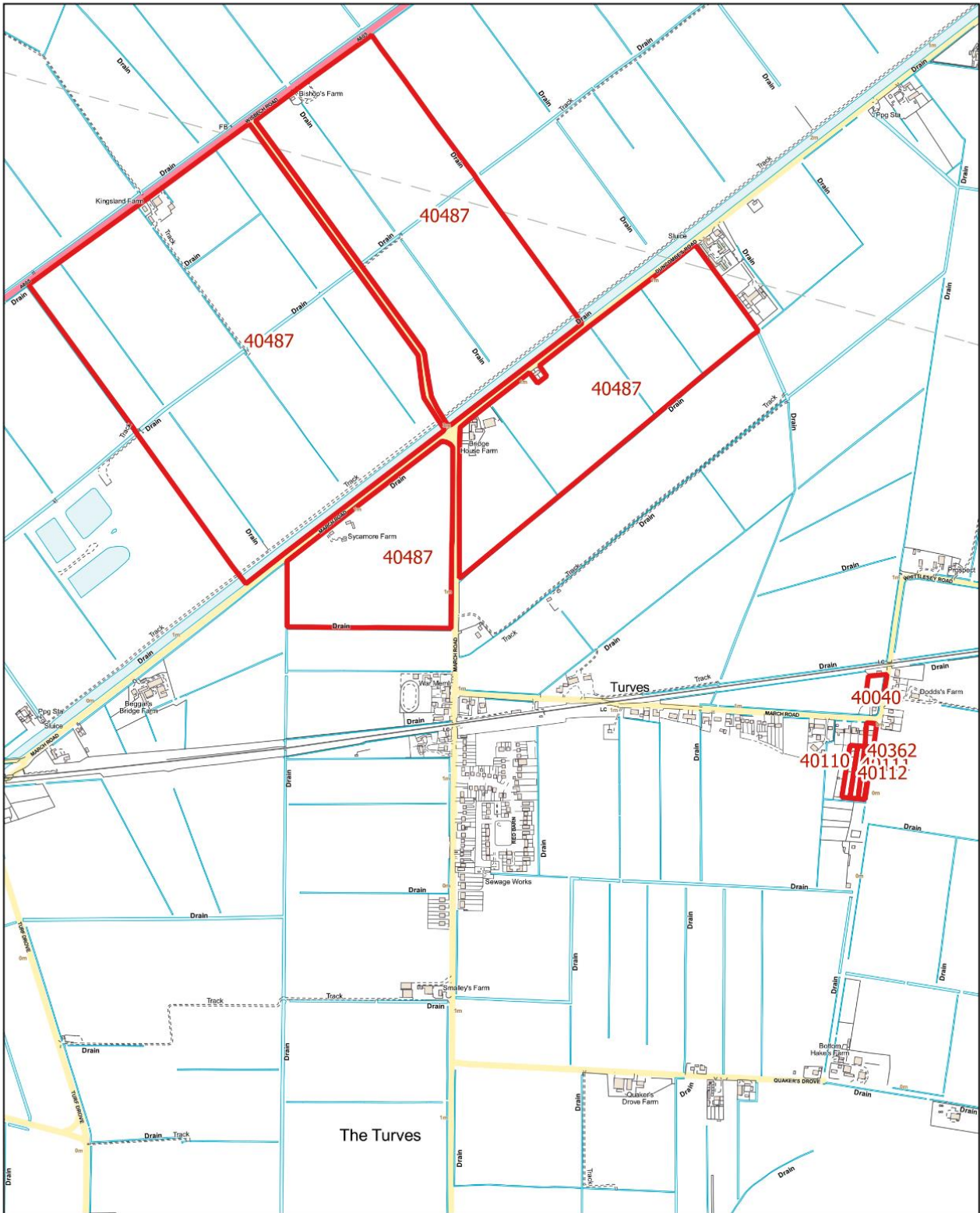



# Turves



## Site Submissions

Draft Fenland Local Plan

### Key

 Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

|  |   |   |    |                                   |      |
|--|---|---|----|-----------------------------------|------|
| 1. Site Availability                     | Availability unknown  |   |    | N/a                               |      |
| 2.(i) Min. + Waste Team comments:        |   |   |    |                                   |      |
| 2.(ii) Intrsects Min. + Waste resource:  |   |   |    |                                   |      |
| 2.(iii) Min. and Waste policy area:      |   |   |    |                                   |      |
| 3. Flood Risk - Vulnerability:           | More vulnerable   |   |    |                                   |      |
| 3a.(i) Main Flood Zone:                  | >50% of site area in Zone 3 - INCOMPATIBLE  |   |    | E                                 |      |
| 3a.(ii) Site area in FZ1:                | 0%  | 3a.(iii) Site area in FZ2:                      | 0% | 3a.(iv) Site area in FZ3:         | 100% |
| 3b.(i) Surface Water Flood Risk:         | Risk of surface water flooding, see SFRA  |   |    | N/a                               |      |
| 3b.(ii) 1 in 30yr event (area):          | 0%  | 3b.(iii) 1 in 100yr event (area):               | 5% | 3b.(iv) 1 in 1000yr event (area): | 17%  |
| 3c.(i) Intersects Historic Flood Map:    | No  | 3c.(ii) Area intersected by Historic Flood Map: |    | 0%                                |      |
| 4.(i) Prox. to hazardous apparatus:      | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development |   |    | A                                 |      |
| 4.(ii) Intersects HSE Consultation Dist: | No  |   |    |                                   |      |
| 4.(iii) Intersects gas pipe buffer:      | No  | 4.(iv) Overhead line on site:                   | No | 4. (v) Pylon/tower on site:       | No   |
| 5. Proximity to designated sites:        | 2.01km - 5km from site  |   |    | B                                 |      |

