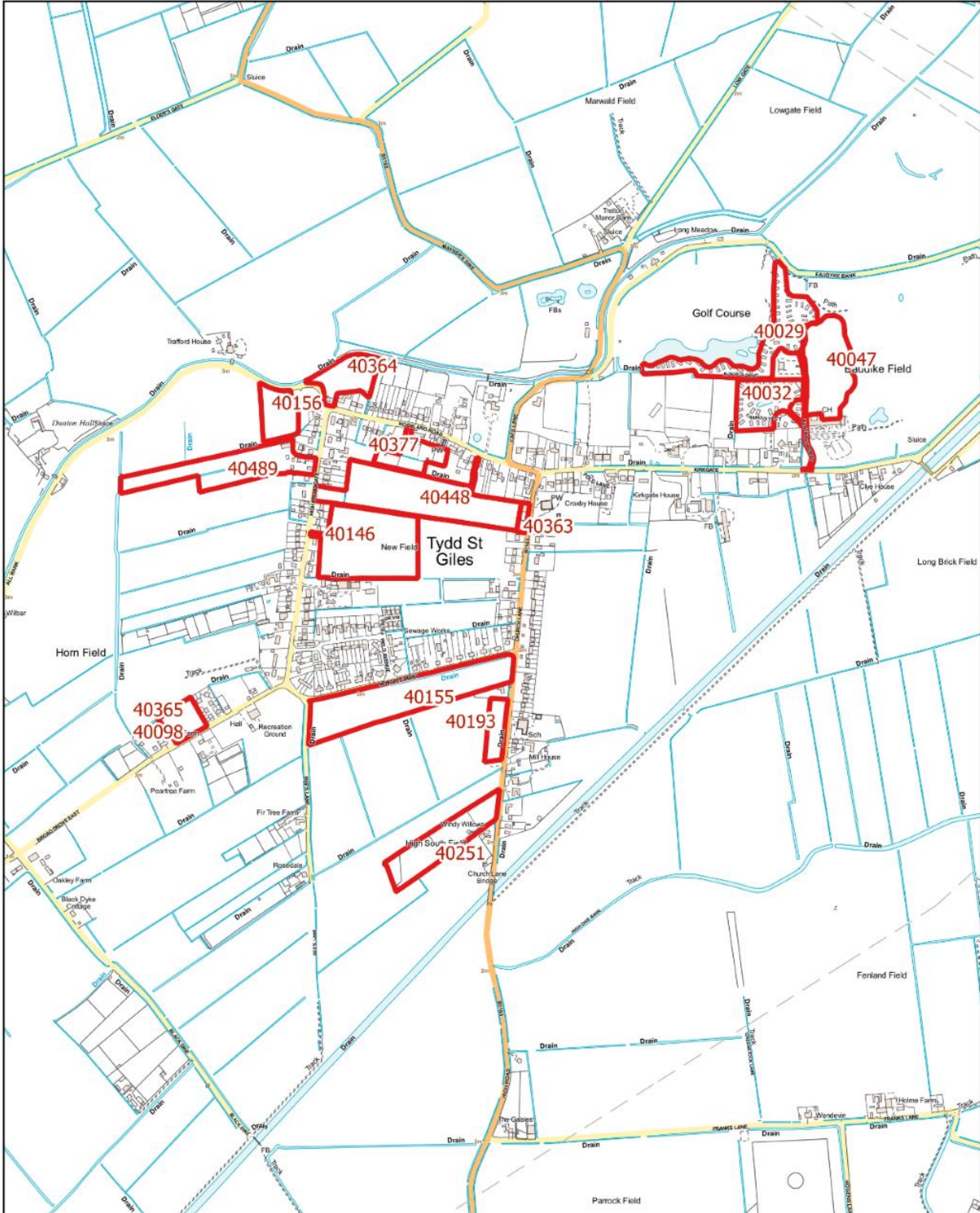



# Tydd St Giles



## 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 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>	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>				
<b>7.(ii) Planning History Search</b>	<p>F/YR16/3120/COND: Details reserved by condition 4 of planning permission F/YR15/0637/F (Erection o... (Approve)  </p> <p>F/YR17/3136/COND: Details reserved by condition 2 of planning permission F/YR15/0637/F (Erection o... (Approve)  </p> <p>F/YR15/0637/F: Erection of 12 x 2-storey dwellings comprising 8 x 2-bed and 4 x 3-bed with asso... (Grant)  </p> <p>F/YR17/1234/VOC: Variation of condition 6, 8 and 15 in relation to approved plans of planning per... (Grant)  </p> <p>F/YR17/3032/COND: Details reserved by conditions 2, 4, 5, 6, 11 and 13 of planning permission F/YR... (Approve)  </p> <p>F/YR13/0905/F: Erection of 12 x 2-storey dwellings comprising of 8 x 2-bed and 4 x 3-bed with a... (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:	High Broadgate	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Kinderley 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	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 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 more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: No

16c.(i) Highest quality habitats:

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

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

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

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

A

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

Site not shown on SHELAA map

## 16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

C

18b.(ii) Listed Building on site:

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

18c.(i) Prox to Scheduled Monument: Asset(s) within 1.01km – 2km of site

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: Boundary cross, Manor Hill Corner

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: Post-consent archaeological evaluation not advised. Though HER records Medieval and post-medieval artefact scatters to east and west of Black Dike (four records between 320 and 800m to the west) it is likely that the core of that medieval settlement is closer to Black Dike rather than at this plot on Broad Drove East.

