without significant compensation measures secured.

16e. Wildlife Officer comments:

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

17.(ii) TPO area: TPO area within 15m of the site C

Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 1.01km – 2km of site B

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: HOLLYCROFT FARMHOUSE; CHURCH OF CORPUS CHIRSTI

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

Site Visit

Date / Time of Site Visit: 26/02/2020 12:45:00

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

1b. Describe accessibility of site: No footway
On busy section of road entering/leaving village.

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

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

3. Describe topography and lanscape: Flat site with large drain to front

4. Describe layout, form, street pattern: Rural road - fast moving cars

5. Describe building types and features: None on site
2-storey dwellings around

6. Describe site's boundaries: Open to east with drain to front.
Hedgerows to rear.
Fences for houses to west.

7. Describe features / constraints: Large drain along front

8. Describe views, sight lines or vistas: Reasonably enclosed
Extends village into open countryside

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

E

19b. Justification:

19c. Key considerations for policy:

Local Preference

(i) Does Parish Council support site?:

(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. Site has poor access to services. Site lacks a pedestrian footway.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A	D
7.(i) Planning History (Form B):		
7.(ii) Planning History Search	<p>F/98/0387/F: Conversion of signal box to residential... (Granted) F/YR07/0648/F: Erection of a building for B8 use, erection of 2.5 metre high fence and formation of outsi... (Refuse) F/YR11/0277/F: Erection of 5no x 2-storey 4-bed dwellings with garages... (Refuse) F/YR07/0989/F: Erection of an agricultural storage building... (Grant) F/YR14/0999/NONMAT: Non-material amendment - Plot 4 only - Remove chimney; alterations to garage doors, porch ... Approve F/YR16/0347/NONMAT: Non-material amendment: Amendment to the positioning of the dwellings, relating to plannin... Withdrawn F/YR14/3028/COND: Details reserved by Conditions 02, 06, 10, 11, and 12 of planning permission F/YR11/0523/F... Approve F/YR15/0500/NONMAT: Non-material amendment - Alterations to window/door positions; changes to external roof an... Withdrawn F/YR10/3074/COND: Details reserved by Conditions 2, 3, 5 and 7 on planning permission F/YR07/0989/F (Erectio... Approve F/YR07/0372/F: Erection of a 2-storey rear extension to existing dwelling... (Grant) F/YR18/0633/VOC: Variation of condition 2 of F/YR14/0999/NONMAT (Non-material amendment - Plot 4 only - Rem... (Grant) F/YR10/3034/COND: Details reserved by condition 2 of planning permission F/YR07/0372/F (Erection of a 2-stor... Approve F/1330/89/O: Residential Development - 22 dwellings... (Refused) F/90/0293/O: Erection of buildings for B1 (Business Use)and erection of a dwelling... (Granted) F/93/0862/O: Erection of buildings for B1 (Business Use)and erection of a dwelling... (Granted) F/97/0038/F: Variation of Condition 02 of planningpermission F/93/0862/O (Erection of buildingsfor B1... (Granted) F/YR16/0196/NONMAT: Non-material amendment - Amendments to Plots 1, 2 and 3 to include: amendments to door/win... Approve F/YR15/0577/F: Erection of a 2-storey side extension to existing dwelling and temporary stationing of a mob... (Grant) F/YR11/0523/F: Erection of 4no x 2-storey 4-bed dwellings with garages... (Grant) </p>	

Transport

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

8b. Transport team comments: Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Mill Road. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

Access to Services

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

11a.(ii) Bus stops / rail in 5 min walk: Mill Close

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

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

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

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

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

11c.(i) Proximity to shops: Greater than 20 min walk (>1,600m) **E**

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

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk:

11d.(i) Prox to primary school: Less than 5 min walk (< 400m) **A**

11d.(ii) Primary schs in 5 min walk: Murrow 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:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Murrow Primary school	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 71 primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 41 in 2029/2030.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.	

Land Quality

14a.(i) Prox pot. contaminated land:	Site located on potentially contaminated land	E
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:	0 (RAILWAY VARIOUS)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	306703 (MILL)	
14b. Env Health Officer comments:	No observations as at 28.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	Grade 1: 100% Grade 2: 0% Grade 3: 0% Grade 4 or 5: 0% Not agric. land: 0%	

Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: War Memorial, Railings And Gate

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:	C-D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evidence of cropmarks some 450m southeast of the site, likely Iron Age to Roman in date (MCB29236, MCB12633).
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Site Visit

Date / Time of Site Visit: 04/11/2020 11:05:00

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

1b. Describe accessibility of site: No continuous footway along Mill Rd back to the main part of the village.

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

2b. Describe neighbouring uses: New frontage development to the East . Open countryside to the South beyond tree/ hedgerow. Dwellings to the West and North.