## Strategy and History

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

## Transport

|                                  |   |  |  |   |
|----------------------------------|---|--|--|---|
| 8a. Local road impacts:          | No objection with minor mitigation measures   |  |  | A |
| 8b. Transport team comments:     | Suitable access(es) required with visibility. Unsustainable location                          |  |  |   |
| 9a. Strategic Road Net. impacts: |   |  |  |   |
| 9b. Highways England comments:   |   |  |  |   |
| 10a. PROW Opportunities:         | Opportunities to connect to nearby PROWs outside the site boundary                            |  |  | D |
| 10b. PROW Team comments:         | March Public Footpath No. 29 is located to the east providing NMU access into the countryside |  |  |   |

## Access to Services

|  |                                  |  |  |   |
|--|----------------------------------|--|--|---|
| 11a.(i) Proximity to public transport:   | Less than 15 min walk (< 1,200m) |  |  | C |
| 11a.(ii) Bus stops / rail in 5 min walk: |                                  |  |  |   |

|  |  |   |
|--|--|---|
| 11b.(i) Prox to medical services:      | Greater than 20 min walk (>1,600m)   | E |
| 11b.(ii) Medical srvs in 5 min walk:   |  |   |
| 11b.(iii) Medical srvs 5-10 min walk:  |  |   |
| 11b.(iv) Medical srvs 10-15 min walk:  |  |   |
| 11b.(v) Medical srvs 15-20 min walk:   |  |   |
| 11c.(i) Proximity to shops:            | Greater than 20 min walk (>1,600m)   | E |
| 11c.(ii) Shops within 5 min walk:      |  |   |
| 11c.(iii) Shops 5-10 min walk:         |  |   |
| 11c.(iv) Shops 10-15 min walk:         |  |   |
| 11c.(v) Shops 15-20 min walk:          |  |   |
| 11d.(i) Prox to primary school:        | Greater than 20 min walk (>1,600m)   | E |
| 11d.(ii) Primary schs in 5 min walk:   |  |   |
| 11d.(iii) Primary schs 5-10 min walk:  |  |   |
| 11d.(iv) Primary schs 10-15 min walk:  |  |   |
| 11d.(v) Primary schs 15-20 min walk:   |  |   |
| 11e.(i) Prox to secondary school:      | Greater than 20 min walk (>1,600m)   | E |
| 11e.(ii) Secondary sch in 5 min walk:  |  |   |
| 11e.(iii) Secondary sch 5-10 min walk: |  |   |
| 11e.(iv) Secondary sch 10-15 min walk: |  |   |
| 11e.(v) Secondary sch 15-20 min walk:  |  |   |
| 11f.(i) Proximity to employment:       | Greater than 20 min walk (>1,600m)   | E |
| 11f.(ii) Emp area in 5 min walk:       |  |   |
| 11f.(iii) Emp area 5-10 min walk:      |  |   |
| 11f.(iv) Emp area 10-15 min walk:      |  |   |
| 11f.(v) Emp area 15-20 min walk:       |  |   |
| 12a.(i) Primary school catchment       | The Park Lane Primary and Nursery School   |   |
| 12a.(ii) Primary school capacity:      | No spare places but room for expansion   | D |
| 12b. Pri school capacity comments:     | The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. The 2018 forecasts showed that in 2020/2021 there were 482 primary aged pupils living in the catchment area. Forecasts show a decrease to 461 in 2027/2028. |   |
| 13a.(i) Secondary school catchment     | Sir Harry Smith Community College  |   |
| 13a.(ii) Secondary school capacity:    | Spare capacity in every year   | A |
| 13b. Sec school capacity comments:     | Sir Harry Smith Community College is an Academy with Science, Mathematics  |   |

and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

## Land Quality

|  |  |   |
|--|--|---|
| 14a.(i) Prox pot. contaminated land:   | Site located more than 250m from potentially contaminated land                     | A |
| 14a.(ii) Intersects landfill for DI:   |  |   |
| 14a.(iii) Landfill for DI 0-50m:       |  |   |
| 14a.(iv) Landfill for DI 50-100m:      |  |   |
| 14a.(v) Landfill for DI 100-250m:      |  |   |
| 14a.(vi) Intersects Site for DI:       |  |   |
| 14a.(vii) Sites for DI 0-50m:          |  |   |
| 14a.(viii) Sites for DI 50-100m:       |  |   |
| 14a.(ix) Sites for DI 100-250m:        |  |   |
| 14b. Env Health Officer comments:      |  |   |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1   | E |
| 15b. ALC percentage site area          | GRADE 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0% |   |

## Natural Environment

|   |  |                                |  |
|---|--|--------------------------------|--|
| 16a.(i) Prox to Local Nature Reserves:    | LNR more than 2.01km from site   | A                              |  |
| 16a.(ii) Prox to County Wildlife Sites:   | CWS more than 2.01km from site   | A                              |  |
| 16a.(iii) Site intersects CWS:            |  |                                |  |
| 16a.(iv) CWS within 500m:                 |  |                                |  |
| 16a.(v) CWS 500m - 1km:                   |  |                                |  |
| 16a.(vi) CWS 1-2km                        |  |                                |  |
| 16b. Record of protected species on site: | 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 intersects Goose + Swan IRZ   | E                              |  |
| 16d.(ii) Requirements to consult NE:      | All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. |                                |  |

**Likely unsuitable**

Site appears to support grassland, scrub and trees, and likely to contain range of protected species. Would require mitigation and provision of compensatory habitats, so site may only be partially developable.