## Site Visit

Date / Time of Site Visit: 19/02/2020 12:40:00

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

1b. Describe accessibility of site: See also 40365 -duplicate submission

Presently no footway but potentially could be extended from new footway provided as far as the access to the new affordable homes development to the



north east. Vehicular access would be possible at a number of points along the site frontage.

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

**2b. Describe neighbouring uses:** Recently constructed cul-de-sac to the east. Two storey semis to the west. Open to the north. Grass verge, hedges and residential gardens to the south on opposite side of the road.

**3. Describe topography and lanscape:** Flat and very open to the north. On outskirts of village in a 'transition area' which has a semi-rural feel.

**4. Describe layout, form, street pattern:** On rural lane - relatively lightly trafficked.

**5. Describe building types and features:** None on site. Two storey dwellings of mixed ages in the vicinity.

**6. Describe site's boundaries:** Domestic hedges and fences to the west and east (plus drain). Open to the north with some mature trees to the west and north.

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

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

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

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

**9c. Historic features:** Neutral

**9d. Justification:** New cul-de-sac to east is separated from main built up part of the village and development of this site would emphasize (bulk up) the separation, effectively creating a larger, more separate element.

**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:** Whilst not in isolated open countryside as such, the 'extension' of the already separate cul-de-sac would result in a development removed from the village centre and some village services, though it would be close to the community hall and playing field on the opposite side of the road to the east.

**19c. Key considerations for policy:** Impact on countryside  
Detached from village  
Impact on village form  
Proximity to village services  
Provision of footway

## Local Preference

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

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

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

## Recommendation

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

**20b. Comments** The proposal is incompatible with national planning policies for managing flood

**Likely unsuitable**

risk. as 100% of the site is located in Flood Zone 3. In addition, development of the site may adversely impact local character, and result in harm to the open countryside landscape. The site lacks footpath access and has limited access to services.

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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 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	10.82%	<b>3a.(iii) Site area in FZ2:</b>	89.18%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	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>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR11/0477/F: Erection of a single-storey rear extension to existing domestic garage... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Suitable access required with visibility. 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>	Tydd St Giles Public Footpath No. 8 is located approx. 50m to the south. Opportunity to link into this footpath and provide improvements to access Church Lane.			



**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>	Hockland Road; High Broadgate; St Giles's Church; Newgate Road; Church Lane	
<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>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Kinderley Primary School	
<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 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:	635 (SMITHY)	
14a.(ix) Sites for DI 100-250m:	634 (SMITHY)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 77.39%   Grade 2: 22.61%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

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

No wildlife concerns

## 16e. Wildlife Officer comments:

## 17.(i) TPO points:

No TPO point within 15m of the site

A

## 17.(ii) TPO area:

No TPO area within 15m of the site

A

## Heritage

## 18a.(i) Prox to Conservation Area:

Asset(s) more than 2km from site

A

## 18a.(ii) CA intersects site:

## 18a.(iii) CA within 500m:

## 18b.(i) Prox to Listed Building:

Asset(s) within 500m of site

D

## 18b.(ii) Listed Building on site:

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

CHURCH OF ST GILES; STEPHEDICE; PAGET HALL; BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES

## 18c.(i) Prox to Scheduled Monument:

Asset(s) within 1.01km – 2km of site

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:

Boundary cross, Manor Hill Corner

## 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:

Post-consent archaeological evaluation advised. MCB 12580 Cropmarks N of sewage works, 100m to the south of this plot. The character and extent of the cropmarked site needs testing via fieldwork.

## Site Visit

## Date / Time of Site Visit:

19/02/2020 12:25:00

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

## 1b. Describe accessibility of site:

But no footpath on east side of High Broadgate. Access is between two dwellings - appears to be sufficient width for a roadway to be able to serve a whole new estate - but potentially some impact on adjoining occupiers of access.

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

2b. Describe neighbouring uses: Dwellings to west, farm to south (part), open countryside to north, west and south (part).

3. Describe topography and lanscape: Flat and expansive open field. Would be in part of open area which forms a key element of the morphology and historic character of Tydd St Giles.

4. Describe layout, form, street pattern: High Broadgate forms west side of a 'square' shape of the village with a substantial area of farmland in the middle. Predominant feature is linear development around the 'square' although there is a cul-de-sac development further south.

5. Describe building types and features: None on site. Bungalows to the south of the access, two storey dwellings to the north.

6. Describe site's boundaries: Mixture of domestic fences and hedges (west side) and farm buildings and trees to the south. Open to the north and east.

7. Describe features / constraints: Mature trees along part of southern boundary. Openness of area.

8. Describe views, sight lines or vistas: Very open to the east and north (and partly to the south). Other parts of village visible from considerable distance across fields.

9a. Relationship to built form: Somewhat negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Somewhat negative

9d. Justification: Development would erode historic central open area of the village and be prominent from many views. Very large site proposed.

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: Extent of site and loss of central open area although it is acknowledged there is an existing cul-de-sac further to the south.

19c. Key considerations for policy: Impact on open countryside especially open, central area of the village  
Impact on village morphology  
Impact on amenity of neighbours  
Extent of site and amount of development proposed in small settlement with few services

## Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Incursion into square, detrimental to character of village, poor access, precedent

(iii) Parish Council site ranking (0-10): 1

## Recommendation

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

D

20b. Comments: Development of the site adversely impact upon the built form and a historic open area at the centre of the village. Development would be prominent and intrusive from many views. The vast majority of the site is located in Flood Zone

2, with approximately 10% of the site in Flood Zone 1.