3. Describe topography and lanscape: Flat, elongated strip of land used for arable farming [currently grassland].

4. Describe layout, form, street pattern: Mill Rd is a relatively quiet rural Rd.

5. Describe building types and features: Detached, smallish dwellings in a spaced out form on opposite side of Rd . Substantial two Storey detached dwellings [recent] to the East.

6. Describe site's boundaries: Open to Rd. Hedgerow/ trees to the South. Domestic fences/ hedges to the East and West.

7. Describe features / constraints: None of note

8. Describe views, sight lines or vistas: A prominent site on the edge of the village with a transitional character to open countryside.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: Development of site would further elongate and consolidate linear form of village away from the main core and adversely affect the countryside character and wider landscape.

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: The site would exacerbate the present linear form of the village in this location which is a transition from village to the open countryside, to the detriment of both the village shape and character of the area.
Lack of continuous footpath to village centre

19c. Key considerations for policy: Impact on village form
Services in villages
Impact on wider landscape and character of Lane
Lack of continuous footpath to village centre

Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object:

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

Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The site is wholly within Flood Zone 3. The proposal, which includes housing development, may be incompatible with national planning policies for flood risk. Development of the site would extend the present linear form of the village in this location, which is a transition from village to the open countryside, to the detriment of both the village shape and character of the area. The site lacks a continuous footpath to village centre.

Major Criteria

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

Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR09/0619/O: Erection of a dwelling with garage... (Grant) F/YR04/3434/O: Erection of a dwelling... (Refuse) F/YR08/0837/F: Change of use of agricultural land to rear garden & erection of greenhouse, summer house/s... (Grant) F/1538/89/O: Erection of 2 bungalows... Dismissed by Sec of State F/YR12/0749/EXTIME: Erection of a dwelling with garage (renewal of planning permission F/YR09/0619/O)... (Grant) F/YR06/0505/O: Erection of a dwelling with garage... (Grant) F/YR15/0038/RM: Erection of a 2-storey 3-bed dwelling... Approve F/92/0182/F: Erection of a domestic stable block... (Granted)			

Transport

8a. Local road impacts:	No objections subject to reasonable mitigation measures			C
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Back Road Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:				

10b. PROW Team comments:

Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Front Road; Murrow Lane	
11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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:	Parson Drove Surgery	
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 20 min walk (< 1,600m)	D
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Murrow Primary Academy; Alderman Payne Primary School	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Murrow Primary school	
12a.(ii) Primary school capacity:	Space capacity in some years	B
12b. Pri school capacity comments:	Murrow Primary school is an Academy and has an age range of 4-11 years. The school has a PAN of 15 and total capacity of 105. In 2020/2021 there were 71	

primary aged pupils living within the catchment area. Forecasts show a downward trajectory to 41 in 2029/2030.

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

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

C

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

Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments: No observations as at 28.10.20

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

E

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

Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
Heritage			
18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site		A
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	Hollycroft Farmhouse; Church Of Corpus Chirsti		
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site		A
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		A
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:			
18g. Archaeology comments:	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evaluation to the southwest of the site (ECB526, ECB1854, ECB3660) indicate survival of medieval to modern remains while cropmark evidence of undated trackways (MCB27665) to the west were also identified.		

Site Visit

Date / Time of Site Visit: 04/11/2020 12:20:00

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

1b. Describe accessibility of site: A very narrow access exists which would be insufficient for any sizeable development.

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

2b. Describe neighbouring uses: Dwellings to the South and East. Buildings to the West. Open countryside to the North.

3. Describe topography and lanscape: Area of paddock land including stable block behind dwellings fronting Back Road.

4. Describe layout, form, street pattern: Back Road is a secondary narrow access Rd in the village, whilst Silver's Lane is also narrow and provides direct link to Parson Drove.

5. Describe building types and features: Single Storey stable block on site. Mix of detached dwellings, single Storey and two Storey, in vicinity.

6. Describe site's boundaries: Hedgerows to the North. Garden fences/ hedges elsewhere.

7. Describe features / constraints: Very narrow access.

8. Describe views, sight lines or vistas: An enclosed site generally. Visible from neighbouring dwellings and along Silver's Lane from the North.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: The site effectively forms back land development for houses fronting Back Road despite being adjacent to existing built form. Its impact on the wider landscape would be limited, but paddock areas would be lost.

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

D

19b. Justification: The access to the site is very restricted and incapable of serving any sizeable development. Site development would not accord with the existing frontage character in the area, with some, albeit limited, impact on the countryside.

19c. Key considerations for policy:
Impact on built form
Impact on countryside
Access
Amount of development proposed for small village
Proximity to services

Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

Recommendation

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

E

20b. Comments The site is located wholly within Flood Zone 3. Therefore, the proposal for residential development of the site is incompatible with national planning policies for flood risk. Access to the site is very restricted and incapable of

Likely unsuitable

serving any sizeable development. Site development would not accord with the character of development in the area, which is principally frontage development. Poor access to services.