**16e. Wildlife Officer comments:**

|                           |  |          |
|---------------------------|--|----------|
| <b>17.(i) TPO points:</b> | <b>No TPO point within 15m of the site</b> | <b>A</b> |
|---------------------------|--|----------|

|                          |   |          |
|--------------------------|---|----------|
| <b>17.(ii) TPO area:</b> | <b>No TPO area within 15m of the site</b> | <b>A</b> |
|--------------------------|---|----------|

**Heritage**

|   |   |          |
|---|---|----------|
| <b>18a.(i) Prox to Conservation Area:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|                                     |  |  |
|-------------------------------------|--|--|
| <b>18a.(ii) CA intersects site:</b> |  |  |
|-------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18a.(iii) CA within 500m:</b> |  |  |
|----------------------------------|--|--|

|   |   |          |
|---|---|----------|
| <b>18b.(i) Prox to Listed Building:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|  |  |  |
|--|--|--|
| <b>18b.(ii) Listed Building on site:</b> |  |  |
|--|--|--|

|  |  |  |
|--|--|--|
| <b>18b.(iii) LB within 500m of site:</b> |  |  |
|--|--|--|

|  |   |          |
|--|---|----------|
| <b>18c.(i) Prox to Scheduled Monument:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|   |  |  |
|---|--|--|
| <b>18c.(ii) Sched Mnmt intersects site:</b> |  |  |
|---|--|--|

|  |  |  |
|--|--|--|
| <b>18c.(iii) Sched Mnmt within 500m:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18c.(iv) Sched Mnmt 500m-1km:</b> |  |  |
|--------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18c.(v) Sched Mnmt 1-2km:</b> |  |  |
|----------------------------------|--|--|

|   |   |          |
|---|---|----------|
| <b>18d.(i) Prox to Reg Parks+Gardens:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|  |  |  |
|--|--|--|
| <b>18d.(ii) Reg P+G intersects site:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18d.(iii) Reg PG within 500m:</b> |  |  |
|--------------------------------------|--|--|

|  |   |          |
|--|---|----------|
| <b>18e.(i) Prox to Heritage at Risk:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18e.(ii) HAR intersects site:</b> |  |  |
|--------------------------------------|--|--|

|   |  |  |
|---|--|--|
| <b>18e.(iii) HAR within 500m of site:</b> |  |  |
|---|--|--|

**18f. Conservation Officer comments:****18g. Archaeology comments:****Site Visit**

|                                   |                            |
|-----------------------------------|----------------------------|
| <b>Date / Time of Site Visit:</b> | <i>04/03/2020 12:25:00</i> |
|-----------------------------------|----------------------------|

|  |           |
|--|-----------|
| <b>1a. Accessibility: Is the site capable of being accessible to all users?:</b> | <i>No</i> |
|--|-----------|

|  |   |
|--|---|
| <b>1b. Describe accessibility of site:</b> | <i>No footway to extend, and difficult due to powerlines / cable in footway path<br/>Access from Public Right of Way to the east (farm track)</i> |
|--|---|

|  |            |
|--|------------|
| <b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b> | <i>Yes</i> |
|--|------------|

|  |   |
|--|---|
| <b>2b. Describe neighbouring uses:</b> | <i>Dwellings to the north. Otherwise open countryside to the south and east<br/>(and west, to a degree)</i> |
|--|---|

|   |  |
|---|--|
| <b>3. Describe topography and lanscape:</b> | <i>Comprises 3 paddock areas to the rear of dwellings.</i> |
|---|--|

4. Describe layout, form, street pattern: Linear dwellings along rural village road

5. Describe building types and features: Single storey bungalows

6. Describe site's boundaries: Post and rail fences demarcates paddock from rear garden areas  
Close board fences and hedges around dwellings.

7. Describe features / constraints: Provision of footway  
Public right of way bridleway would potentially need to be made up to accommodate vehicles.

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

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Negative

9c. Historic features: Neutral

9d. Justification:

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

**D**

19b. Justification:

19c. Key considerations for policy: Distance from services  
Impact on countryside  
Access road and footway - PROW impact?  
Loss of dwelling for 40362?

## Local Preference

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

(ii) Reasons for support / object: Not in keeping with the village, and not in keeping with the other properties as it is too dense.

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

## Recommendation

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

**E**

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. In addition, the site is distance has limited access to services. Site has poor relationship to built form and development would likely adversely impact upon the landscape.

## Major Criteria

|   |   |  |    |  |      |
|---|---|--|----|--|------|
| <b>1. Site Availability</b>                     | Availability unknown  |  |    | <b>N/a</b>                               |      |
| <b>2.(i) Min. + Waste Team comments:</b>        |   |  |    |  |      |
| <b>2.(ii) Intrsects Min. + Waste resource:</b>  |   |  |    |  |      |
| <b>2.(iii) Min. and Waste policy area:</b>      |   |  |    |  |      |
| <b>3. Flood Risk - Vulnerability:</b>           | More vulnerable   |  |    |  |      |
| <b>3a.(i) Main Flood Zone:</b>                  | >50% of site area in Zone 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> | 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>        | 2.01km - 5km from site  |  |    | <b>B</b>                                 |      |

## Strategy and History

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>6. Settlement Hierarchy</b>          | Small Village A   |  |  | <b>D</b> |
| <b>7.(i) Planning History (Form B):</b> |   |  |  |          |
| <b>7.(ii) Planning History Search</b>   | F/YR18/0052/O: Erection of up to 2no. dwellings (outline application with all matters reserved)... (Refuse) |  |  |          |

## Transport

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>8a. Local road impacts:</b>          | No objection with minor mitigation measures   |  |  | <b>A</b> |
| <b>8b. Transport team comments:</b>     | Suitable access(es) required with visibility. Unsustainable location                          |  |  |          |
| <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>         | March Public Footpath No. 29 is located to the east providing NMU access into the countryside |  |  |          |

