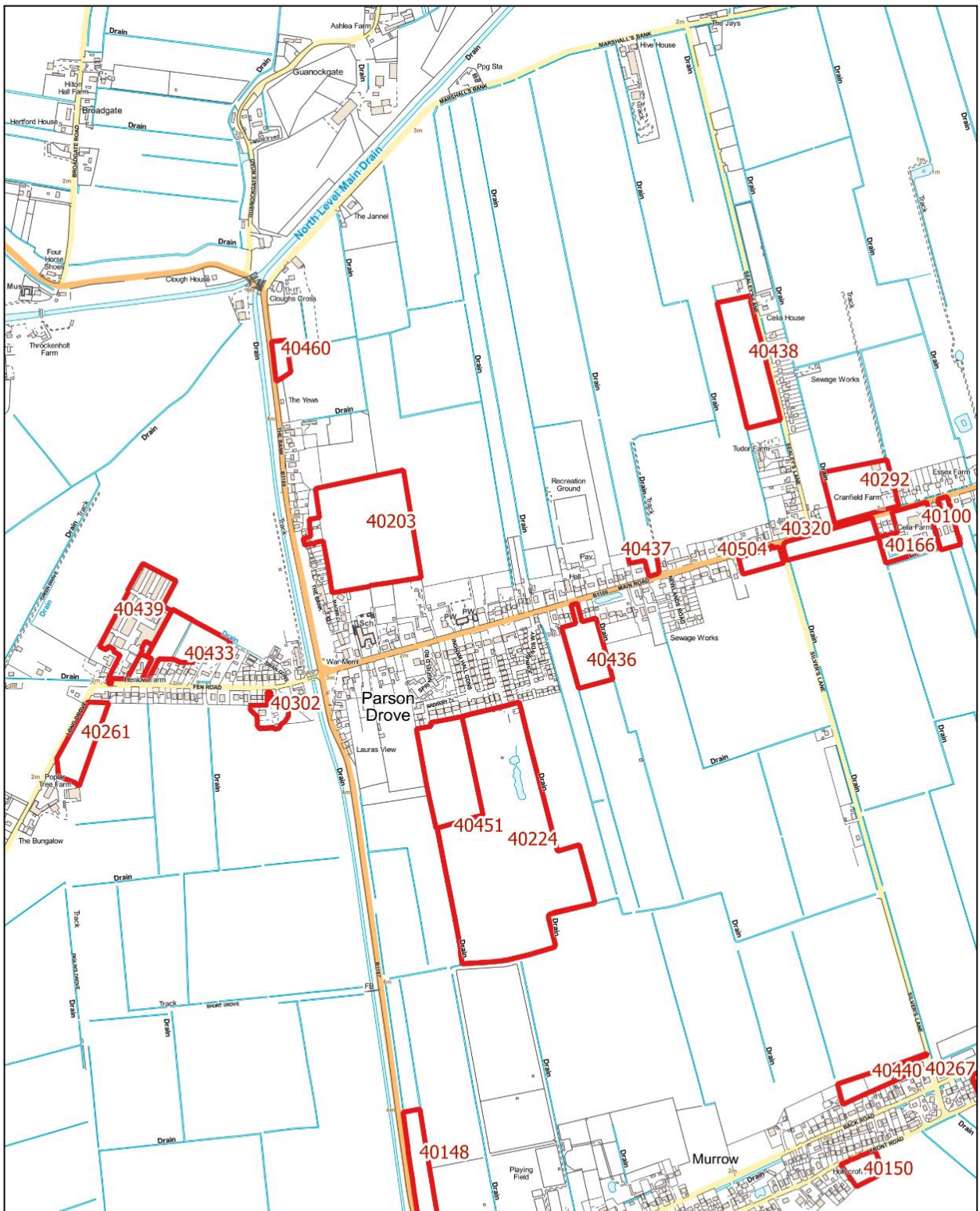


# Parson Drive



## Site Submissions

Draft Fenland Local Plan

### Key

Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 2			<b>C</b>
<b>3a.(ii) Site area in FZ1:</b> 0%	<b>3a.(iii) Site area in FZ2:</b> 56.98%	<b>3a.(iv) Site area in FZ3:</b> 43.02%		
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 0%	<b>3b.(iii) 1 in 100yr event (area):</b> 4%	<b>3b.(iv) 1 in 1000yr event (area):</b> 5%		
<b>3c.(i) Intersects Historic Flood Map:</b> No	<b>3c.(ii) Area intersected by Historic Flood Map:</b> 0%			
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b> No				
<b>4.(iii) Intersects gas pipe buffer:</b> No	<b>4.(iv) Overhead line on site:</b> No	<b>4. (v) Pylon/tower on site:</b> No		
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR17/1116/F: Erection of 5 x 2-storey 3-bed dwellings with garages involving demolition exist... (Refuse)   F/YR18/3095/COND: Details reserved by Conditions 5, 6 and 8 relating to planning permission F/YR06... (Approve)   F/YR17/0823/NONMAT: Non-material amendment: Removal of condition 5 of planning permission F/YR17/014... (Approve)   F/YR17/0411/F: Erection of 4 x 2-storey 3-bed dwellings with garages involving demolition exist... (Withdrawn)   F/YR19/3083/COND: Details reserved by condition 4 of planning permission F/YR06/0169/F (Erection o... (Approve)   F/YR18/0451/ENQDIS: Application to seek confirmation of compliance with Conditions 04, 05, 06 and 08... (Enquiry Dis - Not complied with conditio)   F/YR17/0773/F: Erection of 4 x 2-storey 3-bed dwellings with garages involving demolition exist... (Refuse)</p>			

## 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

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Cella Farm	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Parson Drove Surgery	
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 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:	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:** Demolition of existing structure may give rise to contamination.

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

D

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** **CWS within 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:** 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: 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:	Site likely to support protected species (e.g. bats/ barn owl) in old buildings. Also trees and scrub and grassland habitats would be affected, so significant mitigation/ compensation likely to be required. Site may therefore only be partially developable.		
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
<b>Heritage</b>			
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:	YUCCA 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:	All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.		
18g. Archaeology comments:			

**Site Visit**

*Date / Time of Site Visit:* 20/02/2020 10:25:00

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

<b>1b. Describe accessibility of site:</b>	Private drive off main road. No footway / cycleway on this side of the road	
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes	
<b>2b. Describe neighbouring uses:</b>	Existing modern cul-de-sac development to west. Farm buildings to meet countryside to east and south.	
<b>3. Describe topography and lanscape:</b>	Already developed site with old dwelling (historic value) to front with mix of farm buildings to the rear.	
<b>4. Describe layout, form, street pattern:</b>	Mainly linear frontage along rural road - with fast moving traffic.	
<b>5. Describe building types and features:</b>	Mainly 2-storey buildings on this side of road	
<b>6. Describe site's boundaries:</b>	Open to east, south and north. West boundary - hedgerow and trees with farm	
<b>7. Describe features / constraints:</b>	Non-designated heritage assets to front Removal of farm buildings- potential land contamination?	
<b>8. Describe views, sight lines or vistas:</b>	Would be very visible travelling from the east. Likely to be visible from Murrow.	
<b>9a. Relationship to built form:</b>	Somewhat negative	
<b>9b. Visual impact on wider landscape:</b>	Somewhat negative	
<b>9c. Historic features:</b>	Somewhat negative	
<b>9d. Justification:</b>	Housing development would detract from rural character of area Loss of non-designated heritage asset	
<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>	Increase development away from village centre Limited access to services Impact on countryside	
<b>19c. Key considerations for policy:</b>	Private road access and lack of footway Distance from major services Impact on open countryside	

## Local Preference

<b>(i) Does Parish Council support site?:</b>	Yes
<b>(ii) Reasons for support / object:</b>	Support this site and believe it would result in a planning gain given the condition of this site with redundant agricultural buildings. Recognise this is in Church End, but believe it is appropriate.
<b>(iii) Parish Council site ranking (0-10):</b>	

## Recommendation

<b>20a. Individual site score</b>	<b>Likely unsuitable</b>	<b>E</b>
<b>20b. Comments</b>	The site is mainly in Flood Zone 2 (56%), with a significant portion in Flood Zone 3 (43%). The proposal is incompatible with national planning policies for	

managing flood risk.

