



### 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:	Multiple zones (no majority in single zone) - see SFRA			N/a	
3a.(ii) Site area in FZ1:	35.75%	3a.(iii) Site area in FZ2:	45.33%	3a.(iv) Site area in FZ3:	18.92%
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:					
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	Yes	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

## Strategy and History

6. Settlement Hierarchy	Market Town			A
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				

## Transport

8a. Local road impacts:	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable			E
8b. Transport team comments:	Remote unsustainable location. Site only accessible by private motor vehicle. Mitigation requirements will make site unviable			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PRoW connection opportunities			E
10b. PROW Team comments:	No existing PROW provision, however given the size of allocation new PROW provision should be provided both on and off site to bridleway standard			

## 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:	Brewers Lane; Colvile Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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	Friday Bridge Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Friday Bridge Primary School is a Community school with an age range of 4-11 years. The school has a PAN of 17 and total capacity of 119 . In 2020/2021 there were 177 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 198 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

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

E

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

## Natural Environment

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

A

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

C

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

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

Leverington Gull

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

River Nene; Honington House Farm

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

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

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

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

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

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

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

A

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

## 16e. Wildlife Officer comments:

17.(i) TPO points:	TPO point within 15m of the site	<b>C</b>
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17.(ii) TPO area:	TPO area within 15m of the site	<b>C</b>
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**Heritage**

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	<b>A</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	<b>D</b>
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18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:	THE LAURELS; CHURCH OF ST JAMES; WAR MEMORIAL IN CHURCHYARD SOUTH OF CHURCH OF ST JAMES; NEWTON HOUSE FARMHOUSE; PRIORY HOUSE
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18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	<b>A</b>
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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	<b>A</b>
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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	<b>A</b>
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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:	25/02/2020 11:00:00
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**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** See also 40102

*Parts of site (north) would be potentially accessible by all users but overall no footways are available at present and would need significant investment for their provision. On a busy rural road with fast moving traffic especially within 60mph zone and transition from 40-60mph (north arm).*

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

**2b. Describe neighbouring uses:** Open countryside to the west, south and east. On the northern 'arm' there are

**Likely unsuitable**

*bungalows and an open field on the north side of the road. Grounds of a listed building on the east side of the road of the north-south 'arm'.*

- 3. Describe topography and lanscape:** *Flat and extensive site with a substantial tree belt approx. 20 wide along the eastern side.*
- 4. Describe layout, form, street pattern:** *Two relatively straight sections of rural road with linear development on the northern side of the road. Quieter rural lane to the west.*
- 5. Describe building types and features:** *None on site. Mainly bungalows in linear form on the north side of the road. Sporadic dwellings and agricultural buildings in vicinity.*
- 6. Describe site's boundaries:** *Predominantly open to the south, west and north. Established mature tree belt on the eastern side.*
- 7. Describe features / constraints:** *Tree belt. Large extent of site. Set below road level. Field accesses exist but not clear of the implications for provision of new accesses especially along the north-south 'arm' but overall likely to be able to provided.*
- 8. Describe views, sight lines or vistas:** *Very open to the south and west. Would also be very visible from northern vantage points.*
- 9a. Relationship to built form:** *Negative*
- 9b. Visual impact on wider landscape:** *Negative*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *Poorly related to the existing settlement with significant impact on the open countryside. Unclear about any implications for the existing mature tree belt on eastern side. The grounds of a listed building are on the opposite side of the road of the north-south 'arm'. Also setting of listed church at Newton may be affected. In both cases unlikely to be an issue (?).*

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

**E**

**19b. Justification:** *Would be out of character with the existing built form of the village and significantly impact adversely on the open countryside.*

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

- Impact on open countryside
- Potential loss of tree belt
- Distance from settlement
- Extent of site near a small village with few services
- Impact on listed buildings
- Types of mixed uses proposed

## Local Preference

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

**(ii) Reasons for support / object:** *Proposed 800 dwellings This site is out of proportion for the size of the village currently 260 dwellings . Councillors all agree that this site is not suitable for the existing size of the village and would quadruple and should in no way be given consideration.*

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

## Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

Highways access is constrained and the cost of providing a safe, suitable access is likely to render the scheme not viable. The site is poorly related to the existing settlement and would be out of character with the existing built form of the village. Development of the site would significantly impact adversely on the open countryside. A significant portion of the site area is in Flood Zone 2 and Flood Zone 3. A little over one third of the site is in Flood Zone 1.

## Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			<b>A</b>	
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 2			<b>C</b>	
3a.(ii) Site area in FZ1:	1.1%	3a.(iii) Site area in FZ2:	86.11%	3a.(iv) Site area in FZ3:	12.8%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			<b>N/a</b>	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	4%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:					
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	Yes	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			<b>A</b>	

## Strategy and History

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

## Transport

8a. Local road impacts:	No objection with moderate mitigation measures			<b>B</b>
8b. Transport team comments:	Suitable access(es) required. Footway/cycleway infrastructure required. TA required to understand impact across highway network. Newton is remove and lacks the amenity of the bigger market towns. May not be suitable to support large scale residential development.			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			<b>E</b>
10b. PROW Team comments:				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Brewers Lane; Colvile Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

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

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

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

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

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

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

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

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

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

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

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

## Natural Environment

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

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

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

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

Leverington Gull

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

Leverington Gull; River Nene; Honington House Farm

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

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

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

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

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

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

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

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

Eastern section consists of tree belt therefore inappropriate for development; remaining arable sections would have no wildlife interest.

**16e. Wildlife Officer comments:**

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

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

## 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:** THE LAURELS; CHURCH OF ST JAMES; WAR MEMORIAL IN CHURCHYARD SOUTH OF CHURCH OF ST JAMES; NEWTON HOUSE FARMHOUSE; PRIORY HOUSE

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

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

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

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

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

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

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

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

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

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

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

**18f. Conservation Officer comments:** Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

**18g. Archaeology comments:** Score E: NB This is shown as SHELAA 40101 on the GIS layer Land adjacent High Road. HER records Roman pottery within this site area (MCB4828). The continuation of 'Roman Bank' Saxon se defence bank forms the south east border of this site (MCB16155). A Medieval saltern is recorded east of High Rd/Rectory Rd junction (MCB4829). On the east side of High Road by the NE corner of this site is a record for an ancient chapel that stood at Newton in 1400, the only remains of a village which had been destroyed by the sea. The chapel, dedicated to St Mary in the Marsh, was rebuilt by Sir John Colville, about the same time as he founded a chantry college, licensed in 1406. The chapel stood in the grounds of the present rectory (TF/4428/1446) and became a place of pilgrimage. It was still in use in 1525, and is mentioned again in 1572, but it is not known whether it was still used for service. It is shown on a parish map of Newton of the late C18, but has since disappeared. (MCB4864). Archaeological

pre-determination work is recommended to acquire suitable evidence in support of any planning application. A field test will be required.

## Site Visit

**Date / Time of Site Visit:** 25/02/2020 11:00:00

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

**1b. Describe accessibility of site:** See also 40101

*Parts of site (north) would be potentially accessible by all users but overall no footways are available at present and would need significant investment for their provision. On a busy rural road with fast moving traffic especially within 60mph zone and transition from 40-60mph (north arm).*

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

**2b. Describe neighbouring uses:** *Open countryside to the west, south and east. On the northern 'arm' there are bungalows and an open field on the north side of the road. Grounds of a listed building on the east side of the road of the north-south 'arm'.*

**3. Describe topography and lanscape:** *Flat with a substantial tree belt approx. 20 wide along the north-south 'arm'.*

**4. Describe layout, form, street pattern:** *Two relatively straight sections of rural road with linear development on the northern side of the road.*

**5. Describe building types and features:** *None on site. Mainly bungalows in linear form on the north side of the road. Sporadic dwellings and agricultural buildings in vicinity.*

**6. Describe site's boundaries:** *Predominantly open to the south, west and north. Established mature tree belt on the eastern side.*

**7. Describe features / constraints:** *Tree belt.  
Set below road level. Field accesses exist but not clear of the implications for provision of new accesses especially along the north-south 'arm'.*

**8. Describe views, sight lines or vistas:** *Very open to the south and west. Would also be very visible from northern vantage points.*

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

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

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

**9d. Justification:** *Poorly related to the existing settlement with significant impact on the open countryside. Unclear about any implications for the existing mature tree belt. The grounds of a listed building are on the opposite side of the road of the north-south 'arm'. Also setting of listed church at Newton may be affected. In both cases unlikely to be an issue (?).*