## Access to Services

|   |                                  |  |  |          |
|---|----------------------------------|--|--|----------|
| <b>11a.(i) Proximity to public transport:</b>   | Less than 15 min walk (< 1,200m) |  |  | <b>C</b> |
| <b>11a.(ii) Bus stops / rail in 5 min walk:</b> |                                  |  |  |          |

|  |  |   |
|--|--|---|
| 11b.(i) Prox to medical services:      | Greater than 20 min walk (>1,600m)   | E |
| 11b.(ii) Medical srvs in 5 min walk:   |  |   |
| 11b.(iii) Medical srvs 5-10 min walk:  |  |   |
| 11b.(iv) Medical srvs 10-15 min walk:  |  |   |
| 11b.(v) Medical srvs 15-20 min walk:   |  |   |
| 11c.(i) Proximity to shops:            | Greater than 20 min walk (>1,600m)   | E |
| 11c.(ii) Shops within 5 min walk:      |  |   |
| 11c.(iii) Shops 5-10 min walk:         |  |   |
| 11c.(iv) Shops 10-15 min walk:         |  |   |
| 11c.(v) Shops 15-20 min walk:          |  |   |
| 11d.(i) Prox to primary school:        | Greater than 20 min walk (>1,600m)   | E |
| 11d.(ii) Primary schs in 5 min walk:   |  |   |
| 11d.(iii) Primary schs 5-10 min walk:  |  |   |
| 11d.(iv) Primary schs 10-15 min walk:  |  |   |
| 11d.(v) Primary schs 15-20 min walk:   |  |   |
| 11e.(i) Prox to secondary school:      | Greater than 20 min walk (>1,600m)   | E |
| 11e.(ii) Secondary sch in 5 min walk:  |  |   |
| 11e.(iii) Secondary sch 5-10 min walk: |  |   |
| 11e.(iv) Secondary sch 10-15 min walk: |  |   |
| 11e.(v) Secondary sch 15-20 min walk:  |  |   |
| 11f.(i) Proximity to employment:       | Greater than 20 min walk (>1,600m)   | E |
| 11f.(ii) Emp area in 5 min walk:       |  |   |
| 11f.(iii) Emp area 5-10 min walk:      |  |   |
| 11f.(iv) Emp area 10-15 min walk:      |  |   |
| 11f.(v) Emp area 15-20 min walk:       |  |   |
| 12a.(i) Primary school catchment       | The Park Lane Primary and Nursery School   |   |
| 12a.(ii) Primary school capacity:      | No spare places but room for expansion   | D |
| 12b. Pri school capacity comments:     | The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. The 2018 forecasts showed that in 2020/2021 there were 482 primary aged pupils living in the catchment area. Forecasts show a decrease to 461 in 2027/2028. |   |
| 13a.(i) Secondary school catchment     | Sir Harry Smith Community College  |   |
| 13a.(ii) Secondary school capacity:    | Spare capacity in every year   | A |
| 13b. Sec school capacity comments:     | Sir Harry Smith Community College is an Academy with Science, Mathematics  |   |



and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

## Land Quality

|  |  |   |
|--|--|---|
| 14a.(i) Prox pot. contaminated land:   | Site located more than 250m from potentially contaminated land                     | A |
| 14a.(ii) Intersects landfill for DI:   |  |   |
| 14a.(iii) Landfill for DI 0-50m:       |  |   |
| 14a.(iv) Landfill for DI 50-100m:      |  |   |
| 14a.(v) Landfill for DI 100-250m:      |  |   |
| 14a.(vi) Intersects Site for DI:       |  |   |
| 14a.(vii) Sites for DI 0-50m:          |  |   |
| 14a.(viii) Sites for DI 50-100m:       |  |   |
| 14a.(ix) Sites for DI 100-250m:        |  |   |
| 14b. Env Health Officer comments:      |  |   |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1   | E |
| 15b. ALC percentage site area          | GRADE 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0% |   |

## Natural Environment

|   |  |                                |  |
|---|--|--------------------------------|--|
| 16a.(i) Prox to Local Nature Reserves:    | LNR more than 2.01km from site   | A                              |  |
| 16a.(ii) Prox to County Wildlife Sites:   | CWS more than 2.01km from site   | A                              |  |
| 16a.(iii) Site intersects CWS:            |  |                                |  |
| 16a.(iv) CWS within 500m:                 |  |                                |  |
| 16a.(v) CWS 500m - 1km:                   |  |                                |  |
| 16a.(vi) CWS 1-2km                        |  |                                |  |
| 16b. Record of protected species on site: | 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 intersects Goose + Swan IRZ   | E                              |  |
| 16d.(ii) Requirements to consult NE:      | All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. |                                |  |

**Likely unsuitable**

Site appears to support grassland, scrub and trees, and likely to contain range of protected species. Would require mitigation and provision of compensatory habitats, so site may only be partially developable.