In addition, the site has poor relationship to built form and would likely adversely impact on countryside. With limited access to services - notably lack of spare capacity at primary school.

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## 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 3 - INCOMPATIBLE			<b>E</b>	
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			<b>N/a</b>	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	2%	3b.(iv) 1 in 1000yr event (area):	11%
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	Medium Village			<b>C</b>
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				
F/YR17/1116/F: Erection of 5 x 2-storey 3-bed dwellings with garages involving demolition exist... (Refuse)				
F/YR17/0411/F: Erection of 4 x 2-storey 3-bed dwellings with garages involving demolition exist... (Withdrawn)				

## Transport

8a. Local road impacts:	No objection with minor mitigation measures			<b>A</b>
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			<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>
11a.(ii) Bus stops / rail in 5 min walk:	Cella Farm			



11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Parson Drove Surgery	
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 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:	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

**Likely unsuitable**

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

**15a. Agricultural Land Classification:** 50% or more is Grade 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:** No      **16c.(iv) Grassland Stepping Stone Opp:** No

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

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

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

A

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

**Likely unsuitable**

Site likely to support protected species (e.g. bats/ barn owl) in old buildings. Also trees and scrub and grassland habitats would be affected, so significant mitigation/ compensation likely to be required. Site may therefore only be partially developable.

**16e. Wildlife Officer comments:**

<b>17.(i) TPO points:</b>	<b>TPO point on site</b>	<b>E</b>
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<b>17.(ii) TPO area:</b>	<b>No TPO area within 15m of the site</b>	<b>A</b>
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**Heritage**

<b>18a.(i) Prox to Conservation Area:</b>	<b>Asset(s) within 500.1 – 1000m of site</b>	<b>C</b>
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<b>18a.(ii) CA intersects site:</b>		
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<b>18a.(iii) CA within 500m:</b>		
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<b>18b.(i) Prox to Listed Building:</b>	<b>Asset(s) within 500.1 – 1000m of site</b>	<b>C</b>
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<b>18b.(ii) Listed Building on site:</b>		
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<b>18b.(iii) LB within 500m of site:</b>		
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<b>18c.(i) Prox to Scheduled Monument:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
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<b>18c.(ii) Sched Mnmt intersects site:</b>		
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<b>18c.(iii) Sched Mnmt within 500m:</b>		
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<b>18c.(iv) Sched Mnmt 500m-1km:</b>		
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<b>18c.(v) Sched Mnmt 1-2km:</b>		
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<b>18d.(i) Prox to Reg Parks+Gardens:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
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<b>18d.(ii) Reg P+G intersects site:</b>		
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<b>18d.(iii) Reg PG within 500m:</b>		
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<b>18e.(i) Prox to Heritage at Risk:</b>	<b>Asset(s) more than 2km from site</b>	<b>A</b>
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<b>18e.(ii) HAR intersects site:</b>		
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<b>18e.(iii) HAR within 500m of site:</b>		
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<b>18f. Conservation Officer comments:</b>	All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.
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**18g. Archaeology comments:****Site Visit**

<b>Date / Time of Site Visit:</b>	26/02/2020 10:40:00
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<b>1a. Accessibility: Is the site capable of being accessible to all users?:</b>	No
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<b>1b. Describe accessibility of site:</b>	No footway on this side of road Narrow verge Footway opposite Modern access for vehicle
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**Likely unsuitable****2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes**2b. Describe neighbouring uses:** Site is used for what appears to be a working farm with recent / modern buildings and access**3. Describe topography and lanscape:** Trees and hedgerows to site front and also within site among farm buildings**4. Describe layout, form, street pattern:** Mainly linear pattern along busy rural road**5. Describe building types and features:** Sizeable modern farm sheds**6. Describe site's boundaries:** Trees / hedges of varying sizes along front and to east, west and south site.**7. Describe features / constraints:** Lack of footway  
Trees on site  
Potential land contamination?**8. Describe views, sight lines or vistas:** Reasonably enclosed**9a. Relationship to built form:** Somewhat negative**9b. Visual impact on wider landscape:** Somewhat negative**9c. Historic features:** Neutral**9d. Justification:** Would provide cul-de-sac development contrary to linear form in this location  
Result in loss of trees and rural character**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:** Reasonably enclosed site would need to be retained  
Away from main village services  
Increase distance to travel**19c. Key considerations for policy:** Distance from services  
Loss of trees  
Potential land contamination  
Impact on countryside

## Local Preference

**(i) Does Parish Council support site?:** Yes**(ii) Reasons for support / object:** Support this site in part. The Parish Council support road side development in line with adjacent existing properties.**(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, development likely to be detrimental to character of village and adversely impact on landscape character, and result in loss of trees.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>
<b>3a.(ii) Site area in FZ1:</b>	99.98%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b> 0.02%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR14/0427/O: Erection of 4no dwellings (max) involving demolition of 3 The Bank... (Withdrawn)   F/YR19/0993/TRCA: Fell a Crab Apple tree within a conservation area... (Grant)   F/YR16/3102/COND: Details reserved by conditions 2 and 4 of planning permission F/YR16/0534/F (Ere... (Approve)   F/YR16/0534/F: Erection of 4 x single storey, 3-bed dwellings with integral single garages, inv... (Grant)   F/YR13/0443/O: Erection of 64no dwellings, garages and associated infrastructure, involving the... (Finally Disposed of)   F/YR19/0758/F: Erect 10 dwellings (1 x 1-bed 2-storey, 1 x 2-bed single-storey with garage, 4 x... (Withdrawn)   F/YR17/0754/F: Formation of an access to agricultural field and demolition of brick pier and wa... (Grant)   F/YR18/1127/O: Erection of a dwelling and garage involving the demolition of existing garage, a... (Refuse)   F/YR10/0408/F: Conversion of outbuilding/garage to form additional living accommodation... (Grant)   F/YR17/0172/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/YR15/3048/COND: chDetails reserved by conditions 4 and 12 of Planning Permission F/YR14/0697/O (... (Approve)   F/YR14/0697/O: Erection of 4 x dwellings (max) involving demolition of 3 The Bank... (Grant)   F/YR18/0400/F: Erection of 4 x single-storey 3-bed dwellings including of 2 x dwellings with de... (Withdrawn)</p>			

## 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. TS required to understand traffic impact			
<b>9a. Strategic Road Net. impacts:</b>				

## 9b. Highways England comments:

10a. PROW Opportunities:	No PROW connection opportunities	E
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## 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:	The Bank; Fen Road	
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11b.(i) Prox to medical services:	Less than 20 min walk (< 1,600m)	D
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11b.(ii) Medical srvs in 5 min walk:		
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11b.(iii) Medical srvs 5-10 min walk:		
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11b.(iv) Medical srvs 10-15 min walk:		
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11b.(v) Medical srvs 15-20 min walk:	Parson Drove Surgery	
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11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
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11c.(ii) Shops within 5 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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11c.(iii) Shops 5-10 min walk:		
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11c.(iv) Shops 10-15 min walk:		
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11c.(v) Shops 15-20 min walk:		
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11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
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11d.(ii) Primary schs in 5 min walk:	Alderman Payne Primary School	
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11d.(iii) Primary schs 5-10 min walk:		
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11d.(iv) Primary schs 10-15 min walk:		
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11d.(v) Primary schs 15-20 min walk:		
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11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
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11e.(ii) Secondary sch in 5 min walk:		
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11e.(iii) Secondary sch 5-10 min walk:		
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11e.(iv) Secondary sch 10-15 min walk:		
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11e.(v) Secondary sch 15-20 min walk:		
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11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
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11f.(ii) Emp area in 5 min walk:		
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11f.(iii) Emp area 5-10 min walk:		
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11f.(iv) Emp area 10-15 min walk:		
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11f.(v) Emp area 15-20 min walk:		
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12a.(i) Primary school catchment	Alderman Payne Primary School	
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<b>12a.(ii) Primary school capacity:</b>	<b>No spare places, no room for expansion</b>	<b>E</b>
<b>12b. Pri school capacity comments:</b>	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.	
<b>13a.(i) Secondary school catchment</b>	Thomas Clarkson Academy	
<b>13a.(ii) Secondary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>13b. Sec school capacity comments:</b>	Thomas Clarkson Academy has an age range of 11-18 years. The school has a PAN of 240 and total capacity of 1200. In 2020/2021 there were 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

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 50m of potentially contaminated land</b>	<b>D</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>	2533 (MILL)	
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	Historic Nursery site. Phase 1 may be required to determine the extent of any contamination associated with this usage.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

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

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

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

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

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

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

A

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

No wildlife concerns

## 16e. Wildlife Officer comments:

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

A

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

C

## Heritage

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

E

18a.(ii) CA intersects site:      Parson Drove

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; The Laurels; STORE AND WORKSHOP; CHURCH OF EMMANUAL; THE CHESTNUTS; THE HOLLIES; ROOKERY FARMHOUSE; K6 TELEPHONE KIOSK; THE NURSERIES; FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN; BARN, EAST OF SYCAMORE HOUSE; SYCAMORE 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:      This site is located adjacent to the Parson Drove Conservation Area. Further consideration will need to be given to the heritage implications of this site if it is to be looked at as a site suitable for development.