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

**E**

**19b. Justification:** *Would be out of character with the existing built form of the village and significantly impact adversely on the open countryside.*

**19c. Key considerations for policy:** *Impact on open countryside  
Potential loss of tree belt*

Distance from settlement  
 Extent of site near a small village with few services  
 Impact on listed buildings  
 Accesses

## Local Preference

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

(ii) Reasons for support / object: Support - yes, in part.  
 Full Proposed 150 dwellings unsuitable.  
 Frontage adjacent to High Road ,ribbon development. Councillors partly agreed to proposal with dwellings from 155 High Road to Pumping Station adjacent to Newton House only would be considered, otherwise to continue development further along the High Road to Little Ramper junction would be unsuitable.

(iii) Parish Council site ranking (0-10): **5**

## Recommendation

20a. Individual site score

**Likely unsuitable**

**E**

20b. Comments

The majority of the site is in Flood Zone 2 (86%), and a significant portion in Flood Zone 3. Just 1% of the site is in Flood Zone 1. The proposal is incompatible with national planning policies for managing flood risk.

In addition, the site results poorly to the built form of the village. Development would adversely impact on the character of the village and open countryside.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	12.98%	<b>3a.(iii) Site area in FZ2:</b>	87.02%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR18/0382/CERTLU: Certificate of Lawfulness (Existing): Change of use of land from agricultural t... (Issue Certificate)   F/YR11/0763/F: Erection of 2 x 5/6-bed 3-storey dwellings with attached double garages and gym ... (Refuse)			

## Transport

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

## Access to Services

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

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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:	Kinderley 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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Leverington Gull

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: 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:

No wildlife concerns



## 16e. Wildlife Officer comments:

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

## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	THE SHRUBBERIES	
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:	This site has the potential to impact on the setting of an adjacent listed building. This should be given further consideration if the site is looked at for development. Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977	

## 18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 25/02/2020 11:15:00

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

**1b. Describe accessibility of site:** Footpath on opposite side of road.  
None on site frontage.  
Also bus stop and post box.  
Access may impact on trees.  
Near bend.

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

**2b. Describe neighbouring uses:** Anglian Water building and grounds to west.

*Farmhouse to east - listed?*

<b>3. Describe topography and lanscape:</b>	<i>Paddock area Slightly undulating Mature oak trees to front</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Rural lane, High Road in village - busy</i>
<b>5. Describe building types and features:</b>	<i>Mix of housing. Large, modern semi-detached Opposite cottage building, detached</i>
<b>6. Describe site's boundaries:</b>	<i>Mature trees to front - evenly spaced. Post and rail fence, post and wire fence to south, west and north. Mature hedgerow to east.</i>
<b>7. Describe features / constraints:</b>	<i>Mature trees on front boundaries - access may impact on them</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Reasonably open to the south. Otherwise reasonably enclosed.</i>
<b>9a. Relationship to built form:</b>	<i>Somewhat negative</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Somewhat negative</i>
<b>9c. Historic features:</b>	<i>Somewhat negative</i>
<b>9d. Justification:</b>	<i>Whilst there are buildings on 3 sides, site provides an important and attractive gap in village. Contributes to rural setting. Impact on listed building.</i>

<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b>	<b>D</b>
<b>19b. Justification:</b>	Site provides a gap in village which contributes to its rural character and particularly with mature trees / hedgerows to south and east.	
<b>19c. Key considerations for policy:</b>	Impact on attractive rural character of area. Impact on mature trees by access. Lack of footway. Proximity to services. Impact on heritage assets.	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>Yes</b>
<b>(ii) Reasons for support / object:</b>	Support - yes, in part. Proposed 17 dwellings. Councillors supported 4 dwellings only on the High Road along road frontage. This is due to increased traffic volume and close to bend and road junction. With a suggestion of a small pocket park to rear.
<b>(iii) Parish Council site ranking (0-10):</b>	<b>5</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially unsuitable</b>	<b>D</b>
<b>20b. Comments</b>	Site is mainly located in Flood Zone 2, therefore there may be other sequentially	

**Potentially unsuitable**

preferable sites. Development would likely adversely impact on the attractive rural character of area. Development has the potential to impact on the setting of a listed building. Potential impact on mature trees by access.