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

## 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. Lengthy footway/cycleway connections required to connect site with TSG.			
<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>	Site is adjacent to Tydd St Giles Public Byway No. 14. Limited opportunity to improve Non-Motorised User access. Site access may be along this Byway which may be difficult to achieve.			



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

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

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

C

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

## Land Quality

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

A

14a.(ii) Intersects landfill for DI:

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

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

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

14a.(vi) Intersects Site for DI:

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

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

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

14b. Env Health Officer comments:

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

E

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

## Natural Environment

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

A

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

B

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

North Level Main Drain; North Level Main Drain at Tydd Gote

16a.(vi) CWS 1-2km

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

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
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16d.(ii) Requirements to consult NE:		
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Site appears to consist of grassland, mature hedgerows and trees and therefore inappropriate for development without significant compensatory measures being secured.

16e. Wildlife Officer comments:		
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17.(i) TPO points:	No TPO point within 15m of the site	A
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17.(ii) TPO area:	TPO area on site	E
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## Heritage

18a.(i) Prox to Conservation Area:	Asset(s) more than 2km from site	A
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18a.(ii) CA intersects site:		
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18a.(iii) CA within 500m:		
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18b.(i) Prox to Listed Building:	Asset(s) within 500.1 – 1000m of site	C
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18b.(ii) Listed Building on site:		
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18b.(iii) LB within 500m of site:		
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18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
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18c.(ii) Sched Mnmt intersects site:		
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18c.(iii) Sched Mnmt within 500m:		
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18c.(iv) Sched Mnmt 500m-1km:		
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18c.(v) Sched Mnmt 1-2km:		
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18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:		
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18d.(iii) Reg PG within 500m:		
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18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
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18e.(ii) HAR intersects site:		
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18e.(iii) HAR within 500m of site:		
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18f. Conservation Officer comments:		
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18g. Archaeology comments:	Post consent archaeological evaluation advised. Lies 44m east of Known early Medieval occupation evidence (MCB 12831) and 15604 found at the Golf Course.	
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## Site Visit

Date / Time of Site Visit:	19/02/2020 11:40:00
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1a. Accessibility: Is the site capable of being accessible to all users?:	No
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1b. Describe accessibility of site:	Along rural road - quite busy. No footway or cycleway. PRow runs to northeast of site.
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2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:	No
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<b>2b. Describe neighbouring uses:</b>	<i>In an open countryside location. Golf course to the west. Single detached dwelling to the northeast. Road and North Level Main Drain to the southeast.</i>
<b>3. Describe topography and lanscape:</b>	<i>Enclosed rectangular site. Flattish, below road level. Number of smallish paddock areas in the northeast section. A larger paddock area to the southwest.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>On linear rural road linking Tydd Gote with Tydd St Giles.</i>
<b>5. Describe building types and features:</b>	<i>Small stable block on site, otherwise none. Modern 2 storey detached dwelling to the northeast.</i>
<b>6. Describe site's boundaries:</b>	<i>Well screened with hedgerows and trees and subdivided with post and rail fences and hedge within the site.</i>
<b>7. Describe features / constraints:</b>	<i>Below road level and adjacent to a main drain. Steep embankment to access site. Removal of parts of hedgerow along frontage to provide access.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Site is enclosed. Would be below road level to some degree and visible from PRoW and golf course.</i>
<b>9a. Relationship to built form:</b>	<i>Negative</i>
<b>9b. Visual impact on wider landscape:</b>	<i>Negative</i>
<b>9c. Historic features:</b>	<i>Neutral</i>
<b>9d. Justification:</b>	<i>In an open countryside location away from any settlement. Result in discordant development out of character with the area.</i>
<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> <span style="background-color: red; color: white; padding: 2px 5px; font-weight: bold;">E</span>
<b>19b. Justification:</b>	Result in dispersed settlement in open countryside with no footway or cycleway on fast rural road to access local services.
<b>19c. Key considerations for policy:</b>	Location in open countryside Distance from settlement and services Access - steep embankment and fast rural road Lack of footway Location next to main drain

## Local Preference

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

**(ii) Reasons for support / object:** Low lying, outside village curtilage, poor access

**(iii) Parish Council site ranking (0-10):** 1

## Recommendation

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

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk. Access to the site is constrained. The site relates poorly to the existing built form, and is effectively in a remote isolated location in the open countryside.

## Major Criteria

1. Site Availability	Available for development in short term (0 - 5 yrs)			A	
2.(i) Min. + Waste Team comments:					
2.(ii) Intrsects Min. + Waste resource:					
2.(iii) Min. and Waste policy area:					
3. Flood Risk - Vulnerability:	More vulnerable				
3a.(i) Main Flood Zone:	>50% of site area in Zone 3 - INCOMPATIBLE			E	
3a.(ii) Site area in FZ1:	0%	3a.(iii) Site area in FZ2:	21.77%	3a.(iv) Site area in FZ3:	78.23%
3b.(i) Surface Water Flood Risk:	Risk of surface water flooding, see SFRA			N/a	
3b.(ii) 1 in 30yr event (area):	0%	3b.(iii) 1 in 100yr event (area):	0%	3b.(iv) 1 in 1000yr event (area):	3%
3c.(i) Intersects Historic Flood Map:	No	3c.(ii) Area intersected by Historic Flood Map:	0%		
4.(i) Prox. to hazardous apparatus:	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			A	
4.(ii) Intersects HSE Consultation Dist:	No				
4.(iii) Intersects gas pipe buffer:	No	4.(iv) Overhead line on site:	No	4. (v) Pylon/tower on site:	No
5. Proximity to designated sites:	More than 5km from site			A	