## 18g. Archaeology comments:



## Site Visit

**Date / Time of Site Visit:** 26/02/2020 11:15:00

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

**1b. Describe accessibility of site:** Access through gap and demolition of dwelling.  
No good footway but road has slowish moving vehicles.  
With the provision of footpath

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

**2b. Describe neighbouring uses:** Dwellings to the west

**3. Describe topography and lanscape:** Flat

**4. Describe layout, form, street pattern:** Linear development - within conservation area?

**5. Describe building types and features:** Mixture of old and more modern dwellings - mainly 2 storey

**6. Describe site's boundaries:**

**7. Describe features / constraints:** Loss of historic buildings - listed

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

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

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

**9c. Historic features:** Negative

**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:** Loss of heritage assets  
Morphology of settlement  
Extent of site

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

## Local Preference

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

**(ii) Reasons for support / object:** Site not appropriate given lack of community support, loss of high grade agricultural land, there is also highways issues that have not been resolved with this site.

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

## Recommendation

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

**20b. Comments** Site has a poor relationship to the built form of the village, and would adversely impact upon landscape character of open countryside. May result in loss of heritage assets. Scale of development may be incompatible with settlement hierarchy and adversely affect settlement character.



## 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>	36.7%	<b>3a.(iii) Site area in FZ2:</b>	10.81%	<b>3a.(iv) Site area in FZ3:</b>	52.49%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

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

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway/cycleway connections required. TA required to understand traffic impact			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Parson Drove Public Footpath No. 1 is located approx. 50m from the south-east corner of site. Opportunity to connect into this PROW along the eastern boundary.			

## 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:	Short Drove; The Bank; Fen Road	
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:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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:	Alderman Payne Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	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	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:** 1072 (DISUSED BREWERY)

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

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

**14b. Env Health Officer comments:** Effluent pond may be a source of contamination.

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

D

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 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:** 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		
16e. Wildlife Officer comments:	Northern half of site contains pond and other sensitive habitats (trees/ scrub / grassland) highly likely to support protected species/ priority habitats, therefore inappropriate for development. Southern half appears to be arable with no likely impact on habitats or species of interest.		
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site		D
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:	Parson Drove		
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; CHURCH OF EMMANUAL; THE CHESTNUTS; THE HOLLIES; ROOKERY FARMHOUSE; K6 TELEPHONE KIOSK; THE NURSERIES; FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN; BARN, EAST OF SYCAMORE HOUSE; SYCAMORE 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:	All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.		
18g. Archaeology comments:			

## Site Visit

**Date / Time of Site Visit:** 26/02/2020 11:30:00

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

**1b. Describe accessibility of site:** Access through existing cul-de-sac  
Footway would need to be extended

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

**2b. Describe neighbouring uses:** Open countryside to south, development to north  
Substation to east

**3. Describe topography and lanscape:** Very open tract of land with substantial lake / pond in the middle, surrounded by trees.

**4. Describe layout, form, street pattern:** Cul-de-sac

**5. Describe building types and features:** None

**6. Describe site's boundaries:** Mixture - fences near dwellings (bungalows) - otherwise generally open

**7. Describe features / constraints:** Access through cul-de-sac - need to extend footway  
Large lake/pond and trees in centre

**8. Describe views, sight lines or vistas:** Would 'stick out' and be very visible from the south

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

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

**9c. Historic features:** Neutral

**9d. Justification:** An extensive tract of land which would significantly change morphology of the settlement.

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

**19b. Justification:** Due to extensive nature - E, more limited development may be D.

**19c. Key considerations for policy:** Impact on lake/pond trees  
Access through cul-de-sac - needs footway  
Morphology of settlement  
Impact on countryside

## 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 backland development. This would also have a major impact on the shape and form of Parson Drove. This would also close the gap between Parson Drove and 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

**Likely unsuitable**

risk with approximately 52% of the site located in flood zone 3. An extensive tract of land which would significantly change morphology of the settlement, and significantly and adversely impact on landscape character of open countryside. Scale of development likely to be incompatible with settlement hierarchy. Part of proposed site 40451.

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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:	19.37%	3a.(iii) Site area in FZ2:	0.85%	3a.(iv) Site area in FZ3:	79.78%
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):	5%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

## Strategy and History

6. Settlement Hierarchy	Medium Village			C
7.(i) Planning History (Form B):				
7.(ii) Planning History Search				
F/YR10/0657/RM: Erection of a 4-bed detached bungalow with attic playroom above and attached car... (Approve)				
F/YR11/0420/EXTIME: Residential Development (Max 3 dwellings) (Renewal of planning permission F/YR08... (Grant)				
F/YR11/3067/COND: Details reserved by condition 6 of planning permission F/YR08/0391/O and conditi... (Approve)				
F/YR13/0784/RM: Erection of a 2-storey 4-bed dwelling with detached double garage... (Approve)				

## 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
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11a.(ii) Bus stops / rail in 5 min walk:	The Bank; Fen Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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:	Alderman Payne Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	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 501m – 1km of site	C
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:	No	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No
		16c.(iv) Grassland Stepping Stone Opp: No
		16c.(vii) Wetland Stepping Stone Opp: 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 grassland of limited wildlife value, some compensatory habitat provision may be required, so site partially 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) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Parson Drove

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; The Laurels; THE HOLLIES; K6 TELEPHONE KIOSK; THE NURSERIES; FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN

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: All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.

18g. Archaeology comments:

## Site Visit

Date / Time of Site Visit: 26/02/2020 11:50:00

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

1b. Describe accessibility of site: No footway on either side of road

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

2b. Describe neighbouring uses: Linear dwellings along road to south

Farm to west

**3. Describe topography and lanscape:** Flat site used for horse paddocks

**4. Describe layout, form, street pattern:** Linear rural roads - quite fast moving

**5. Describe building types and features:** None on site

**6. Describe site's boundaries:**  
Fences for dwelling  
Farm buildings to west  
Open to rear (north)

**7. Describe features / constraints:** Access would cross drain between 2 dwellings - potential impact on residents

**8. Describe views, sight lines or vistas:** Very visible from the north

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

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

**9c. Historic features:** Neutral

**9d. Justification:**  
Surrounded by development on 2 out of 3 sides  
Visible from north

**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:**  
Lack of footway  
Impact on neighbours  
Proximity to services  
Impact on countryside

## Local Preference

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

**(ii) Reasons for support / object:** Site not appropriate given requirement to use Swan Bridge junction, which is an accident hotspot. Also would 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. Site lacks pedestrian footway access. Poor relationship to built form, located at the rear of dwellings fronting Fen Road.

## 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>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>				

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. Footway/cycleway connections required with existing footways along Fen Rd. Possible third party land problems			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Parson Drove Public Bridleway No. 7 is located to the south of the site past Poplar Tree Farm.			

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 10 min walk (< 800m)			<b>B</b>
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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:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Payne Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	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 501m – 1km of site	C	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:	New South Eau / North Level Main Drain		
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	
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
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) 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:	All proposed development sites in Parson Drive are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.	