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## 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:	23.4%	3a.(iv) Site area in FZ3:	76.6%
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:	More than 5km from site			A	

## Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR10/0767/F: Erection of a single storey extension to front of existing garage (retrospective... (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:	Colvile Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Thomas Clarkson Academy has an age range of 11-18 years. The school has a	

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

Leverington Gull; River Nene; Honington House Farm

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: 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:

No wildlife concerns

## 16e. Wildlife Officer comments:

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

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

18a.(iii) CA within 500m:

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

18b.(iii) LB within 500m of site:	THE LAURELS; CHURCH OF ST JAMES; WAR MEMORIAL IN CHURCHYARD SOUTH OF CHURCH OF ST JAMES; NEWTON HOUSE FARMHOUSE; PRIORY HOUSE	
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18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18f. Conservation Officer comments:	Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977	
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18g. Archaeology comments:

**Site Visit**

*Date / Time of Site Visit:* 25/02/2020 10:45:00

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

**1b. Describe accessibility of site:** On a fast moving rural road. No footway and would need to continue existing (narrow) footway across front of adjacent bungalow - need to establish highway ownership.

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

**2b. Describe neighbouring uses:** Row of detached single storey bungalows to the west. Two storey dwelling and agricultural buildings to the east. Open to the north and south.

**3. Describe topography and lanscape:** Open field gap between dwellings at each end. Effectively part of sizeable

*field on settlement edge.*

**4. Describe layout, form, street pattern:** *Busy rural road with high traffic speeds. Linear development in vicinity.*

**5. Describe building types and features:** *None on site. Bungalows to the west. Farm buildings and two storey dwelling to the east.*

**6. Describe site's boundaries:** *Mixture. Trees (regular spacing) and drain to the front (south). Conifers to the east. Hedge to the west. Open to north.*

**7. Describe features / constraints:** *Within 60mph zone and near 40-60 mph transition point - fast moving traffic prevalent. Setting of listed church to the north.*

**8. Describe views, sight lines or vistas:** *Very open to the south on the opposite side of the road. Open to the north with listed church visible in distance.*

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

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

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

**9d. Justification:** *The existing linear form of dwellings would be continued along road frontage resulting in extended ribbon development. Impact on the setting of the listed church. Adversely impact on open countryside where the gap contributes to the rural character of the area and Newton village.*

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

**E**

**19b. Justification:** *Would close a substantial gap on the outskirts of the settlement. Impact on open countryside. Result in loss of views of listed church and likely to affect its setting.*

**19c. Key considerations for policy:** *Substantial site for a small village with few services  
Impact on morphology of village  
Impact on open countryside and character of the area  
Loss of view of listed church  
Access onto busy rural road*

## Local Preference

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

**(ii) Reasons for support / object:** *Proposed 8 dwellings along road frontage from 156 High Road to Glencoe Rectory Road. Councillors approved with provision of footway to junction along frontage.*

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

## Recommendation

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

**E**

**20b. Comments** *The proposal is incompatible with national planning policies for managing flood risk. In addition, the site has limited access to services. Potential adverse impacts on landscape character and views of listed building.*



## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR12/0809/F: Erection of a 2-storey 3-bed dwelling with detached triple garage and 1.425 metr... (Grant)  </p> <p>F/YR16/1020/F: Erection of a 1.425 (max) metres high brick wall and gate to front of existing d... (Grant)  </p> <p>F/YR14/0434/F: Erection of a 3-storey 5/6-bed dwelling with integral triple garage and 1.425 me... (Grant)  </p> <p>F/YR15/0049/NONMAT: Non-material amendment: change of colour to window casement relating to planning... (Approve)</p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Remote location/unsustainable development with poor transport connectivity. Reliance on private motor vehicle.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Colville Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Greater than 20 min walk (>1,600m)	E
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.	