**16e. Wildlife Officer comments:**

|                           |  |          |
|---------------------------|--|----------|
| <b>17.(i) TPO points:</b> | <b>No TPO point within 15m of the site</b> | <b>A</b> |
|---------------------------|--|----------|

|                          |   |          |
|--------------------------|---|----------|
| <b>17.(ii) TPO area:</b> | <b>No TPO area within 15m of the site</b> | <b>A</b> |
|--------------------------|---|----------|

**Heritage**

|   |   |          |
|---|---|----------|
| <b>18a.(i) Prox to Conservation Area:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|                                     |  |  |
|-------------------------------------|--|--|
| <b>18a.(ii) CA intersects site:</b> |  |  |
|-------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18a.(iii) CA within 500m:</b> |  |  |
|----------------------------------|--|--|

|   |   |          |
|---|---|----------|
| <b>18b.(i) Prox to Listed Building:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|  |  |  |
|--|--|--|
| <b>18b.(ii) Listed Building on site:</b> |  |  |
|--|--|--|

|  |  |  |
|--|--|--|
| <b>18b.(iii) LB within 500m of site:</b> |  |  |
|--|--|--|

|  |   |          |
|--|---|----------|
| <b>18c.(i) Prox to Scheduled Monument:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|   |  |  |
|---|--|--|
| <b>18c.(ii) Sched Mnmt intersects site:</b> |  |  |
|---|--|--|

|  |  |  |
|--|--|--|
| <b>18c.(iii) Sched Mnmt within 500m:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18c.(iv) Sched Mnmt 500m-1km:</b> |  |  |
|--------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18c.(v) Sched Mnmt 1-2km:</b> |  |  |
|----------------------------------|--|--|

|   |   |          |
|---|---|----------|
| <b>18d.(i) Prox to Reg Parks+Gardens:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|  |  |  |
|--|--|--|
| <b>18d.(ii) Reg P+G intersects site:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18d.(iii) Reg PG within 500m:</b> |  |  |
|--------------------------------------|--|--|

|  |   |          |
|--|---|----------|
| <b>18e.(i) Prox to Heritage at Risk:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18e.(ii) HAR intersects site:</b> |  |  |
|--------------------------------------|--|--|

|   |  |  |
|---|--|--|
| <b>18e.(iii) HAR within 500m of site:</b> |  |  |
|---|--|--|

**18f. Conservation Officer comments:****18g. Archaeology comments:****Site Visit**

|                                   |                            |
|-----------------------------------|----------------------------|
| <b>Date / Time of Site Visit:</b> | <i>04/03/2020 12:25:00</i> |
|-----------------------------------|----------------------------|

|  |  |
|--|--|
| <b>1a. Accessibility: Is the site capable of being accessible to all users?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>1b. Describe accessibility of site:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2b. Describe neighbouring uses:</b> |  |
|--|--|

|   |  |
|---|--|
| <b>3. Describe topography and lanscape:</b> |  |
|---|--|

|  |  |
|--|--|
| <b>4. Describe layout, form, street pattern:</b> |  |
|--|--|

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: | 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: | See 40110 for comments |
|---------------------|------------------------|

|                                     |  |
|-------------------------------------|--|
| 19c. Key considerations for policy: |  |
|-------------------------------------|--|

## Local Preference

|  |    |
|--|----|
| (i) Does Parish Council support site?: | No |
|--|----|

|                                    |   |
|------------------------------------|---|
| (ii) Reasons for support / object: | Not in keeping with the village, and not in keeping with the other properties as it is too dense. |
|------------------------------------|---|

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

## Recommendation

|                            |                   |   |
|----------------------------|-------------------|---|
| 20a. Individual site score | Likely unsuitable | E |
|----------------------------|-------------------|---|

|               |  |
|---------------|--|
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. In addition, the site is distance has limited access to services. Site has poor relationship to built form and development would likely adversely impact upon the landscape. |
|---------------|--|

## Major Criteria

|   |   |  |    |  |      |
|---|---|--|----|--|------|
| <b>1. Site Availability</b>                     | Availability unknown  |  |    | <b>N/a</b>                               |      |
| <b>2.(i) Min. + Waste Team comments:</b>        |   |  |    |  |      |
| <b>2.(ii) Intrsects Min. + Waste resource:</b>  |   |  |    |  |      |
| <b>2.(iii) Min. and Waste policy area:</b>      |   |  |    |  |      |
| <b>3. Flood Risk - Vulnerability:</b>           | More vulnerable   |  |    |  |      |
| <b>3a.(i) Main Flood Zone:</b>                  | >50% of site area in Zone 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> | 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>        | 2.01km - 5km from site  |  |    | <b>B</b>                                 |      |

## Strategy and History

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>6. Settlement Hierarchy</b>          | Small Village A   |  |  | <b>D</b> |
| <b>7.(i) Planning History (Form B):</b> |   |  |  |          |
| <b>7.(ii) Planning History Search</b>   | F/YR18/0052/O: Erection of up to 2no. dwellings (outline application with all matters reserved)... (Refuse) |  |  |          |

## Transport

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>8a. Local road impacts:</b>          | No objection with minor mitigation measures   |  |  | <b>A</b> |
| <b>8b. Transport team comments:</b>     | Suitable access(es) required with visibility. Unsustainable location                          |  |  |          |
| <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>         | March Public Footpath No. 29 is located to the east providing NMU access into the countryside |  |  |          |

## Access to Services

|   |                                  |  |  |          |
|---|----------------------------------|--|--|----------|
| <b>11a.(i) Proximity to public transport:</b>   | Less than 15 min walk (< 1,200m) |  |  | <b>C</b> |
| <b>11a.(ii) Bus stops / rail in 5 min walk:</b> |                                  |  |  |          |