## Strategy and History

6. Settlement Hierarchy	Small Village A			D
7.(i) Planning History (Form B):	F/YR13/0003/F F/YR13/0003/F part of site			
7.(ii) Planning History Search	F/YR13/0207/F: Erection of 2 dwellings comprising of 2 x 2-storey 4-bed with detached double ga... (Withdrawn)   F/YR13/0003/F: Erection of 3 dwellings comprising of 2 x 2-storey 4-bed with detached double ga... (Refuse)			

## Transport

8a. Local road impacts:	No objection with moderate mitigation measures			B
8b. Transport team comments:	Suitable access required with visibility. Footway/cycleway connections required along site frontage. TS required to understand traffic impact			
9a. Strategic Road Net. impacts:				
9b. Highways England comments:				
10a. PROW Opportunities:	No PROW connection opportunities			E
10b. PROW Team comments:				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)			A
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11a.(ii) Bus stops / rail in 5 min walk:	High Broadgate; St Giles's Church; Church Lane	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Kinderley 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	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 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:** 2533 (MILL)

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

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

E

**15b. ALC percentage site area** GRADE 1: 93.53% | Grade 2: 6.47% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

A

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

A

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

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

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

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

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

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

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

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

**16c.(viii) 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:**

No wildlife concerns

## 16e. Wildlife Officer comments:

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

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

18a.(iii) CA within 500m:

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

18b.(iii) LB within 500m of site:	CHURCH OF ST GILES; STEPHEDICE; BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES	
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18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	B
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18c.(ii) Sched Mnmt intersects site:

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

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

18c.(v) Sched Mnmt 1-2km:	Boundary cross, Manor Hill Corner	
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18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
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18d.(ii) Reg P+G intersects site:

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

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

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

18f. Conservation Officer comments:	Consideration for the setting of listed buildings: 1125927, 1125926, 1161163. Also for sites 40444 and 40146.	
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18g. Archaeology comments:	Post-consent archaeological evaluation advised. 90m to east (east of Church Lane) is MCB13116: Medieval remains including architectural fragments and possible briquetage (from a saltern) and 345m east is a second briquetage type site MCB12830. 370m south is MCB12829 15th century pottery, bine, daub and occupation debris on a radon - saltern or settlement?	
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**Site Visit**

<b>Date / Time of Site Visit:</b>	19/02/2020 12:55:00
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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>	Potentially accessible for all users although drain along site frontages (west and north sides) with narrow verge could make provision of a footway difficult and expensive. Narrow footway presently exists on the opposite side of the road.
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**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Established dwellings on the opposite (north) side of the road.

**3. Describe topography and lanscape:** Flat and below road level with drains on west and north (part) sides.

**4. Describe layout, form, street pattern:** Newgate Road, a long linear road forms the south side of the village 'square' comprising the distinctive Tydd St Giles village form.

**5. Describe building types and features:** None on site. On opposite side of road are 1930's-1950's semi-detached and terraced dwellings.

**6. Describe site's boundaries:** Open on all four sides except for small element on the southern boundary to the east which is a domestic garden hedgerow.

**7. Describe features / constraints:** Substantial drainage ditch to the west.

**8. Describe views, sight lines or vistas:** Very open to the south and would be visible from a considerable distance.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Would be very open and visible from a long distance and erode the rural character of the village. The single frontage on the north side along Newgate Road presently constitutes a successful visual approach to the village within a rural setting which would be likely lost through development.

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

**19b. Justification:** Would have an adverse impact on the openness of the countryside and change the character of the village on the key (and main) approach from the south.

**19c. Key considerations for policy:** Impact on village character  
Impact on open countryside  
Obstacles (with cost implications) of provision of footway along site boundaries  
Proximity to services

## Local Preference

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

**(ii) Reasons for support / object:** Near amenities, in keeping with other parts of village

**(iii) Parish Council site ranking (0-10):** 6

## Recommendation

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

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3. In addition, development would have an adverse impact on the openness of the countryside and substantially change the character of the village.

## 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>	26.69%	<b>3a.(iv) Site area in FZ3:</b>	73.31%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR10/0794/F: Erection of an implement store... (Grant)   F/YR11/3007/COND: Details reserved by Condition 2 of planning permission F/YR09/0786/F (Conversion... (Approve)   F/YR14/0844/F: Erection of a single-storey front extension to existing dwelling... (Grant)   F/YR09/0786/F: Conversion of barn to form 2-bed dwelling involving part demolition and erection... (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>	Footway required along Hall Bank. CW widening/passing bays required along Hall Bank			
<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>	Tydd St Giles Public Footpaths No. 10 and 11 are adjacent to the site. Opportunity to improve PROW to provide access to Hall Bank.			