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

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

C

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

Leverington Gull; River Nene; Honington House Farm

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: 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:

No wildlife concerns

16e. Wildlife Officer comments:

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

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

## Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: CHURCH OF ST JAMES; WAR MEMORIAL IN CHURCHYARD SOUTH OF CHURCH OF ST JAMES; PRIORY HOUSE

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 25/02/2020 10:55:00

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

*1b. Describe accessibility of site:* Quietish rural lane  
No footway

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

**2b. Describe neighbouring uses:** Storage business and 2 storey dwelling and bungalow to south.  
New home to north side of lane.  
2-3 dwellings to east.

**3. Describe topography and lanscape:** Flat, below road level

**4. Describe layout, form, street pattern:** Quiet rural lane

**5. Describe building types and features:** Modern - mix of 2 storey and single storey dwellings

**6. Describe site's boundaries:** Open to front (mainly)  
Hedges to north and south  
Conifer plantation to the west

**7. Describe features / constraints:** Lack of footway  
Power line crosses (part of site)

**8. Describe views, sight lines or vistas:** Reasonably enclosed due to conifer plantation to the east.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** An important rural gap within sporadic settlement.  
Attractive lane.

**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:** Site would be relatively enclosed but would introduce linear development where character is one of sporadic developments.  
Detract from rural character of area.

**19c. Key considerations for policy:** Sizeable site in a village with few services.  
Impact on rural character of the area.  
In keeping with character of the area x 6.  
Impact of power line.  
Provision of footway.

## Local Preference

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

**(ii) Reasons for support / object:** Proposed 8 dwellings infill road frontage only Rectory Road from High Trees to Phydlers Den. Councillors in agreement.

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

## Recommendation

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

D

**20b. Comments** Development of site would close an important gap and alter the character of the village. Power line crosses site.  
Development of site would require provision of pedestrian footway.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	98.77%	<b>3a.(iii) Site area in FZ2:</b>	1.23%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR10/0423/F: Conversion of detached garage to form a 1-bed annexe... (Grant)			

## Transport

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

## Access to Services

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

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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:	Kinderley 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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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	

## Suitability uncertain/mixed effects

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

Leverington Gull

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: Yes

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

A

16d.(ii) Requirements to consult NE:

Site appears to consist of grassland, scrub & trees, therefore may be partially



developable, however compensation habitat likely to be required.

#### 16e. Wildlife Officer comments:

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

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

### Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

18g. Archaeology comments:

### Site Visit

*Date / Time of Site Visit:* 25/02/2020 11:35:00

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

**1b. Describe accessibility of site:**  
 Private road  
 Presently serves 3-4 dwellings  
 No footway  
 Need to be adoptable standard  
 Access on tight bend

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

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

**3. Describe topography and lanscape:** *Raised slightly above surrounding fields  
Used for informal recreation (by neighbouring occupiers?)*

**4. Describe layout, form, street pattern:** *Would be served by private road*

**5. Describe building types and features:** *Mainly 2 storey dwellings*

**6. Describe site's boundaries:** *Very open to north and east*

**7. Describe features / constraints:** *Impact on neighbours to the south  
Private drive  
Lack of footway  
Access on bend*

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

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

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

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

**9d. Justification:** *Could fit in with development to the south and west.  
Have little impact on open countryside.*

**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:** *Relates quite well to built form in this part of the village without adverse impacts on open countryside.  
Access problematic.  
However poor junction and lack of footway.*

**19c. Key considerations for policy:** *Private road  
Access on bend  
Impact on neighbours (on private road to south)  
Relationship to built form  
Relationship to open countryside*

## Local Preference

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

**(ii) Reasons for support / object:** *Proposed 5-6 dwellings. Councillors agreed with installation of proper access road.*

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

## Recommendation

**20a. Individual site score** **Suitability uncertain/mixed effects**

**C**

**20b. Comments** *Site Located in Flood Zone 1. Access is constrained. A safe, suitable access for vehicles and pedestrian would be required. Development has the potential to impact upon the amenity of neighbouring dwellings. Limited access to services.*

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR13/0123/F: Installation of 3no biomass boilers to existing nursery... (Grant)   F/YR15/0015/F: Erection of a horticultural glass house involving the demolition of existing bui... (Grant)   F/YR14/0978/AG1: Erection of an agricultural building... (Further Details Not Required)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Remote location/unsustainable development with poor transport connectivity. Reliance on private motor vehicle. Small scale development will not fund footway and carriageway widening improvements			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Mill Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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:	Kinderley 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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 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:** Previous agriculture use and disused glass house. Demolition of existing structures may give rise to contamination. Phase 1 desk study may be required to determine any contamination arising from agricultural uses.