|  |  |   |
|--|--|---|
| 11b.(i) Prox to medical services:      | Greater than 20 min walk (>1,600m)   | E |
| 11b.(ii) Medical srvs in 5 min walk:   |  |   |
| 11b.(iii) Medical srvs 5-10 min walk:  |  |   |
| 11b.(iv) Medical srvs 10-15 min walk:  |  |   |
| 11b.(v) Medical srvs 15-20 min walk:   |  |   |
| 11c.(i) Proximity to shops:            | Greater than 20 min walk (>1,600m)   | E |
| 11c.(ii) Shops within 5 min walk:      |  |   |
| 11c.(iii) Shops 5-10 min walk:         |  |   |
| 11c.(iv) Shops 10-15 min walk:         |  |   |
| 11c.(v) Shops 15-20 min walk:          |  |   |
| 11d.(i) Prox to primary school:        | Greater than 20 min walk (>1,600m)   | E |
| 11d.(ii) Primary schs in 5 min walk:   |  |   |
| 11d.(iii) Primary schs 5-10 min walk:  |  |   |
| 11d.(iv) Primary schs 10-15 min walk:  |  |   |
| 11d.(v) Primary schs 15-20 min walk:   |  |   |
| 11e.(i) Prox to secondary school:      | Greater than 20 min walk (>1,600m)   | E |
| 11e.(ii) Secondary sch in 5 min walk:  |  |   |
| 11e.(iii) Secondary sch 5-10 min walk: |  |   |
| 11e.(iv) Secondary sch 10-15 min walk: |  |   |
| 11e.(v) Secondary sch 15-20 min walk:  |  |   |
| 11f.(i) Proximity to employment:       | Greater than 20 min walk (>1,600m)   | E |
| 11f.(ii) Emp area in 5 min walk:       |  |   |
| 11f.(iii) Emp area 5-10 min walk:      |  |   |
| 11f.(iv) Emp area 10-15 min walk:      |  |   |
| 11f.(v) Emp area 15-20 min walk:       |  |   |
| 12a.(i) Primary school catchment       | The Park Lane Primary and Nursery School   |   |
| 12a.(ii) Primary school capacity:      | No spare places but room for expansion   | D |
| 12b. Pri school capacity comments:     | The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. The 2018 forecasts showed that in 2020/2021 there were 482 primary aged pupils living in the catchment area. Forecasts show a decrease to 461 in 2027/2028. |   |
| 13a.(i) Secondary school catchment     | Sir Harry Smith Community College  |   |
| 13a.(ii) Secondary school capacity:    | Spare capacity in every year   | A |
| 13b. Sec school capacity comments:     | Sir Harry Smith Community College is an Academy with Science, Mathematics  |   |

and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

## Land Quality

|  |  |   |
|--|--|---|
| 14a.(i) Prox pot. contaminated land:   | Site located more than 250m from potentially contaminated land                     | A |
| 14a.(ii) Intersects landfill for DI:   |  |   |
| 14a.(iii) Landfill for DI 0-50m:       |  |   |
| 14a.(iv) Landfill for DI 50-100m:      |  |   |
| 14a.(v) Landfill for DI 100-250m:      |  |   |
| 14a.(vi) Intersects Site for DI:       |  |   |
| 14a.(vii) Sites for DI 0-50m:          |  |   |
| 14a.(viii) Sites for DI 50-100m:       |  |   |
| 14a.(ix) Sites for DI 100-250m:        |  |   |
| 14b. Env Health Officer comments:      |  |   |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1   | E |
| 15b. ALC percentage site area          | GRADE 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0% |   |

## Natural Environment

|   |  |                                |  |
|---|--|--------------------------------|--|
| 16a.(i) Prox to Local Nature Reserves:    | LNR more than 2.01km from site   | A                              |  |
| 16a.(ii) Prox to County Wildlife Sites:   | CWS more than 2.01km from site   | A                              |  |
| 16a.(iii) Site intersects CWS:            |  |                                |  |
| 16a.(iv) CWS within 500m:                 |  |                                |  |
| 16a.(v) CWS 500m - 1km:                   |  |                                |  |
| 16a.(vi) CWS 1-2km                        |  |                                |  |
| 16b. Record of protected species on site: | 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 intersects Goose + Swan IRZ   | E                              |  |
| 16d.(ii) Requirements to consult NE:      | All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. |                                |  |

**Likely unsuitable**

Site appears to support grassland, scrub and trees, and likely to contain range of protected species. Would require mitigation and provision of compensatory habitats, so site may only be partially developable.

**16e. Wildlife Officer comments:**

|                           |                                     |          |
|---------------------------|-------------------------------------|----------|
| <b>17.(i) TPO points:</b> | No TPO point within 15m of the site | <b>A</b> |
|---------------------------|-------------------------------------|----------|

|                          |                                    |          |
|--------------------------|------------------------------------|----------|
| <b>17.(ii) TPO area:</b> | No TPO area within 15m of the site | <b>A</b> |
|--------------------------|------------------------------------|----------|

**Heritage**

|   |                                  |          |
|---|----------------------------------|----------|
| <b>18a.(i) Prox to Conservation Area:</b> | Asset(s) more than 2km from site | <b>A</b> |
|---|----------------------------------|----------|

|                                     |  |  |
|-------------------------------------|--|--|
| <b>18a.(ii) CA intersects site:</b> |  |  |
|-------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18a.(iii) CA within 500m:</b> |  |  |
|----------------------------------|--|--|

|   |                                  |          |
|---|----------------------------------|----------|
| <b>18b.(i) Prox to Listed Building:</b> | Asset(s) more than 2km from site | <b>A</b> |
|---|----------------------------------|----------|

|  |  |  |
|--|--|--|
| <b>18b.(ii) Listed Building on site:</b> |  |  |
|--|--|--|

|  |  |  |
|--|--|--|
| <b>18b.(iii) LB within 500m of site:</b> |  |  |
|--|--|--|

|  |                                  |          |
|--|----------------------------------|----------|
| <b>18c.(i) Prox to Scheduled Monument:</b> | Asset(s) more than 2km from site | <b>A</b> |
|--|----------------------------------|----------|

|   |  |  |
|---|--|--|
| <b>18c.(ii) Sched Mnmt intersects site:</b> |  |  |
|---|--|--|