18g. Archaeology comments:

## Site Visit

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

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

*1b. Describe accessibility of site:* No footway available

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

*2b. Describe neighbouring uses:*  
Dwellings to north  
Very open to east and west  
Farm to south

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

**4. Describe layout, form, street pattern:** *Rural road extends village*

**5. Describe building types and features:** *Bungalows to north side, otherwise none*

**6. Describe site's boundaries:** *Fences to north, otherwise open*

**7. Describe features / constraints:** *None*

**8. Describe views, sight lines or vistas:** *Very visible form long distances*

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

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

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

**9d. Justification:**

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

E

**19b. Justification:**

**19c. Key considerations for policy:** *Impact on countryside  
Distance form village core*

## Local Preference

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

**(ii) Reasons for support / object:** *Site not appropriate given requirement to use Swan Bridge junction, which is an accident hotspot.*

**(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. Development of the site would adversely impact on the built form of the village and open character of the countryside.*

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	86.44%	<b>3a.(iii) Site area in FZ2:</b>	0.46%	<b>3a.(iv) Site area in FZ3:</b>	13.1%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	3%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>				
F/YR14/0069/F: Erection of a single-storey rear extension; conversion of garage to additional l... (Withdrawn)				
F/YR14/0426/F: Erection of a single-storey rear extension; conversion of garage to additional l... (Grant)				

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>				
<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>	The Bank; Fen Road			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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:	Alderman Payne Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	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:** Agricultural use may be a source of contamination. Phase 1 may be required to determine the extent of any contamination from the aforementioned use.

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

D

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

## Natural Environment

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

A

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

C

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

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

New South Eau / North Level Main Drain

**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:** 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

**16e. Wildlife Officer comments:**

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

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

<b>18a.(iii) CA within 500m:</b>	Parson Drove
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<b>18b.(i) Prox to Listed Building:</b>	Asset(s) within 500m of site	D
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**18b.(ii) Listed Building on site:**

<b>18b.(iii) LB within 500m of site:</b>	WAR MEMORIAL; CHURCH OF EMMANUAL; THE CHESTNUTS; THE HOLLIES; K6 TELEPHONE KIOSK; THE NURSERIES; FORMER LOCKUP, ABOUT 50 YARDS SOUTH WEST OF SWAN INN; SYCAMORE HOUSE
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<b>18c.(i) Prox to Scheduled Monument:</b>	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:**

<b>18d.(i) Prox to Reg Parks+Gardens:</b>	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:**

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

<b>18f. Conservation Officer comments:</b>	All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.
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**18g. Archaeology comments:****Site Visit**

<b>Date / Time of Site Visit:</b>	26/02/2020 11:40:00
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<b>1a. Accessibility: Is the site capable of being accessible to all users?:</b>	Yes
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<b>1b. Describe accessibility of site:</b>	Via existing farm access Footway exists on this side of road
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<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes
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<b>2b. Describe neighbouring uses:</b>	In so far as there are dwellings to the north and site is developed with existing
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*farm buildings***3. Describe topography and lanscape:** *Flat, with farm buildings and yard on site***4. Describe layout, form, street pattern:** *Linear on rural road***5. Describe building types and features:** *Modern, corrugated clad barn***6. Describe site's boundaries:** *From what is visible, walls, hedgerows and fences***7. Describe features / constraints:** *Potential land contamination?***8. Describe views, sight lines or vistas:** *Open countryside to the rear***9a. Relationship to built form:** *Somewhat negative***9b. Visual impact on wider landscape:** *Somewhat negative***9c. Historic features:** *Neutral***9d. Justification:****19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).****D****19b. Justification:** The site is reasonably**19c. Key considerations for policy:** Impact on countryside  
Cul-de-sac development - not linear  
Potential contamination  
Proximity to main services

## Local Preference

**(i) Does Parish Council support site?:** **No****(ii) Reasons for support / object:** Site not appropriate given requirement to use Swan Bridge junction, which is an accident hotspot. Also would result in back land development.**(iii) Parish Council site ranking (0-10):**

## Recommendation

**20a. Individual site score** **Potentially suitable****B****20b. Comments** Part of site is in Flood Zone 3 (13%) However, further investigation shows this is located around the perimeter of the site boundary so therefore may not be a constraint to development. Development of site would be backland development, which risks harm to built form. Site is an existing yard with agricultural buildings which may have some potential for redevelopment, subject to mitigating landscape / townscape impacts.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	0%	<b>3a.(iii) Site area in FZ2:</b>	65.16%	<b>3a.(iv) Site area in FZ3:</b>	34.84%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

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

## 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>	Cella Farm			



11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Parson Drove Surgery	
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:		
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:	Alderman Payne Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	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:** 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

Limited wildlife potential (appears to be setaside land). Some compensatory

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

habitat may be required.

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) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) 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: All proposed development sites in Parson Drove are to a greater or lesser degree within or adjacent to the conservation area or setting of listed buildings. Further specific discussions with conservation officer would be useful at an early stage.

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 26/02/2020 10:50:00

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

*1b. Describe accessibility of site:* No footway on this side of road

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

*2b. Describe neighbouring uses:* Extensive tract of land  
Dwellings opposite to the east

*3. Describe topography and lanscape:* Flat below road level  
Permissive path on east side of site

**4. Describe layout, form, street pattern:** Linear form - proposed site depth reflects this

**5. Describe building types and features:** Mixture of mainly 2-storey detached dwellings  
Also bungalows / chalets opposite

**6. Describe site's boundaries:** Hedgerow (blackthorn) along frontage  
Close board fence on east side  
Otherwise open

**7. Describe features / constraints:** Lack of footway, below road level

**8. Describe views, sight lines or vistas:** Very open to the south  
Would be visible from Murrow

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

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

**9c. Historic features:** Neutral

**9d. Justification:** An important rural gap in otherwise built linear form, which would lead to Parson Drove and Church End being joined.

**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:** Loss of important gap - continue ribbon development into the open countryside

**19c. Key considerations for policy:** Lack of footway  
Distance from major services  
Impact on countryside and rural character  
Coalescence of settlements

## Local Preference

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

**(ii) Reasons for support / object:** Site not appropriate given the need for a gap between Parson Drove & Church End. Also goes against the adopted Neighbourhood Plan.

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

## Recommendation

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

**20b. Comments** Approximately two thirds of the site is in Flood Zone 2 and one third is in Flood Zone 3. Development of the site may not, therefore, be compatible with national policies for flooding.  
Development of the site would adversely impact on the on character of the landscape.  
Development would lead to reduce the area of separation between Parson Drove. This would be incompatible with the made Parson Drove Neighbourhood Plan

## 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>	16.17%	<b>3a.(iii) Site area in FZ2:</b>	0.69%	<b>3a.(iv) Site area in FZ3:</b>	83.14%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/0977/87/F: Erection of a bungalow and detached double garage Plot 3 West of Fenways Bridge Drove Par...   F/94/0752/AG1: Erection of an agricultural building for straw storage... (Further details not required)   F/0548/88/F: Erection of a bungalow and detached garage Bridge Drove Parson Drove...   F/92/0335/F: Erection of a single-storey extension to rear of existing bungalow linked to existing garage... (Granted)   F/94/0773/AG1: Erection of 2 agricultural buildings... (Further details not required)   F/YR04/4356/O: Residential Development (0.25 ha)... (Grant)   F/0926/88/F: Erection of a bungalow and detached garage Bridge Drove Parson Drove...   F/YR10/0657/RM: Erection of a 4-bed detached bungalow with attic playroom above and attached car port, and... Approve   F/YR11/0420/EXTIME: Residential Development (Max 3 dwellings) (Renewal of planning permission F/YR08/0391/O)... (Grant)   F/YR08/0391/O: Residential Development (Max 3 dwellings)... (Grant)   F/YR09/0385/F: Erection of a 3-bed detached bungalow with attic storage above, detached double garage and... (Grant)   F/0769/88/F: Erection of a bungalow also incorporating a 'granny' flat Bridge Drove Parson Drove...   F/YR11/3067/COND: Details reserved by condition 6 of planning permission F/YR08/0391/O and condition 5 of pl... Approve   F/YR02/1105/AG1: Erection of agricultural building... (Further details not required)   F/0160/86/O: Residential development - 4 dwellings Land adj. to Fenways Bridge Drove Parson Drove...   F/0451/87/F: Erection of a bungalow and detached double garage Bridge Drove Parson Drove...  </p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Fen 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:	The Bank; Fen Road	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
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:	Alderman Payne Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		