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

E

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

## Natural Environment

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

A

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

B

**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:

Site has some potential to support protected species, so some mitigation likely, however largely developable.

## 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: THE SHRUBBERIES

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

A

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

A

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

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

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

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977

18g. Archaeology comments:

## Site Visit

Date / Time of Site Visit: 25/02/2020 11:55:00

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

1b. Describe accessibility of site: No footway  
Rural lane - reasonably quiet

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

2b. Describe neighbouring uses: Adjacent Newton Grower's Yard  
Part of horticultural nursery including storage

<b>3. Describe topography and lanscape:</b>	Very open to the north Site is enclosed to the south and also by conifer hedge
<b>4. Describe layout, form, street pattern:</b>	Rural lane - recent linear development on south side of lane to the east.
<b>5. Describe building types and features:</b>	Disused greenhouse (smallish) and part of nursery used for storage.
<b>6. Describe site's boundaries:</b>	Conifers to the front (north) To the rear and west are parts of nursery business - Newon Growers
<b>7. Describe features / constraints:</b>	Narrow width of lane No footpath (also none into village)
<b>8. Describe views, sight lines or vistas:</b>	If conifers were removed, very open.
<b>9a. Relationship to built form:</b>	Somewhat negative
<b>9b. Visual impact on wider landscape:</b>	Somewhat negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	If conifer hedge was removed, would be very open along the lane and continue linear housing on rural lane (although would replace part of existing business).

<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b>	<b>D</b>
<b>19b. Justification:</b>	Loss of part of employment site, which is enclosed to the south. Likely lose conifer hedge to the north resulting in encroachment with open countryside with dwellings.	
<b>19c. Key considerations for policy:</b>	Loss of employment land, impact of new houses on existing business. Impact on open countryside. Result in linear development increase along rural lane with no footway.	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	<b>No</b>
<b>(ii) Reasons for support / object:</b>	Proposed 5 dwellings along Fen Road frontage. Councillors recommended it as unsuitable ,outside the limit of preferred development and with poor road access.
<b>(iii) Parish Council site ranking (0-10):</b>	<b>0</b>

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b>	<b>E</b>
<b>20b. Comments</b>	The proposal is incompatible with national planning policies for managing flood risk. In addition, the development would result in the loss of land which provides employment through a horticulture business. New houses may impact on the operations of the existing business. Development would likely adversely impact on open countryside. Development of the site would extend linear development along a rural lane which has no footway.	

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	11.74%	<b>3a.(iii) Site area in FZ2:</b>	88.26%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	5%	<b>3b.(iii) 1 in 100yr event (area):</b>	10%	<b>3b.(iv) 1 in 1000yr event (area):</b>	17%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR15/1101/F: Erection of 4 x 2-storey, 3-bed dwellings... (Grant)   F/YR16/3097/COND: Details reserved by condition 2 & 7 of planning permission F/YR15/1101/F (Erecti... (Approve)   F/YR14/0295/F: Erection of 4 x 2-storey 2-bed courtyard style dwellings... (Withdrawn)   F/YR14/0875/F: Erection of 4 x 2-storey 3-bed dwellings... (Grant)   F/YR16/3031/COND: Details reserved by condition 8 of planning permission F/YR15/1101/F (Erection o... (Approve)			

## Transport

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

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Brewers Lane; Mill Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	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:	Kinderley 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	Kinderley Primary School	
12a.(ii) Primary school capacity:	No spare places but room for expansion	D
12b. Pri school capacity comments:	Kinderley Primary School is a community school with an age range of 2-11 years. The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.	
13a.(i) Secondary school catchment	Thomas Clarkson Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

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

E

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

## Natural Environment

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

A

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

B

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

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

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

Leverington Gull

**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:** 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:**

No wildlife concerns

## 16e. Wildlife Officer comments:

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

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

18a.(iii) CA within 500m:

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

18b.(iii) LB within 500m of site: THE SHRUBBERIES; NEWTON HOUSE FARMHOUSE

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

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

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

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

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

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

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

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

18f. Conservation Officer comments:	Consideration for the setting of listed buildings 1125957, 1161076, 1125915, 1125956, 1161072, 1331977
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## 18g. Archaeology comments:

**Site Visit**

<i>Date / Time of Site Visit:</i>	25/02/2020 11:20:00
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<i>1a. Accessibility: Is the site capable of being accessible to all users?:</i>	Yes
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<i>1b. Describe accessibility of site:</i>	Narrow footway Could continue footpath along from the west, which is of good standard
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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>	2 storey semis to west. Detached garage and dwelling to east. Farm buildings opposite (to south) Open to north
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<i>3. Describe topography and lanscape:</i>	Below level of road - ponding visible
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*Very open to the north***4. Describe layout, form, street pattern:** *Rural road***5. Describe building types and features:** *None on site***6. Describe site's boundaries:** *Hedge along front - adds to rural character  
Domestic hedges, outbuildings and fences to east and west  
Open to the north***7. Describe features / constraints:** *Removal of hedge required for access.***8. Describe views, sight lines or vistas:** *Probably could achieve access.  
Be visible from the north - change rural character of the area.***9a. Relationship to built form:** *Somewhat negative***9b. Visual impact on wider landscape:** *Negative***9c. Historic features:** *Somewhat negative***9d. Justification:** *An important gap within the settlement  
Continues linear development along road.  
Impact on openness and listed building (?) and built form***19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.****E****19b. Justification:** *Would harm the character of the area.  
Impact on listed building (?) opposite.  
Alter character of lane.  
Loss of important gap.***19c. Key considerations for policy:** *Upgrade of footway and impact of access.  
Impact on heritage asset.  
Loss of important gap.  
Impact on character of area.  
Size of village.*

## Local Preference

**(i) Does Parish Council support site?:** **Yes****(ii) Reasons for support / object:** *Proposed 5 dwellings on road frontage High Road infill. The Councillors agreed to site.***(iii) Parish Council site ranking (0-10):** **10**

## Recommendation

**20a. Individual site score** **Potentially unsuitable****D****20b. Comments** *The site is located mainly in Flood Zone 2. Sequentially preferable sites may be available. Development of the site would harm the character of the area and result in the loss of an important gap. Potential impact on setting of listed building opposite the site.*

## Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			<b>A</b>	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	Less vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 1			<b>B</b>	
3a.(ii) Site area in FZ1:	98.23%	3a.(iii) Site area in FZ2:	1.77%	3a.(iv) Site area in FZ3:	0%
3b.(i) Surface Water Flood Risk:	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
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			<b>A</b>	
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:	More than 5km from site			<b>A</b>	

## Strategy and History

6. Settlement Hierarchy	Small Village A			<b>D</b>
7.(i) Planning History (Form B):	F/YR20/0996/F Full planning permission (F/YR20/0996/F) granted 10 February 2021.			
7.(ii) Planning History Search	F/YR16/0744/F: Change of use of land to form self-storage facility involving siting of 74 storage contain... (Refused)			

## Transport

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

## Access to Services

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)			<b>B</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:	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		
12a.(ii) Primary school capacity:		
12b. Pri school capacity comments:		
13a.(i) Secondary school catchment		
13a.(ii) Secondary school capacity:		
13b. Sec school capacity comments:		

## Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		

### 14b. Env Health Officer comments:

15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	Grade 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

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

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) within 1.01km – 2km of site	<b>B</b>
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 1.01km – 2km of site	<b>B</b>
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	<b>A</b>
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	<b>A</b>
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) within 1.01km – 2km of site	<b>B</b>
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:		

**Site Visit***Date / Time of Site Visit:**1a. Accessibility: Is the site capable of being accessible to all users?:**1b. Describe accessibility of site:**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:**2b. Describe neighbouring uses:**3. Describe topography and lanscape:**4. Describe layout, form, street pattern:**5. Describe building types and features:**6. Describe site's boundaries:**7. Describe features / constraints:**8. Describe views, sight lines or vistas:**9a. Relationship to built form:*



*9b. Visual impact on wider landscape:*

*9c. Historic features:*

*9d. Justification:*

19a. Character + Place Score:

19b. Justification:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?:

(ii) Reasons for support / object:

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

## Recommendation

20a. Individual site score

Likely suitable

A

20b. Comments

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