## 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:	Hockland Road; High Broadgate	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 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:	Kinderley 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	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 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:	635 (SMITHY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	634 (SMITHY)	
14b. Env Health Officer comments:	Demolition of existing structures 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 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) Existing Wetland:	No	16c.(v) Wetland Buffer: No
16c.(vi) Extstg Woodland:	No	16c.(vii) Woodland Buffer: No
16c.(viii) Existing Grassland:	No	16c.(ix) Grassland Stepping Stone Opp: No
16c.(ix) Existing Wetland:	No	16c.(x) Wetland Stepping Stone Opp: No
16c.(x) Extstg Woodland:	No	16c.(xi) 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:

Grassland paddock of limited wildlife value, however compensatory habitat provision likely to be required. May be 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) more than 2km from site	A
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## 18a.(ii) CA intersects site:

## 18a.(iii) CA within 500m:

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

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

18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site	B
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## 18c.(ii) Sched Mnmt intersects site:

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

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

18c.(v) Sched Mnmt 1-2km: Boundary cross, Manor Hill Corner; White Cross, 80m north of Poultry Farm

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

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

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

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

## 18f. Conservation Officer comments:

18g. Archaeology comments:	Post-consent archaeological evaluation advised. MCB20103 Late medieval finds from Land North and West of 'Amberley', Hockland Road, Tydd St Giles 340m to east of site. 16th C Shire Drain forms the northern boundary (MCB27889) of this plot and is the county boundary with Lincs. Lincs HER may have further pertinent HER evidence. 20m to south, across a drain is Former Baptist Chapel, (MCB24503) - its cemetery was located along the lane frontage tight to the chapel on the east side so shouldn't pose a threat here as the earlier drain provides a northern boundary for the chapel. Staircase Hall (now demolished, stood 230m to the south to the rear of 37-43 High Broadgate in its own plot. Note Hall Bank lies to the north of this plot.
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## Site Visit

Date / Time of Site Visit: 19/02/2020 12:15:00

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

**1b. Describe accessibility of site:** No footway. On narrow country lane but lightly trafficked.

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

**2b. Describe neighbouring uses:** Detached dwellings and other buildings to the east and south. Drain and open farmland to the north. Open countryside to the west.

**3. Describe topography and lanscape:** Flat, paddock type field.

**4. Describe layout, form, street pattern:** Quiet, small rural lane just outside village.

**5. Describe building types and features:** Storage type building in northeast corner. Mainly modern detached buildings/dwellings to the east and south.

**6. Describe site's boundaries:** Mix of hedgerow, fencing and trees.

**7. Describe features / constraints:** Public footpath crosses site (southwest/northeast direction in southern corner).  
Permissible path on western boundary?

**8. Describe views, sight lines or vistas:** An enclosed site but screening is limited and not very mature.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Would be a 'bolt-on' development accessed from a rural lane rather than village street. Significant upgrades to highway will be necessary.

**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:** Development would encroach into open countryside away from main part of the village. Likely location of access means that it would be a bolt-on addition rather than being integral with rest of village.

**19c. Key considerations for policy:** Impact on open countryside  
Distance from services  
Access from rural lane - upgrades required including footway - likely to be costly  
Impact on character of lane  
Relationship to main part of village

## Local Preference

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

**(ii) Reasons for support / object:** Outside village curtilage, poor access, over-development, backfill

**(iii) Parish Council site ranking (0-10):** 1

## Recommendation

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

E

**20b. Comments** The proposal is incompatible with national planning policies for managing flood risk, 73% of the site is located within Flood Zone 3. In addition, site has poor

**Likely unsuitable**

relationship to built form, limited access to services, and accessibility is likely to be constrained.

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

## Strategy and History

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

## 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>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Tydd St Giles Public Footpath No. 9 is located to the south of the site.			

## 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>	High Dike Bank; Church Lane Bridge; Newgate Road; Church Lane			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Kinderley 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	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 within 50m of potentially contaminated land	<b>D</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:	2533 (MILL)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Site borders a former mill which may be a source of contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	<b>E</b>
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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	<b>A</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	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: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>	
16d.(ii) Requirements to consult NE:			
	No wildlife concerns		
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) more than 2km from site	A
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	CHURCH OF ST GILES; BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES	
18c.(i) Prox to Scheduled Monument:	Asset(s) more than 2km from site	A
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:		
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Consideration for the setting of listed buildings: 1125927, 1125926, 1161163	
18g. Archaeology comments:	Post-consent archaeological evaluation advised. 105m to east (east of Church Lane) is MCB13116: Medieval remains including architectural fragments and possible briquetage (from a saltern) and 250m east is a second briquetage type site MCB12830. 500m SW is MCB12829 15th century pottery, bone, daub and occupation debris on a roddon - saltern or settlement?	

## Site Visit

**Date / Time of Site Visit:** 19/02/2020 13:05:00

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

**1b. Describe accessibility of site:** Footpath on opposite side of the road. Some distance from village core although opposite primary school. Access would be within a traffic calmed area.

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

**2b. Describe neighbouring uses:** Opposite are a line of detached dwellings and the village primary school. Detached dwelling and garden to the north.

**3. Describe topography and lanscape:** Flat and open with countryside to the west and south.

**4. Describe layout, form, street pattern:** On a linear, busy, rural road - the main access to the village.

**5. Describe building types and features:** None on site. Mix of detached single and two storey dwellings in the vicinity. Modern primary school building opposite.

**6. Describe site's boundaries:** Open to south, west and east. Drain along east frontage. Garden fence and hedge to the north.

