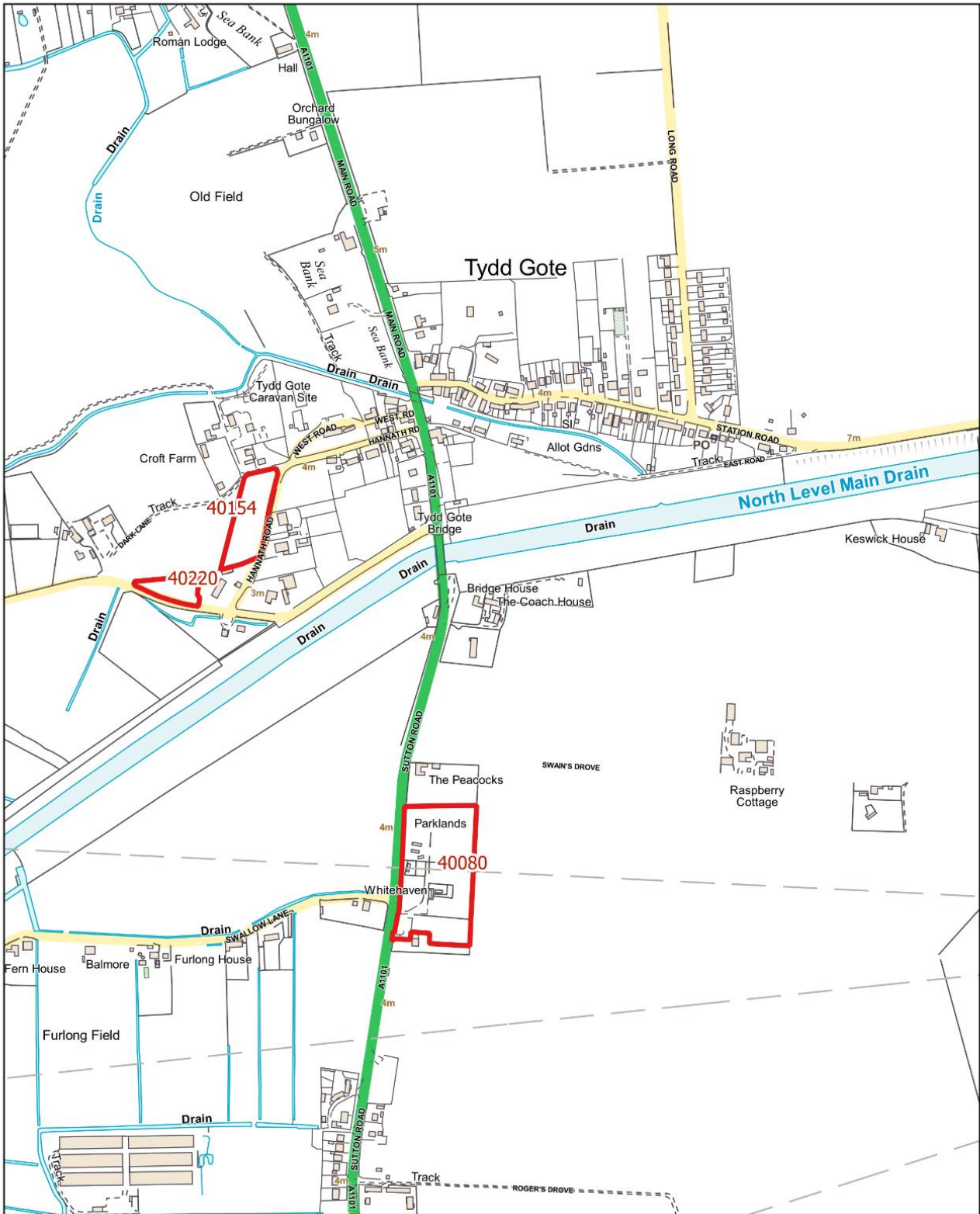


# Tydd Gote




## Site Submissions

Draft Fenland Local Plan

© Crown Copyright and database rights 2022 Ordnance Survey 10023778

### Key

 Site submission



Do not scale

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 1   |  |        | <b>B</b>                                 |       |
| <b>3a.(ii) Site area in FZ1:</b>                | 61.37%  | <b>3a.(iii) Site area in FZ2:</b>                      | 22.73% | <b>3a.(iv) Site area in FZ3:</b>         | 15.9% |
| <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> | 8%    |
| <b>3c.(i) Intersects Historic Flood Map:</b>    | No  | <b>3c.(ii) Area intersected by Historic Flood Map:</b> | 0%     |  |       |
| <b>4.(i) Prox. to hazardous apparatus:</b>      | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development |  |        | <b>A</b>                                 |       |
| <b>4.(ii) Intersects HSE Consultation Dist:</b> | No  |  |        |  |       |
| <b>4.(iii) Intersects gas pipe buffer:</b>      | No  | <b>4.(iv) Overhead line on site:</b>                   | No     | <b>4. (v) Pylon/tower on site:</b>       | No    |
| <b>5. Proximity to designated sites:</b>        | More than 5km from site   |  |        | <b>A</b>                                 |       |

## Strategy and History

|   |  |  |  |          |
|---|--|--|--|----------|
| <b>6. Settlement Hierarchy</b>          | Small Village A  |  |  | <b>D</b> |
| <b>7.(i) Planning History (Form B):</b> | F/YR13/0445/F<br>F/YR13/0445/F- subsequent appeal dismissed as not infill in accordance with LP.   |  |  |          |
| <b>7.(ii) Planning History Search</b>   | F/YR13/0546/F: Erection of a 2-storey 3-bed dwelling with attached garage involving the formati... (Refuse)  <br>F/YR12/0611/F: Erection of a 2-storey 3-bed dwelling with attached garage involving the formati... (Refuse)  <br>F/YR14/0711/F: Erection of a 2-storey 3-bed dwelling with attached double garage involving the ... (Refuse)  <br>F/YR11/0896/F: Erection of a detached garage with car port attached and store over (retrospecti... (Grant)  <br>F/YR13/0445/F: Erection of 1 x 3-storey 5-bed dwelling and 3 x 3-storey 4-bed dwellings with as... (Refuse)  <br>F/YR19/0821/F: Conversion of existing domestic garage/outbuilding to 1 x 2-storey 1-bed dwellin... (Grant) |  |  |          |

## Transport

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>8a. Local road impacts:</b>          | Major infrastructure required to off-set safety or acquisition of third party land                            |  |  | <b>D</b> |
| <b>8b. Transport team comments:</b>     | Unsustainable location. Poor connectivity with public transport etc. Visibility problems with A1101 junctions |  |  |          |