<b>11f.(v) Emp area 15-20 min walk</b>		
<b>12a.(i) Primary school catchment</b>	Alderman Payne	
<b>12a.(ii) Primary school capacity:</b>	<b>No spare places, no room for expansion</b>	<b>E</b>
<b>12b. Pri school capacity comments:</b>	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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
<b>13a.(i) Secondary school catchment</b>	Neale-Wade Academy	
<b>13a.(ii) Secondary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>13b. Sec school capacity comments:</b>	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	No observations as at 28.10.20	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	Grade 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS within 501m – 1km of site</b>	<b>C</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>	New South Eau / North Level Main Drain	
<b>16a.(v) CWS 500m - 1km:</b>		
<b>16a.(vi) CWS 1-2km</b>		

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:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Parson Drove

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; The Laurels; The Hollies; K6 Telephone Kiosk; The Nurseries; Former Lockup, About 50 Yards South West Of Swan Inn

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. Extensive area of cropmark evidence to the northwest of the site, the closest features are just 150m away while the wider area of cropmark extends for a further 1km. Interpreted as largely prehistoric to Roman in date (MCB11254, MCB12612, MCB4638, MCB4643, MCB4632,



MCB11255) some evidence of later features dating to the medieval to post medieval are also recorded (MCB12561 MCB12562, MCB12563).

## Site Visit

*Date / Time of Site Visit:* 04/11/2020 11:15:00

*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:** Previously assessed - no notable changes.

## 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 majority of the site area is located in flood zone 3 [approx. 83% ]. The proposal is therefore incompatible with national planning policies for flood risk.

## 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>	3.28%	<b>3a.(iii) Site area in FZ2:</b>	7.71%	<b>3a.(iv) Site area in FZ3:</b> 89.01%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/0421/86/O: Residential development - 4 PlotsLand off Main Road Parson Drove (adj. To The Rookery)...   F/0421/86/RM: Erection of 4 bungalows and garagesLakeside Off Main Road (adj. The Rookery) Parson Drov... Approve   F/0476/77/O: Erection of five dwellings (houses)...   F/98/0759/F: Erection of 1.1 metre wooden fence, 1.3 metrebrick piers and 1.4 metre high wooden gates... (Granted)   F/YR01/0925/F: Erection of side extension to existingdwelling... (Granted)   F/96/0086: Works to 1 no. tree covered by TPO 2/77... (Granted)   F/96/0244: Removal of dead wood from an Ash Tree coveredby TPO 2/77... (Granted)   F/1380/88/F: Erection of a bungalow with detached double garagePlot 4 Lakeside Close Main Road Parson...   F/0915/79/O: Erection of a bungalow and garageLand adjoining The Rookery Main Road Parson Drove...   F/YR00/1080/F: Erection of a 2-storey side extension toexisting dwelling... (Granted)   F/YR01/0667/F: Erection of part 2-storey, part first-floorside extension to existing dwelling... (Granted)   F/0392/87/F: Erection of 6 houses with attached garages...   F/YR01/1149/F: Erection of side extension to existingdwelling... (Granted)   F/YR02/1188: Works to 1 no. Ash Tree covered by TPO 2/77... (Granted)   F/YR10/0144/TRTPO: Felling of 1 Ash Tree covered by TPO 2/1977... (Grant)  </p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.			
<b>9a. Strategic Road Net. impacts:</b>				

## 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 (&lt; 800m)

B

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

11b.(i) Prox to medical services: Less than 15 min walk (&lt; 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: Less than 10 min walk (&lt; 800m)

B

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

11c.(iii) Shops 5-10 min walk: Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD

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

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

11d.(i) Prox to primary school: Less than 10 min walk (&lt; 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Payne Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Greater than 20 min walk (&gt;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 (&gt;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

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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

## 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:	0 (SMITHY)	
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 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:		

Likely unsuitable

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:	TPO area on site				E
<b>Heritage</b>					
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site				D
18a.(ii) CA intersects site:					
18a.(iii) CA within 500m:	Parson Drove				
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 Emmanuel; The Chestnuts; The Hollies; Rookery Farmhouse; The Nurseries; Barn, East Of Sycamore House; Sycamore 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:	Conservation Area and setting of listed buildings.				
18g. Archaeology comments:	Score D - Asset within 500m. Archaeological condition or pre-determination may be required. Evaluation and excavation to the west (ECB1330, ECB2131) identified extensive evidence of Roman activity associated with salt production and animal rearing located on the edge of a roddon. Later features included medieval and post medieval drainage ditches (MCB15642).				

## Site Visit

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

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

**1b. Describe accessibility of site:** Footpath on opposite side of Rd - none on site side. Sufficient width exists for vehicles.

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

**2b. Describe neighbouring uses:** Dwellings and village Hall [opposite access] in North part of side. Open countryside to the South [and partly East and West] although existing cul-de-sac in close proximity to the West.

**3. Describe topography and lanscape:** Dwellings and village Hall [opposite access] in North part of side. Open countryside to the South [and partly East and West] although existing cul-de-sac in close proximity to the West.

**4. Describe layout, form, street pattern:** Main Road is a busy rural Rd with frontage development on both sides, but deeper cul-de-sac development to the South.

**5. Describe building types and features:** Mainly two Storey detached houses in vicinity - many are modern. None on site.

**6. Describe site's boundaries:** Domestic fences/ hedges near site access, avoids open to the South and East. Large hedgerow and mature trees to the West. Drains to East and West.

**7. Describe features / constraints:** None apparent

**8. Describe views, sight lines or vistas:** Has long views to/ from Murrow to the South.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** The site would be in keeping with the extent of the cul de sac developments on south side of main road and due to the existing hedgerow to the West, would have a limited impact on the open character of the 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:** The site would be in keeping with the extent of the cul de sac development on Southside of main road and due to the existing hedgerow to the West, would have a limited impact on the open character the countryside.

**19c. Key considerations for policy:** Relationship to village services  
Impact on built form and countryside character  
Extent/amount of development in a village location

## Local Preference

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

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

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

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## Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The vast majority of the site is located in Flood Zone 3 (approx. 89%), with a portion (approx. 8%) in Flood Zone 2. Just 3% (approx. of the site area is in Flood Zone 1. The proposal is therefore incompatible with national planning policies for flood risk.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>				
<b>2.(ii) Intrsects Min. + Waste resource:</b>				
<b>2.(iii) Min. and Waste policy area:</b>				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable			
<b>3a.(i) Main Flood Zone:</b>	Multiple zones (no majority in single zone) - see SFRA			<b>N/a</b>
<b>3a.(ii) Site area in FZ1:</b> 30%	<b>3a.(iii) Site area in FZ2:</b> 47.41%	<b>3a.(iv) Site area in FZ3:</b> 22.59%		
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b> 0%	<b>3b.(iii) 1 in 100yr event (area):</b> 0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 0%		
<b>3c.(i) Intersects Historic Flood Map:</b> No	<b>3c.(ii) Area intersected by Historic Flood Map:</b> 0%			
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b> No				
<b>4.(iii) Intersects gas pipe buffer:</b> No	<b>4.(iv) Overhead line on site:</b> No	<b>4. (v) Pylon/tower on site:</b> No		
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/0468/79/O/REN: Erection of a dwellinghouseMain Road Parson Drove...   F/0606/88/O: Residential development...   F/1752/88/O: Erection of 4 bungalows... (Refuse)   F/YR02/0122/F: Erection of 1.8 metre high chain-link fencingon front boundary... (Granted)   F/YR14/0193/TRTPO: Felling of 1 Beech Tree covered by TPO 02/1976... (Grant)   F/YR01/0790: Works to 1 no. Sycamore tree covered byTPO 2/76... (Granted)   F/91/0109/F: Erection of a 3-bed detached house... (Granted)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 10 min walk (< 800m)			<b>B</b>
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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:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Payne Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne	
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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	

13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

## 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:	0 (SMITHY)	
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 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:		
16a.(vi) CWS 1-2km	New South Eau / North Level Main Drain	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer: No
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:		

## 16e. Wildlife Officer comments:

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) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Parson Drove	
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 Emmanuel; The Chestnuts; Rookery Farmhouse; Barn, East Of Sycamore House; Sycamore 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:	Conservation Area and setting of listed buildings.	
18g. Archaeology comments:	C-D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evaluation and excavation to the southwest (ECB1330, ECB2131) identified extensive evidence of Roman activity associated with salt production and animal rearing located on the edge of a roddon. Later features included medieval and post medieval drainage ditches (MCB15642).	