|  |  |  |
|--|--|--|
| <b>18c.(iii) Sched Mnmt within 500m:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18c.(iv) Sched Mnmt 500m-1km:</b> |  |  |
|--------------------------------------|--|--|

|                                  |  |  |
|----------------------------------|--|--|
| <b>18c.(v) Sched Mnmt 1-2km:</b> |  |  |
|----------------------------------|--|--|

|   |                                  |          |
|---|----------------------------------|----------|
| <b>18d.(i) Prox to Reg Parks+Gardens:</b> | Asset(s) more than 2km from site | <b>A</b> |
|---|----------------------------------|----------|

|  |  |  |
|--|--|--|
| <b>18d.(ii) Reg P+G intersects site:</b> |  |  |
|--|--|--|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18d.(iii) Reg PG within 500m:</b> |  |  |
|--------------------------------------|--|--|

|  |                                  |          |
|--|----------------------------------|----------|
| <b>18e.(i) Prox to Heritage at Risk:</b> | Asset(s) more than 2km from site | <b>A</b> |
|--|----------------------------------|----------|

|                                      |  |  |
|--------------------------------------|--|--|
| <b>18e.(ii) HAR intersects site:</b> |  |  |
|--------------------------------------|--|--|

|   |  |  |
|---|--|--|
| <b>18e.(iii) HAR within 500m of site:</b> |  |  |
|---|--|--|

**18f. Conservation Officer comments:****18g. Archaeology comments:****Site Visit**

|                                   |                     |
|-----------------------------------|---------------------|
| <b>Date / Time of Site Visit:</b> | 04/03/2020 12:25:00 |
|-----------------------------------|---------------------|

|  |  |
|--|--|
| <b>1a. Accessibility: Is the site capable of being accessible to all users?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>1b. Describe accessibility of site:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2b. Describe neighbouring uses:</b> |  |
|--|--|

|   |  |
|---|--|
| <b>3. Describe topography and lanscape:</b> |  |
|---|--|

|  |  |
|--|--|
| <b>4. Describe layout, form, street pattern:</b> |  |
|--|--|

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: See 40110 for comments

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Not in keeping with the village, and not in keeping with the other properties as it is too dense.

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

## Recommendation

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

**E**

20b. Comments The proposal is incompatible with national planning policies for managing flood risk. In addition, the site is distance has limited access to services. Site has poor relationship to built form and development would likely adversely impact upon the landscape.



## 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> | 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>        | 2.01km - 5km from site  |  |    | <b>B</b>                                 |      |

## Strategy and History

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>6. Settlement Hierarchy</b>          | Small Village A   |  |  | <b>D</b> |
| <b>7.(i) Planning History (Form B):</b> |   |  |  |          |
| <b>7.(ii) Planning History Search</b>   | F/YR18/0052/O: Erection of up to 2no. dwellings (outline application with all matters reserved)... (Refuse) |  |  |          |

## Transport

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>8a. Local road impacts:</b>          | No objection with minor mitigation measures   |  |  | <b>A</b> |
| <b>8b. Transport team comments:</b>     | Suitable access(es) required with visibility. Unsustainable location                          |  |  |          |
| <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>         | March Public Footpath No. 29 is located to the east providing NMU access into the countryside |  |  |          |

## Access to Services

|   |                                  |  |  |          |
|---|----------------------------------|--|--|----------|
| <b>11a.(i) Proximity to public transport:</b>   | Less than 15 min walk (< 1,200m) |  |  | <b>C</b> |
| <b>11a.(ii) Bus stops / rail in 5 min walk:</b> |                                  |  |  |          |

|  |  |   |
|--|--|---|
| 11b.(i) Prox to medical services:      | Greater than 20 min walk (>1,600m)   | E |
| 11b.(ii) Medical srvs in 5 min walk:   |  |   |
| 11b.(iii) Medical srvs 5-10 min walk:  |  |   |
| 11b.(iv) Medical srvs 10-15 min walk:  |  |   |
| 11b.(v) Medical srvs 15-20 min walk:   |  |   |
| 11c.(i) Proximity to shops:            | Greater than 20 min walk (>1,600m)   | E |
| 11c.(ii) Shops within 5 min walk:      |  |   |
| 11c.(iii) Shops 5-10 min walk:         |  |   |
| 11c.(iv) Shops 10-15 min walk:         |  |   |
| 11c.(v) Shops 15-20 min walk:          |  |   |
| 11d.(i) Prox to primary school:        | Greater than 20 min walk (>1,600m)   | E |
| 11d.(ii) Primary schs in 5 min walk:   |  |   |
| 11d.(iii) Primary schs 5-10 min walk:  |  |   |
| 11d.(iv) Primary schs 10-15 min walk:  |  |   |
| 11d.(v) Primary schs 15-20 min walk:   |  |   |
| 11e.(i) Prox to secondary school:      | Greater than 20 min walk (>1,600m)   | E |
| 11e.(ii) Secondary sch in 5 min walk:  |  |   |
| 11e.(iii) Secondary sch 5-10 min walk: |  |   |
| 11e.(iv) Secondary sch 10-15 min walk: |  |   |
| 11e.(v) Secondary sch 15-20 min walk:  |  |   |
| 11f.(i) Proximity to employment:       | Greater than 20 min walk (>1,600m)   | E |
| 11f.(ii) Emp area in 5 min walk:       |  |   |
| 11f.(iii) Emp area 5-10 min walk:      |  |   |
| 11f.(iv) Emp area 10-15 min walk:      |  |   |
| 11f.(v) Emp area 15-20 min walk:       |  |   |
| 12a.(i) Primary school catchment       | The Park Lane Primary and Nursery School   |   |
| 12a.(ii) Primary school capacity:      | No spare places but room for expansion   | D |
| 12b. Pri school capacity comments:     | The Park Lane Primary and Nursery School is an Academy and has an age range of 3-11 years. The school has a PAN of 60 and total capacity of 420. The 2018 forecasts showed that in 2020/2021 there were 482 primary aged pupils living in the catchment area. Forecasts show a decrease to 461 in 2027/2028. |   |
| 13a.(i) Secondary school catchment     | Sir Harry Smith Community College  |   |
| 13a.(ii) Secondary school capacity:    | Spare capacity in every year   | A |
| 13b. Sec school capacity comments:     | Sir Harry Smith Community College is an Academy with Science, Mathematics  |   |