| <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> |

**10b. PROW Team comments:** Tydd St Giles Public Footpath No. 5 commences along Dark Lane in the north-western corner of the site.

## Access to Services

|   |   |          |
|---|---|----------|
| <b>11a.(i) Proximity to public transport:</b>   | <b>Less than 5 min walk (&lt; 400m)</b>   | <b>A</b> |
| <b>11a.(ii) Bus stops / rail in 5 min walk:</b> | Station Road; Demand Responsive Area  |          |
| <b>11b.(i) Prox to medical services:</b>        | <b>Greater than 20 min walk (&gt;1,600m)</b>                                    | <b>E</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>     |   |          |
| <b>11c.(i) Proximity to shops:</b>              | <b>Greater than 20 min walk (&gt;1,600m)</b>                                    | <b>E</b> |
| <b>11c.(ii) Shops within 5 min walk:</b>        |   |          |
| <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>          | <b>Greater than 20 min walk (&gt;1,600m)</b>                                    | <b>E</b> |
| <b>11d.(ii) Primary schs in 5 min walk:</b>     |   |          |
| <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>     |   |          |
| <b>11e.(i) Prox to secondary school:</b>        | <b>Greater than 20 min walk (&gt;1,600m)</b>                                    | <b>E</b> |
| <b>11e.(ii) Secondary sch in 5 min walk:</b>    |   |          |
| <b>11e.(iii) Secondary sch 5-10 min walk:</b>   |   |          |
| <b>11e.(iv) Secondary sch 10-15 min walk:</b>   |   |          |
| <b>11e.(v) Secondary sch 15-20 min walk:</b>    |   |          |
| <b>11f.(i) Proximity to employment:</b>         | <b>Greater than 20 min walk (&gt;1,600m)</b>                                    | <b>E</b> |
| <b>11f.(ii) Emp area in 5 min walk:</b>         |   |          |
| <b>11f.(iii) Emp area 5-10 min walk:</b>        |   |          |
| <b>11f.(iv) Emp area 10-15 min walk:</b>        |   |          |
| <b>11f.(v) Emp area 15-20 min walk:</b>         |   |          |
| <b>12a.(i) Primary school catchment</b>         | Kinderley Primary School  |          |
| <b>12a.(ii) Primary school capacity:</b>        | <b>No spare places but room for expansion</b>                                   | <b>D</b> |
| <b>12b. Pri school capacity comments:</b>       | Kinderley Primary School is a community school with an age range of 2-11 years. |          |

The school has a PAN of 13 and total capacity of 91. In 2020/2021 there were 94 primary aged children living in the catchment area. Forecasts show an upward trajectory to 96 in 2027/2028.