**7. Describe features / constraints:** Power line along part of site frontage.

**8. Describe views, sight lines or vistas:** Long views to the west. On entrance to the village although not quite at entrance point which is further north.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Whilst there are dwellings in linear form on the opposite (east) side of Church Lane the overall character is one of 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

**19b. Justification:** The dwellings on the east side of the road comprise linear development as an elongated 'arm' detached from the main built 'square' component of the village. Development of the site would impact on the open countryside and emphasize ribbon development.

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

- Distance from village core
- Impact on open countryside
- Proximity to village services
- Possibility of access within a traffic calmed zone
- Provision (and cost) of footway

## Local Preference

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

**(ii) Reasons for support / object:** Near amenities, possible parking issues (school)

**(iii) Parish Council site ranking (0-10):** 6

## 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 impact on the open countryside and emphasize ribbon development. Limited access to services.

## Major Criteria

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

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR12/0657/F: Erection of 4 x 3-bed 2-storey dwellings with attached single garages... (Refuse)   F/YR13/0183/F: Erection of 3 x 3-bed 2-storey dwellings with garages... (Refuse)			

## 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.			
<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>	Tydd St Giles Public Footpath No. 9 is located to the north of the site. Opportunity to provide connection onto to Bee's Lane.			

## 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>	High Dike Bank; Church Lane Bridge; Newgate Road; Church Lane			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Kinderley 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	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 within 100m of potentially contaminated land	<b>C</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:	2533 (MILL)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	<b>E</b>
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	<b>A</b>	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	<b>A</b>	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>	
16d.(ii) Requirements to consult NE:			

Site appears to be grassland paddock with limited wildlife value, however compensatory habitat provision likely to be required, so development potential

may be limited.

#### 16e. Wildlife Officer comments:

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

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

### Heritage

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

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

18b.(ii) Listed Building on site:

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

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

18c.(ii) Sched Mnmt intersects site:

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

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

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

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments: Consideration for the setting of listed buildings: 1125927, 1125926, 1161163. Also for sites 40444 and 40146.

18g. Archaeology comments: Post-consent archaeological evaluation advised. 135m SW is MCB12829 15th century pottery, bone, daub and occupation debris on a roddon - saltern or settlement? 380m to east (east of Church Lane) is MCB13116: Medieval remains including architectural fragments and possible briquetage (from a saltern) and 350m east is a second briquetage type site MCB12830. North Level Main Drain (built 1831-4) lies 140m to the south (MCB27444).

### Site Visit

*Date / Time of Site Visit:* 19/02/2020 13:15:00

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

*1b. Describe accessibility of site:* Footpath ends on opposite side of road before site but could potentially (?) be continued on verge on that side of the road opposite site. Some distance from village core. 60mph zone. Access to field and paddocks currently exists.

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

2b. Describe neighbouring uses: Detached dwellings on opposite side of the road. Detached dwelling to the south. Open countryside to the north, west and south. Drains on all four sides.

3. Describe topography and lanscape: Flat. Site is enclosed (vast majority) on all sides with a mix of trees (including conifers at front) and hedges.

4. Describe layout, form, street pattern: Linear, busy rural road as main access to the village.

5. Describe building types and features: Detached outbuilding on southern boundary. Site is subdivided into sections by post and rail fencing.

6. Describe site's boundaries: Trees and hedgerows and drains.

7. Describe features / constraints: Visibility for site access in fast moving traffic zone but likely to be achievable if conifers are removed along frontage.

8. Describe views, sight lines or vistas: Enclosed site in the main. Removal of conifers for access visibility would alter this character at the front.

9a. Relationship to built form: Negative

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: An enclosed site which may not be too visible from longer distances. On outskirts of village removed from main village built form.

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

E

19b. Justification: Relates poorly to built form of the village. Some distance to walk/ cycle to village centre although the primary school is close.

19c. Key considerations for policy: Distance from main part of village centre and services  
Impact on open countryside  
Relationship to built form of village  
Safe access on fast section of road including removal of trees along frontage

## Local Preference

(i) Does Parish Council support site?: No

(ii) Reasons for support / object: Out of village, out of character, poor access

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

## Recommendation

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

E

20b. Comments: The proposal is incompatible with national planning policies for managing flood risk. Has a poor relationship to the built form of the village and may adversely impact on the open countryside.



## 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 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	8.72%	<b>3a.(iii) Site area in FZ2:</b>	91.28%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR09/3123/COND: Details reserved by conditions 2, 6, 8, 11 and 12 of planning permission F/YR07/... (Approve)			

## Transport

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

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Hockland Road; St Giles's Church; Newgate Road; Church Lane			

11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Kinderley 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	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:	Demolition of existing structures may give rise to contamination.	
15a. Agricultural Land Classification:	50% or more is Grade 1	E
15b. ALC percentage site area	GRADE 1: 100%   Grade 2: 0%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	
16d.(ii) Requirements to consult NE:			

Site consists of trees/ woodland and derelict building which highly likely to support protected species/ habitats of importance; inappropriate for

development.