## Site Visit

*Date / Time of Site Visit:* 04/11/2020 11:40:00

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

*1b. Describe accessibility of site:* Footpath presently exists along site frontage with existing access to farmhouse and land.

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

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

- 3. Describe topography and lanscape:** *Flat, open, arable landscape. One of the last remaining gaps in the village frontage along Main Road.*
- 4. Describe layout, form, street pattern:** *Main road is a very busy rural Rd with predominantly frontage development and cul de sacs along its length . Cul de sac development mainly to the South.*
- 5. Describe building types and features:** *None on site. Mix of two Storey and single Storey detached, semi and terraced housing in the vicinity.*
- 6. Describe site's boundaries:** *Domestic fences/ hedges to the East. Open to the North and South (road). Hedgerow along western boundaries including some mature trees.*
- 7. Describe features / constraints:** *None apparent. Mature trees adjacent , some high quality specimens.*
- 8. Describe views, sight lines or vistas:** *Site development would result in loss of open countryside gap which emphasises rural nature of village.*
- 9a. Relationship to built form:** *Somewhat positive*
- 9b. Visual impact on wider landscape:** *Somewhat negative*
- 9c. Historic features:** *Neutral*
- 9d. Justification:** *The site relates acceptably to the built form. Its loss for development would result in the loss of a sporadic open view to the countryside detracting, to a degree, from the rural character of the village.*

**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:** On balance the site's development would be an acceptable addition to the village in keeping with the existing pattern of development in the area, with a limited impact on the countryside Despite loss of gap. Also reasonably close to village services.

**19c. Key considerations for policy:** Impact on village form  
Impact on open countryside  
Lots of gap in street frontage  
Distance from 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 unsuitable** **D**

**20b. Comments** Approximately 30% of the site is located in Flood Zone 1, with approx. 47% of the site in Flood Zone 2, and approx. 23% in Flood Zone 3. Therefore flood risk is likely a constraint to development, and sequentially preferable sites may be available elsewhere. The remaining Flood Zone 1 land is too small to justify an allocation (below the 5 dwelling threshold) but may offer some merit as a potential infill site, within the built form of the village in proximity of the limited

services available.

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## 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>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR02/1315/F: Removal of Condition 03 of planning permission WR/73/381/O relating to agricultural occupa... (Granted)   F/YR16/0564/F: Erection of a single-storey rear extension to existing dwelling involving partial demoliti... (Grant)   F/0280/83/F: Alterations, extensions and conversion of bungalow into a house including a double garage...			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures			<b>B</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Sealey's Lane Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

**Access to Services**

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	<b>A</b>
11a.(ii) Bus stops / rail in 5 min walk:	Cella Farm	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Parson Drove Surgery	
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)	<b>C</b>
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:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	<b>C</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Alderman Payne Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	<b>E</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	<b>E</b>
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 129 primary aged pupils living in the catchment area. Forecasts show an upward	

trajectory to 144 in 2029/2030.

**13a.(i) Secondary school catchment:** Neale-Wade Academy

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

C

**13b. Sec school capacity comments:** Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

## 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 2

D

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

## Natural Environment

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

A

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

C

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

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

New South Eau / North Level Main Drain

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

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

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

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

**16c.(ii) Existing Grassland:** Yes **16c.(iii) Grassland Buffer:** Yes **16c.(iv) Grassland Stepping Stone Opp:** Yes

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

**16c.(viii) 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:		
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
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site	C
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:		
18c.(i) Prox to Scheduled Monument:	Asset(s) 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:	Conservation Area and setting of listed buildings.	
18g. Archaeology comments:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. Circular cropmarks thought to represent medieval or later agricultural practices approximately 490m northwest (MCB2367)	

## Site Visit

**Date / Time of Site Visit:** 04/11/2020 11:45:00

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

**1b. Describe accessibility of site:** No continued footway along site frontage or back to main road and village.

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

**2b. Describe neighbouring uses:** There are dwellings on opposite side of road and to the North and South, but

character is overwhelmingly one of open countryside, especially to West.

**3. Describe topography and lanscape:** Flat open arable field, extending for a considerable distance to the West. Site forms part of this and is demarcated for frontage development.

**4. Describe layout, form, street pattern:** Sealey's Lane is a quiet rural an narrow Lane serving a few houses, linking Main Road with Harrold's bank to the North

**5. Describe building types and features:** None on site. Two Storey semi detached on opposite side of Rd.

**6. Describe site's boundaries:** Hedge and drainage ditch a long Rd frontage to East. Open to West. Poplar tree line to the South and conifer hedgerow to the North.

**7. Describe features / constraints:** Narrow Lane with no footway. Distance from village core.

**8. Describe views, sight lines or vistas:** Would be very prominent from the East.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Development of site would extend frontage development along the Lane which is presently an outlying part of the village and adversely impacts on the wider landscape and rural streetscape.

**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 site is some distance from the core of the village and would adversely impact the rural character of the area, as well as being poorly served with sustainable transport modes.

**19c. Key considerations for policy:** Impact on built form of village and location in relation to village core  
Impact on countryside  
Lack of footway and narrow rural Lane

## 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 wholly within Flood Zone 3 and the proposal is therefore incompatible with national planning policies for flood risk. The site is some distance from the core of the village and would adversely impact the rural character of the area, as well as being poorly served with sustainable transport modes.

## 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>	29.11%	<b>3a.(iii) Site area in FZ2:</b>	2.08%	<b>3a.(iv) Site area in FZ3:</b> 68.8%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b> 1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No			
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b> No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR00/0194/O: Erection of a dwelling... (Refused)   F/94/0752/AG1: Erection of an agricultural building for straw storage... (Further details not required)   F/96/0031/F: Erection of single-storey side extension to existing dwelling... (Granted)   F/0373/85/F: Erection of 1 broiler chicken house Henlow Farm Bridge Drove Parson Drove...   F/0374/85/F: Erection of one broiler chicken house Henlow Farm Bridge Drove Parson Drove...   F/94/0773/AG1: Erection of 2 agricultural buildings... (Further details not required)   F/YR13/0205/NONMAT: Non-material amendment: Removal of side panel at front door, removal of rendered area to ... Approve   F/YR12/0317/F: Erection of a 2-storey 3-bed dwelling with attached garage/car port, involving demolition ... (Grant)   F/YR12/0090/F: Erection of 2-storey side and single-storey rear extensions involving re-roofing of exist... (Grant)   F/96/0851/F: Erection of a 2-bay extension to existing agricultural building... (Granted)   F/YR00/0914/O: Erection of a dwelling... (Refused)   F/0433/80/F: Erection of 2 poultry houses Henlow Farm Bridge Drove Parson Drove...   F/0330/80/F: Extension to agricultural bungalow Off Bridge Drove Parson Drove...   F/0460/84/F: Extension to agricultural general purpose/implement storage building Henlow Farm Parson Dr...   F/YR02/1105/AG1: Erection of agricultural building... (Further details not required)   F/YR01/1002/F: Erection of a 3-bed detached bungalow with linked double garage... (Granted)   F/0978/86/F: Erection of a steel framed G.P. building Henlow Farm Bridge Drove Parson Drove...  </p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along Fen 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: Fen Road

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

E

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

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

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

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

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

A

11c.(ii) Shops within 5 min walk: Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD

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

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

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

11d.(i) Prox to primary school: Less than 10 min walk (< 800m)

B

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Alderman Payne Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

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

E

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

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

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

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

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

E

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

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

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

<b>11f.(v) Emp area 15-20 min walk</b>		
<b>12a.(i) Primary school catchment</b>	Alderman Payne	
<b>12a.(ii) Primary school capacity:</b>	<b>No spare places, no room for expansion</b>	<b>E</b>
<b>12b. Pri school capacity comments:</b>	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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
<b>13a.(i) Secondary school catchment</b>	Neale-Wade Academy	
<b>13a.(ii) Secondary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>13b. Sec school capacity comments:</b>	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>	Full ground assessment required before any new sensitive development takes place.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	Grade 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Parson Drove

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; The Laurels; The Hollies; K6 Telephone Kiosk; Former Lockup, About 50 Yards South West Of Swan Inn

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. Extensive area of cropmark evidence to the northwest of the site, the closest features are immediately adjacent while the

wider cropmark complex extends for a further 1km. Interpreted as largely prehistoric to Roman in date (PRN 09443, 10634, 03799, 03803, 11256, 09444) some evidence of later features dating to the medieval to post medieval are also recorded (PRN 10584, 10585, 10586).