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

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

C

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

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

E

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 500m of site

D

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

North Level Main Drain at Tydd Gote

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

North Level Main Drain

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

South Holland Main Drain; River Nene

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

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

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

|                              |    |                             |     |  |     |
|------------------------------|----|-----------------------------|-----|--|-----|
| 16c.(ii) Existing Grassland: | No | 16c.(iii) Grassland Buffer: | Yes | 16c.(iv) Grassland Stepping Stone Opp: | Yes |
| 16c.(v) Existing Wetland:    | No | 16c.(vi) Wetland Buffer:    | No  | 16c.(vii) Wetland Stepping Stone Opp:  | No  |
| 16c.(viii) Exstg Woodland:   | No | 16c.(ix) Woodland Buffer:   | No  | 16c.(x) Woodland Stepping Stone Opp:   | 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, however mature roadside trees would need to be retained, so adequate undeveloped buffer required.

16e. Wildlife Officer comments:

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

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

## Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: HANNATH HALL; GREYFRIARS

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: 16th C Shire Drain (MCB27889) forms the northern boundary of this plot and is the county boundary with Lincs. Lincs HER may have further pertinent HER evidence.

## Site Visit

Date / Time of Site Visit: 19/02/2020 11:10:00

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

**1b. Describe accessibility of site:** Would likely be from the east side of site from rural lane. No footways.

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

**2b. Describe neighbouring uses:** Arable fields and a few sporadic dwellings/ other buildings to the north, south and east. Significant spacing between buildings.

**3. Describe topography and lanscape:** Slightly undulating site in a very attractive rural lane location. Mature trees around site are a key character. Tranquil location.

**4. Describe layout, form, street pattern:** Junction of two quiet rural lanes at northeast corner.

**5. Describe building types and features:** None on site. Mainly 2 storey detached dwellings - mainly modern - sporadic development. Bungalow to east and agricultural building

**6. Describe site's boundaries:** Some elements are open, but mature trees and hedgerows to east, north and south. No site demarcation to the west - just open and part of a large field.

**7. Describe features / constraints:** Lack of footway along rural lane. Open attractive countryside location with tranquil rural character. PRow to the north of site (running east-west).

**8. Describe views, sight lines or vistas:** Attractive views to the west.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Away from main part of village in an attractive rural location. Would relate poorly to existing built form and adversely impact on open character of the area.

**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:** Development of site would detract from the open, attractive, rural character of the area.

**19c. Key considerations for policy:** Relationship to built form  
Impact on character of the area  
Lack of footway

## Local Preference

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

**(ii) Reasons for support / object:** Isolated location, no amenities

**(iii) Parish Council site ranking (0-10):** 2

## Recommendation

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

**20b. Comments** Whilst the majority of the site is located in Flood Zone 1 (61%), there are significant portions of the site in Flood Zones 2 and 3. Lack of adequate highway visibility is likely to be a constraint to development. The site is located in an attractive, open countryside location and has a poor relationship to the built

form of the village. Development of the site would likely result in harm to the character of the village and wider 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>          | 9%  | <b>3b.(iii) 1 in 100yr event (area):</b>               | 16% | <b>3b.(iv) 1 in 1000yr event (area):</b> | 58%  |
| <b>3c.(i) Intersects Historic Flood Map:</b>    | No  | <b>3c.(ii) Area intersected by Historic Flood Map:</b> |     | 0%                                       |      |
| <b>4.(i) Prox. to hazardous apparatus:</b>      | Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development |  |     | <b>A</b>                                 |      |
| <b>4.(ii) Intersects HSE Consultation Dist:</b> | No  |  |     |  |      |
| <b>4.(iii) Intersects gas pipe buffer:</b>      | No  | <b>4.(iv) Overhead line on site:</b>                   | No  | <b>4. (v) Pylon/tower on site:</b>       | No   |
| <b>5. Proximity to designated sites:</b>        | More than 5km from site   |  |     | <b>A</b>                                 |      |