**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) more than 2km from site</b>	<b>A</b>
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18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

<b>18b.(iii) LB within 500m of site:</b>	CHURCH OF ST GILES; STEPHEDICE; PAGET HALL; THE MANOR HOUSE; BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES; KIRKGATE HOUSE; BARN, EAST OF MANOR HOUSE
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<b>18c.(i) Prox to Scheduled Monument:</b>	<b>Asset(s) within 1.01km – 2km of site</b>	<b>B</b>
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18c.(ii) Sched Mnmt intersects site:

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

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

<b>18c.(v) Sched Mnmt 1-2km:</b>	Boundary cross, Manor Hill Corner
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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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18d.(ii) Reg P+G intersects site:

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

<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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18e.(ii) HAR intersects site:

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

<b>18f. Conservation Officer comments:</b>	This site is located opposite a grade I church tower and grade ii* listed church so the settings of these important buildings would need to be considered if this site is looked at for development potential. There is also a long history associated with the site and the existing dilapidated buildings. The buildings have been deemed to have some heritage interest in the past and there should be a view to seeing if anything can be incorporated in to a development before the site is cleared. High quality development on this site would be supported but it must be a well designed scheme fitting to being in the vicinity of the adjacent listed buildings.
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18g. Archaeology comments:

**Site Visit**

<b>Date / Time of Site Visit:</b>	19/02/2020 11:55:00
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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>	<i>In centre of village with a footway already provided.</i>
<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	<b>No</b>
<b>2b. Describe neighbouring uses:</b>	<i>Site is located within the historic core of the village. There is listed church on the opposite (east) side of road. Open fields to the west. Dwellings to east, south and north.</i>
<b>3. Describe topography and lanscape:</b>	<i>Rectangular shaped site which is flat and slightly below road level. There are a number of mature trees on the site.</i>
<b>4. Describe layout, form, street pattern:</b>	<i>Central village location on the main north-south road into the village. There is relatively generous space between the buildings in this location which contributes to its character.</i>
<b>5. Describe building types and features:</b>	<i>Victorian dwelling and outbuilding on site in a disused state but of high quality. Though not listed constitutes a non-designated heritage asset and should therefore be retained if possible.</i>
<b>6. Describe site's boundaries:</b>	<i>Open to road. Mature trees within the site and on road frontage. Hedgerow to the rear (west).</i>
<b>7. Describe features / constraints:</b>	<i>Attractive Victorian dwelling on relatively spacious plot though in poor state of repair - contributes to setting of listed church opposite. Mature trees on site.</i>
<b>8. Describe views, sight lines or vistas:</b>	<i>Within central village location and mature trees contribute to historic character. Very open to the west. Good visibility for sight lines.</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>Negative</i>
<b>9d. Justification:</b>	<i>Proposed dwellings would change character of the village in this location which has a good feel and quality. With removal of trees and existing building would introduce urban uniformity into this rural village setting. Potentially adversely impact on the setting of the listed church.</i>
<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> <span style="background-color: red; color: white; padding: 2px 5px;"><b>E</b></span>
<b>19b. Justification:</b>	<i>Would be out of character with this part of the village which has the potential to be a conservation area. Loss of trees which positively contributes to the immediate and wider area.</i>
<b>19c. Key considerations for policy:</b>	<i>Impact on listed church Loss of attractive non-designated heritage asset Loss of trees resulting in loss of biodiversity and impact on visual amenity Impact on the character of the area</i>

## Local Preference

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

**(ii) Reasons for support / object:** *Eyesore, needs development, Council priority*

**(iii) Parish Council site ranking (0-10):** **8**

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

New development would likely result in the loss of trees and the existing historic building and would likely adversely affect the character of this historic part of the village which has a strong sense of place. Development has the potential to adversely impact on the setting of the listed church. Demolition of existing structures may give rise to contamination.  
The site is located mainly in Flood Zone 2.

## 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>	Multiple zones (no majority in single zone) - see SFRA			<b>N/a</b>
<b>3a.(ii) Site area in FZ1:</b>	30.38%	<b>3a.(iii) Site area in FZ2:</b>	28.37%	<b>3a.(iv) Site area in FZ3:</b> 41.26%
<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>	Small Village A			<b>D</b>
<b>7.(i) Planning History (Form B):</b>	F/YR11/3072/COND			
<b>7.(ii) Planning History Search</b>	<p>F/YR11/0750/PLANOB: Discharge of Planning Obligation attached to planning permission F/YR07/0916/F... (Grant)    F/YR11/3072/COND: Details reserved by conditions 2, 5, 6, 9, 10, 11, 14, 16 and 18 of planning per... (Approve)    F/YR10/0001/F: Erection of 4 x 3-bed semi-detached houses and detached car port block involving... (Grant)    F/YR11/0832/EXTIME: Erection of 4 x 4-bed detached dwellings and 3 x 5-bed dwellings with attached d... (Grant)    F/YR13/0367/EXTIME: Erection of 4 x 3-bed semi-detached houses and detached car port block involving... (Refuse)</p>			

## 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.			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
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11a.(ii) Bus stops / rail in 5 min walk:	Hockland Road; High Broadgate	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 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:	Kinderley 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	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 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:** 634 (SMITHY)

**14a.(ix) Sites for DI 100-250m:** 635 (SMITHY)

**14b. Env Health Officer comments:** F/YR11/3072/COND - EH officer comments - further information/ remediation required

**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 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) Exstg Woodland:** Yes      **16c.(ix) Woodland Buffer:** Yes      **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:**

Sensitive site adjacent to water course and supports range of habitats including

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.

trees and scrub, so likely to also have protected species present. Part of site only may be developable.