## Site Visit

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

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

**1b. Describe accessibility of site:** Access to farm presently exists. No footway along Fen Rd back to village core and services.

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

**2b. Describe neighbouring uses:** Farm presently juts out into open countryside. Site would be surrounded by open fields. Presently frontage development along both sides of Rd.

**3. Describe topography and lanscape:** Flat, open farmland, surrounded by substantial number of farm buildings, situated on flat land.

**4. Describe layout, form, street pattern:** Fen Rd is a relatively quiet rural Lane.

**5. Describe building types and features:** Large modernish farm sheds on site. Mainly single Storey detached dwellings in vicinity.

**6. Describe site's boundaries:** Open to the West, North and East with residential buildings to the South.

**7. Describe features / constraints:** None of note, although Roman settlement known to be in the vicinity [to the North?].

**8. Describe views, sight lines or vistas:** Site would be very prominent in views to the East and North along The Brink?

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

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

**9c. Historic features:** Neutral

**9d. Justification:** The shape of the site would result in an incongruous addition to the village's built form and protrude excessively into open countryside.

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

**19b. Justification:** The shape and location on the site would result in development in the open countryside to the detriment of the character of the area and village form.

**19c. Key considerations for policy:** Impact on village form  
Impact on countryside  
Distance to services  
Lack of footway

## Local Preference

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

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

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

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## Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The majority of the site is located in flood zone 3 [ 69% approx.]. Just 29% [approx.] of the site area is in flood zone 1. Development of the majority of the site is therefore incompatible with national planning policies for flood risk. The shape of the site would result in an incongruous addition to the village's built form and protrude excessively into open countryside.

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## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	Multiple zones (no majority in single zone) - see SFRA			<b>N/a</b>	
<b>3a.(ii) Site area in FZ1:</b>	45.35%	<b>3a.(iii) Site area in FZ2:</b>	11.13%	<b>3a.(iv) Site area in FZ3:</b>	43.52%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/97/0442/F: Erection of a 2-bed detached bungalow with attached garage... (Granted)   F/YR13/0316/F: Erection of a 3-bed single-storey dwelling and detached double garage... (Grant)   F/1181/87/F: Erection of a bungalow with integral garage Plot 14 Estate off Main Road Parson Drove...   F/YR02/1397/F: Erection of 51 houses comprising 22 detached houses; 16 semi-detached houses; 13 terraced... (Granted)   F/0584/88/O: Residential development - 6 bungalows, extension to Ingham Hall Gardens Ingham Hall Garde...   F/YR02/0791/RM: Erection of 2 no. 4-bed detached houses with integral garage... Approved   F/99/0558/F: Formation of enlarged pond for effluent from sewage treatment works... (Granted)   F/0797/87/O: Erection of a dwelling house and garage Land off Main Road Parson Drove... (Refused)   F/96/0815/F: Erection of 2-bed detached bungalow with detached single garage... (Granted)   F/0136/89/F: Erection of one 2-bed bungalow and one 3-bed bungalow with integral garages... (Granted)   F/96/0220/REG3: Use of land for the temporary stationing of 10 no. caravans... (Granted)   F/96/0318/F: Erection of 2-bed detached bungalow with integral garage... (Granted)   F/0116/88/O: Erection of a dwelling house and garage Land off Main Road Parson Drove... (Refused)   F/94/0769/REG3: Installation of a sewage treatment works and associated access track... (Granted)   F/94/0495/O: Erection of 5 dwellings... (Granted)   F/95/0129/REG3: Use of land for the temporary stationing of 10 no. caravans... (Granted)   F/98/0979/F: Erection of 3 x 3-bed detached bungalows with integral garages... (Granted)   F/YR12/0416/F: Erection of a 3-bed single-storey dwelling and detached double garage... Withdrawn   F/YR20/0292/O: Erect up to 9 x dwellings (outline application with matters committed in respect of access...   F/94/0848/F: Erection of 3-bed bungalow with detached double garage... (Granted)   F/90/0416/O: Erection of a house and garage... (Granted)   F/96/0283/F: Erection of 3-bed detached bungalow with integral garage... (Granted)   F/0270/89/F: Erection of 8 x 2 bed bungalows and 10 x 3 bed bungalows with integral garages... (Granted)   F/0337/89/O: Residential development and sewage treatment plant.... (Granted)   F/YR04/3617/F: Erection of 48 houses comprising 14 x 3-bed semi-detached, 19 x 4-bed detached, 5 x 5-bed ... (Grant)   F/99/0555/O: Erection of 4 dwellings... (Granted)   F/91/0152/F: Erection of a 4-bed</p>			

house... Withdrawn |

## Transport

<b>8a. Local road impacts:</b>	No objection with moderate mitigation measures	<b>B</b>
<b>8b. Transport team comments:</b>	Site access/junction required with suitable visibility and geometry. Ingham Hall Gardens access required for road adoption. Brewery Close unadopted. Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement.	

**9a. Strategic Road Net. impacts:**

**9b. Highways England comments:**

**10a. PROW Opportunities:**

**10b. PROW Team comments:**

## Access to Services

<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>	Short Drove; The Bank; Fen Road	
<b>11b.(i) Prox to medical services:</b>	Less than 20 min walk (< 1,600m)	<b>D</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>	Parson Drove Surgery	
<b>11c.(i) Proximity to shops:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Alderman Payne Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>	Murrow Primary Academy	
<b>11e.(i) Prox to secondary school:</b>	Greater than 20 min walk (>1,600m)	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		

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	
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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.	
<b>Land Quality</b>		
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:	308392 (DISUSED BREWERY)	
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 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	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	CWS within 1.01km – 2km of site	<b>B</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km:	New South Eau / North Level Main Drain	
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	
16c.(iii) Grassland Buffer:	No	
16c.(iv) Grassland Stepping Stone Opp:	Yes	
16c.(v) Existing Wetland:	No	
16c.(vi) Wetland Buffer:	No	
16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	
16c.(ix) Woodland Buffer:	No	
16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>
16d.(ii) Requirements to consult NE:		
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site	<b>A</b>
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	<b>D</b>
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Parson Drove	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	<b>D</b>
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	War Memorial; Church Of Emmanuel; The Chestnuts; The Hollies; Rookery Farmhouse; K6 Telephone Kiosk; The Nurseries; Former Lockup, About 50 Yards South West Of Swan Inn; Barn, East Of Sycamore House; Sycamore House	
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) more than 2km from site

A

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Conservation Area and setting of listed buildings.

18g. Archaeology comments: E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. Iron Age to Roman field complex of enclosures and trackways (MCB12606) occupy part of the site while further cropmark remains of probably Iron Age to Roman activity survives immediately south (MCB4641, MCB4646) and west (MCB12566) of the area. Roman burials have also been recorded in the vicinity of Murrow Bank (MCB4642). Archaeological investigation to the north (ECB3970, ECB4390) indicates the presence of medieval activity in the area. A possible roddon is recorded as an earthwork feature on LiDAR in the southern half of the site.

## Site Visit

Date / Time of Site Visit: 04/11/2020 12:10:00

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

1b. Describe accessibility of site: Access would be from Ingham Hall Gardens cul-de-sac. This submission extends previous submission (40224) by addition of more land to the west.

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

2b. Describe neighbouring uses: Open countryside to south, west and east dwellings to north. Substation to north-east.

3. Describe topography and lanscape: Very open area of land with lake towards east side (in middle of site). Substantial tree line runs north/south in northern part of site. A few small trees in north part of site.

4. Describe layout, form, street pattern: Cul-de-sac to the north.

5. Describe building types and features: None on site. Mainly bungalows in cul-de-sac.

6. Describe site's boundaries: Open on most sides with built development to the north.

7. Describe features / constraints: Access needed through cul-de-sac. Substantial road/lake and tree line within site.

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

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification: The extensive tract of land would relate very poorly to existing village built form and have a significantly adverse impact on the open countryside.