## Strategy and History

|   |  |  |  |          |
|---|--|--|--|----------|
| <b>6. Settlement Hierarchy</b>          | Small Village A  |  |  | <b>D</b> |
| <b>7.(i) Planning History (Form B):</b> |  |  |  |          |
| <b>7.(ii) Planning History Search</b>   | <p>F/YR18/0925/F: Erection of a 2-storey 4-bed dwelling with detached garage and formation of a ne... (Refuse)  </p> <p>F/YR11/0896/F: Erection of a detached garage with car port attached and store over (retrospecti... (Grant)  </p> <p>F/YR18/0448/F: Erection of 3 x 2-storey 4-bed dwellings with garages... (Refuse)</p> |  |  |          |

## Transport

|   |   |  |  |          |
|---|---|--|--|----------|
| <b>8a. Local road impacts:</b>          | Major infrastructure required to off-set safety or acquisition of third party land                            |  |  | <b>D</b> |
| <b>8b. Transport team comments:</b>     | Unsustainable location. Poor connectivity with public transport etc. Visibility problems with A1101 junctions |  |  |          |
| <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 10 min walk (< 800m) |  |  | <b>B</b> |
|---|--------------------------------|--|--|----------|



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

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

## Land Quality

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

A

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

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

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

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

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

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

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

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

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

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

E

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

## Natural Environment

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

A

**16a.(ii) Prox to County Wildlife Sites:** CWS within 500m of site

D

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

North Level Main Drain at Tydd Gote

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

North Level Main Drain

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

River Nene

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

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

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

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

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

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

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

A

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

Site inappropriate for development; supports trees and grassland habitats.

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: HANNATH HALL; GREYFRIARS

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: No objection and no planning requirement on current archaeological evidence.

## Site Visit

*Date / Time of Site Visit:* 19/02/2020 11:20:00*1a. Accessibility: Is the site capable of being accessible to all users?:* No*1b. Describe accessibility of site:* Busy (fast moving traffic) on rural lane. No footway. Away from main part of village.*2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:* No*2b. Describe neighbouring uses:* Arable fields to the north, large chalet bungalow to the east. Small thicket to the west. Wooded area and dwelling to the south.*3. Describe topography and lanscape:* Generally flat, lower than the road. Part of (very large) side garden of

*dwelling - effectively in an open countryside location.*

- 4. Describe layout, form, street pattern:** Rural lane location on outskirts of village. Transition location from rural to urban/semi rural.
- 5. Describe building types and features:** Detached dwelling to the east. Site is part of its garden. Larger willow tree in centre of site (appears to be on boundary of proposed site). Other smaller trees nearer dwelling. Thicket (also part of garden) to the west.
- 6. Describe site's boundaries:** Mixture. Post and wire fence, garden planting, individual trees, mature stand of trees at western corner.
- 7. Describe features / constraints:** Fast traffic on rural lane -potential access problems. Mature trees to east and in west part of site. Loss of biodiversity.
- 8. Describe views, sight lines or vistas:** Open views to the north across fields contributes to rural, open character.
- 9a. Relationship to built form:** Negative
- 9b. Visual impact on wider landscape:** Negative
- 9c. Historic features:** Neutral
- 9d. Justification:** Away from main part of village. Few buildings in vicinity - nearby dwellings on sizeable plots.

|  |   |          |
|--|---|----------|
| <b>19a. Character + Place Score:</b>       | <b>Development of site is likely to result in adverse harm to local character and/or sense of place.</b>  | <b>E</b> |
| <b>19b. Justification:</b>                 | Would adversely impact on open countryside and relate poorly to existing built form.  |          |
| <b>19c. Key considerations for policy:</b> | Lack of footway on busy (fast) rural road<br>Provision of access, especially visibility and traffic speeds<br>Distance to village services<br>Impact on rural character of the area<br>Views from PROW track to the north<br>Loss of trees and biodiversity |          |

## Local Preference

- (i) Does Parish Council support site?:** No
- (ii) Reasons for support / object:** Isolated location, no amenities
- (iii) Parish Council site ranking (0-10):** 2

## Recommendation

|                                   |   |          |
|-----------------------------------|---|----------|
| <b>20a. Individual site score</b> | <b>Likely unsuitable</b>  | <b>E</b> |
| <b>20b. Comments</b>              | The proposal is incompatible with national planning policies for managing flood risk. Remote, isolated site, with poor relationship to built form of village. Development likely to adversely impact on character of open countryside. Poor access to services. |          |