and ICT Status and has an age range of 11-18 years. The school has a PAN of 180 and total capacity of 900. The 2018 Forecast shows that in 2020/2021 there were 801 secondary pupils living in the catchment area. Forecasts show an upward trajectory to 982 by 2027/2028. There are plans to expand the college by 1FE from 2023/2024 giving a total capacity of 1050.

## Land Quality

|  |  |   |
|--|--|---|
| 14a.(i) Prox pot. contaminated land:   | Site located more than 250m from potentially contaminated land                     | A |
| 14a.(ii) Intersects landfill for DI:   |  |   |
| 14a.(iii) Landfill for DI 0-50m:       |  |   |
| 14a.(iv) Landfill for DI 50-100m:      |  |   |
| 14a.(v) Landfill for DI 100-250m:      |  |   |
| 14a.(vi) Intersects Site for DI:       |  |   |
| 14a.(vii) Sites for DI 0-50m:          |  |   |
| 14a.(viii) Sites for DI 50-100m:       |  |   |
| 14a.(ix) Sites for DI 100-250m:        |  |   |
| 14b. Env Health Officer comments:      |  |   |
| 15a. Agricultural Land Classification: | 50% or more is Grade 1   | E |
| 15b. ALC percentage site area          | GRADE 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0% |   |

## Natural Environment

|   |  |                                |  |
|---|--|--------------------------------|--|
| 16a.(i) Prox to Local Nature Reserves:    | LNR more than 2.01km from site   | A                              |  |
| 16a.(ii) Prox to County Wildlife Sites:   | CWS more than 2.01km from site   | A                              |  |
| 16a.(iii) Site intersects CWS:            |  |                                |  |
| 16a.(iv) CWS within 500m:                 |  |                                |  |
| 16a.(v) CWS 500m - 1km:                   |  |                                |  |
| 16a.(vi) CWS 1-2km                        |  |                                |  |
| 16b. Record of protected species on site: | 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 intersects Goose + Swan IRZ   | E                              |  |
| 16d.(ii) Requirements to consult NE:      | All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. |                                |  |

**Likely unsuitable**

Site appears to support grassland, scrub and trees, and likely to contain range of protected species. Would require mitigation and provision of compensatory habitats, so site may only be partially developable.

**16e. Wildlife Officer comments:**

|                           |  |          |
|---------------------------|--|----------|
| <b>17.(i) TPO points:</b> | <b>No TPO point within 15m of the site</b> | <b>A</b> |
|---------------------------|--|----------|

|                          |   |          |
|--------------------------|---|----------|
| <b>17.(ii) TPO area:</b> | <b>No TPO area within 15m of the site</b> | <b>A</b> |
|--------------------------|---|----------|

**Heritage**

|   |   |          |
|---|---|----------|
| <b>18a.(i) Prox to Conservation Area:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|---|---|----------|

|                                     |  |  |
|-------------------------------------|--|--|
| <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) more than 2km from site</b> | <b>A</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> |  |  |
|--|--|--|

|  |   |          |
|--|---|----------|
| <b>18c.(i) Prox to Scheduled Monument:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|   |  |  |
|---|--|--|
| <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> |  |  |
|--------------------------------------|--|--|

|  |   |          |
|--|---|----------|
| <b>18e.(i) Prox to Heritage at Risk:</b> | <b>Asset(s) more than 2km from site</b> | <b>A</b> |
|--|---|----------|

|                                      |  |  |
|--------------------------------------|--|--|
| <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> |  |  |
|--|--|--|

|                                   |  |  |
|-----------------------------------|--|--|
| <b>18g. Archaeology comments:</b> |  |  |
|-----------------------------------|--|--|

**Site Visit**

|                                   |                            |
|-----------------------------------|----------------------------|
| <b>Date / Time of Site Visit:</b> | <i>04/03/2020 12:25:00</i> |
|-----------------------------------|----------------------------|

|  |  |
|--|--|
| <b>1a. Accessibility: Is the site capable of being accessible to all users?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>1b. Describe accessibility of site:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>2b. Describe neighbouring uses:</b> |  |
|--|--|

|   |  |
|---|--|
| <b>3. Describe topography and lanscape:</b> |  |
|---|--|

|  |  |
|--|--|
| <b>4. Describe layout, form, street pattern:</b> |  |
|--|--|

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: | 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>D</b> |
|-------------------------------|---|----------|

|                     |                        |
|---------------------|------------------------|
| 19b. Justification: | See 40110 for comments |
|---------------------|------------------------|

19c. Key considerations for policy:

## Local Preference

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

(ii) Reasons for support / object: Not in keeping with the village, and not in keeping with the other properties as it is too dense.

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

## Recommendation

|                            |                   |          |
|----------------------------|-------------------|----------|
| 20a. Individual site score | Likely unsuitable | <b>E</b> |
|----------------------------|-------------------|----------|

|               |  |
|---------------|--|
| 20b. Comments | The proposal is incompatible with national planning policies for managing flood risk. Remote location with poor transport connectivity and poor access to services. Development of site would adversely impact on the landscape. |
|---------------|--|