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

E

Potentially unsuitable

**19b. Justification:** The extensive nature of site (which has been enlarged by this proposal) would have an adverse impact on both the village and open countryside.

**19c. Key considerations for policy:** Impact on built form and countryside  
Impact on pond/lake/trees  
Morphology of settlement  
Access through cul-de-sac

## Local Preference

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

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

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

## Recommendation

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

D

**20b. Comments** Less than half (approx. 45%) of the site area is in Flood Zone 1. Approximately 44% of the site area is in Flood Zone 3, and a further 11% (approx.) is located in Flood Zone 2. Therefore, the proposal for residential development may not be compatible with national planning policies for flood risk on some parts of the site. The extensive site would relate very poorly to existing built form and have a significant adverse impact on the open countryside.

## 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 3 - INCOMPATIBLE			<b>E</b>	
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			<b>N/a</b>	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	4%	3b.(iv) 1 in 1000yr event (area):	11%
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:	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	Medium Village			<b>C</b>
7.(i) Planning History (Form B):				
7.(ii) Planning History Search	F/YR18/0066/O: Erection of a dwelling (outline application with all matters reserved)... (Refuse)			

## Transport

8a. Local road impacts:	No objection with moderate mitigation measures			<b>B</b>
8b. Transport team comments:	Site access/junction required with suitable visibility and geometry. Possible footway improvements required along B1166			
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:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Alderman Payne Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	E
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne	
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 129 primary aged pupils living in the catchment area. Forecasts show an upward trajectory to 144 in 2029/2030.	
13a.(i) Secondary school catchment	Neale-Wade Academy	
13a.(ii) Secondary school capacity:	Limited capacity	C



Likely unsuitable

**13b. Sec school capacity comments:** Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site within 250m of potentially contaminated land

B

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

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

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

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

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

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

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

**14a.(ix) Sites for DI 100-250m:** 308932 (MILL)

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

**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 500m of site

D

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

New South Eau / North Level Main Drain

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

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

A

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

**16e. Wildlife Officer comments:**

Likely unsuitable

17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Parson Drove	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	Bridge And Sluices; The Laurels; Store And Workshop; Bridge And Sluices	
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:	Conservation Area and setting of listed buildings and recent refusals for development in nearby location due to impact on character and appearance of conservation area.	
18g. Archaeology comments:	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Evidence of cropmark remains in the vicinity of this site including Roman field systems (MCB4643), droves and ditches (MCB12578, MCB12567). Lies adjacent to the medieval Fendyke Bank (MCB10160).	

## Site Visit

**Date / Time of Site Visit:** 04/11/2020 11:25:00

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

**1b. Describe accessibility of site:** A very narrow footpath exists but road is well trafficked with cars at high speed making it dangerous for cyclists.

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

**2b. Describe neighbouring uses:** Open countryside to north, east and south. Farm to north, Dwellings to the south are of a very sporadic nature before entering main part of the village.

Road to west.

**3. Describe topography and lanscape:** *Open field (part of) outside the village in open countryside used for arable farming.*

**4. Describe layout, form, street pattern:** *The Bank is a busy rural road which provides sporadic frontage development along the entrance to the village.*

**5. Describe building types and features:** *None on site. Two storey detached dwellings and outbuildings in vicinity.*

**6. Describe site's boundaries:** *Hedgerow and road to the west - otherwise open on all other sides.*

**7. Describe features / constraints:** *Fast, busy rural road.*

**8. Describe views, sight lines or vistas:** *Screened by hedgerow along road frontage.*

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

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

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

**9d. Justification:** *The site would be outside the main built form of the village, effectively in open countryside. Would be an adverse impact on the 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 be significantly removed from the main core and services in the village only served by a very narrow footpath along a busy road. It relates poorly to the village built form and would adversely impact on the open character of the countryside in this location.

**19c. Key considerations for policy:** Impact on village form,  
Impact on countryside.  
Distance from services.  
Spread of traffic and narrow footway.

## 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 wholly within Flood Zone 3 and the proposal is therefore incompatible with national planning policies for flood risk. The site would be significantly removed from the main core and services in the village only served by a very narrow footpath along a busy road. It relates poorly to the village built form and would adversely impact on the open character of the countryside in this location.

## 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>	28.57%	<b>3a.(iv) Site area in FZ3:</b>	71.43%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Medium Village			<b>C</b>
<b>7.(i) Planning History (Form B):</b>	F/YR19/0971/O			
<b>7.(ii) Planning History Search</b>	F/1318/88/F: Erection of a bungalow with integral garageAdj The Silverings Main Road Parson Drove... (Refused)   F/0458/88/F: Erection of a bungalow with integral garageAdj The Silverings Main Road Parson Drove... (Refused)   F/YR19/0971/O: Erect up to 5 dwellings (outline application with matters committed in respect of access)... (Grant)   F/YR19/0691/O: Erect up to 4 dwellings (outline application with matters committed in respect of access)... Withdrawn			

## Transport

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

**Access to Services**

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	<b>A</b>
11a.(ii) Bus stops / rail in 5 min walk:	Cella Farm	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Parson Drove Surgery	
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)	<b>C</b>
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:		
11d.(i) Prox to primary school:	Less than 15 min walk (< 1,200m)	<b>C</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:	Alderman Payne Primary School	
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Greater than 20 min walk (>1,600m)	<b>E</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Alderman Payne	
12a.(ii) Primary school capacity:	No spare places, no room for expansion	<b>E</b>
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 129 primary aged pupils living in the catchment area. Forecasts show an upward	

trajectory to 144 in 2029/2030.

**13a.(i) Secondary school catchment:** Neale-Wade Academy

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

C

**13b. Sec school capacity comments:** Neale-Wade Academy has an age range of 11-18 years. The school has a PAN of 300 and total capacity of 1500. In 2020/2021 there were 1269 secondary aged pupils living in the catchment area. Forecasts show an upward trajectory to 1408 in 2029/2030. The school will not be far short of capacity prior to any further housing allocations.

## 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 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:** No      **16c.(iv) Grassland Stepping Stone Opp:** Yes

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

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

16d.(i) Goose and Swan IRZ	Site 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
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Parson Drove	
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:	Rookery Farmhouse	
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:	Conservation Area and setting of listed buildings.	
18g. Archaeology comments:	E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. CHET has commented on this site previously under planning reference (F/YR19/0971/O) and has recommendations in place for evaluation prior to development based on the current scheme.	

## Site Visit

**Date / Time of Site Visit:** 04/11/2020 11:55:00

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

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

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

<b>2b. Describe neighbouring uses:</b>	<i>Dwellings to the west and north on opposite side of road. Open fields to the south and east. Silver's lane to the east.</i>	
<b>3. Describe topography and lanscape:</b>	<i>Flat, open arable farmland</i>	
<b>4. Describe layout, form, street pattern:</b>	<i>Min Road is a very busy rural lane with predominantly frontage development along its length, but with cul-de-sacs on its southern side.</i>	
<b>5. Describe building types and features:</b>	<i>None on site, Mix of single storey and 2 storey dwellings in vicinity (detached in the main).</i>	
<b>6. Describe site's boundaries:</b>	<i>Open on 3 sides - north, east and south. Open fencing and planting along western boundary.</i>	
<b>7. Describe features / constraints:</b>	<i>None of note.</i>	
<b>8. Describe views, sight lines or vistas:</b>	<i>A very prominent and open site that would be visible from north, south and east.</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>Neutral</i>	
<b>9d. Justification:</b>	<i>Whilst on the edge of the village, the overwhelming character of this location is one of open countryside, which would be adversely affected.</i>	
<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b>	<b>D</b>
<b>19b. Justification:</b>	the open nature of the site which would be prominent in this landscape would relate poorly to the existing built form of the village and countryside character of the area.	
<b>19c. Key considerations for policy:</b>	Extant planning permission Impact on built form Impact on open countryside and character of the area	

## Local Preference

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

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

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

## Recommendation

<b>20a. Individual site score</b>	<b>Likely suitable</b>	<b>A</b>
<b>20b. Comments</b>	The site has planning permission and has therefore been determined suitable for residential development.	