## 16e. Wildlife Officer comments:

17.(i) TPO points: TPO point on site E

17.(ii) TPO area: TPO area on site E

## 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: STEPHEDICE; PAGET HALL

18c.(i) Prox to Scheduled Monument: Asset(s) within 1.01km – 2km of site 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: Boundary cross, Manor Hill Corner; White Cross, 80m north of Poultry Farm

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

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

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

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

18e.(ii) HAR intersects site:

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

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 19/02/2020 12:25:00

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

**1b. Describe accessibility of site:** No footway on site side (north) of road but there is on south side of road. Access would appear to be from between two existing dwellings.

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

**2b. Describe neighbouring uses:** But would effectively be backland development. Dwellings to the south, drain to the north, narrow lane to the west (on 'S' bend). Largely open countryside to the north and east.

**3. Describe topography and lanscape:** Flat and very overgrown site with a mix of planting and trees. Screening on

most boundaries.

**4. Describe layout, form, street pattern:** Linear development along village road, close to road junction.

**5. Describe building types and features:** Victorian type cottage within site - southwest corner frontage (non-designated heritage asset?). Bungalow to east of likely access. Mix of detached dwellings in vicinity.

**6. Describe site's boundaries:** Trees and hedgerows - some of substantial size.

**7. Describe features / constraints:** Access problematic due to proximity to junction and bend in rural lane. Mature trees on site frontage - may be impacted and require removal? Impact on trees elsewhere on site.

**8. Describe views, sight lines or vistas:** Would be reasonably enclosed and screened with planting.

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

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

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

**9d. Justification:** Create backland development. Not in keeping with linear form. On edge of village. Impact on countryside 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:** Relatively close to village core but would comprise backland development not in character with linear form of development at this point.

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

- Impact on village form
- Access - near junction or from bend in lane
- Upgrade of footway needed (?)
- Impact on trees and biodiversity
- Loss (?) of non-designated heritage asset
- Previous planning permission(s)
- Availability

## Local Preference

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

**(ii) Reasons for support / object:** Permission previously granted, backfill, poor access

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

## Recommendation

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

**D**

**20b. Comments** A significant portion of the site area is located in Flood Zone 3 (41%) and Flood Zone 2 (28%). Less than a third of the site is in Flood Zone 1. The site is relatively close to the village core but would comprise backland development which would adversely impact upon the linear character of neighbouring development.

## 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> 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>				
<b>7.(ii) Planning History Search</b>	<p>F/YR16/3120/COND: Details reserved by condition 4 of planning permission F/YR15/0637/F (Erection o... (Approve)    F/YR17/3136/COND: Details reserved by condition 2 of planning permission F/YR15/0637/F (Erection o... (Approve)    F/YR15/0637/F: Erection of 12 x 2-storey dwellings comprising 8 x 2-bed and 4 x 3-bed with asso... (Grant)    F/YR17/1234/VOC: Variation of condition 6, 8 and 15 in relation to approved plans of planning per... (Grant)    F/YR17/3032/COND: Details reserved by conditions 2, 4, 5, 6, 11 and 13 of planning permission F/YR... (Approve)    F/YR13/0905/F: Erection of 12 x 2-storey dwellings comprising of 8 x 2-bed and 4 x 3-bed with a... (Refuse)</p>			

## 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 along Broad Drove.			
<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:	High Broadgate	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Kinderley 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	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 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 more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	No		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A	



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

Site appears to consist of grassland meadow; compensatory habitat provision likely to be required.

## 16e. Wildlife Officer comments:

## 17.(i) TPO points:

No TPO point within 15m of the site

A

## 17.(ii) TPO area:

No TPO area within 15m of the site

A

## Heritage

## 18a.(i) Prox to Conservation Area:

Asset(s) more than 2km from site

A

## 18a.(ii) CA intersects site:

## 18a.(iii) CA within 500m:

## 18b.(i) Prox to Listed Building:

Asset(s) within 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) within 1.01km – 2km of site

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:

Boundary cross, Manor Hill Corner

## 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:

MCB20103 Late medieval finds from Land North and West of 'Amberley', Hockland Road, Tydd St Giles 144m to east of site. 16th C Shire Drain forms the northern boundary (MCB27889) of this plot and is the county boundary with Lincs. Lincs HER may have further pertinent HER evidence. Post-consent archaeological evaluation advised.

## Site Visit

Date / Time of Site Visit:

19/02/2020 12:40:00

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

1b. Describe accessibility of site:

See comments for 40098 - this is a duplicate submission

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:

Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).

D

19b. Justification:

19c. Key considerations for policy:

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Infill development

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

## Recommendation

20a. Individual site score

Likely unsuitable

E

20b. Comments

The proposal is incompatible with national planning policies for managing flood risk. In addition, development of the site may adversely impact local character, and result in harm to the open countryside landscape. The site lacks footpath access and has limited access to services.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 2			<b>C</b>	
<b>3a.(ii) Site area in FZ1:</b>	37.46%	<b>3a.(iii) Site area in FZ2:</b>	62.54%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	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>	Small Village A	<b>D</b>
<b>7.(i) Planning History (Form B):</b>	FYR/19/0560RM	
<b>7.(ii) Planning History Search</b>	<p>F/YR19/0565/O: Erect 1 dwelling (outline application with matters committed in respect of acces... (Grant)   F/YR19/0092/TRTPO: Fell 1no. Sycamore tree covered by TPO 4/1985... (Grant)   F/YR16/3087/COND: Details reserved by condition 3 of planning permission F/YR13/0338/F (Erection o... (Approve)   F/YR13/0043/F: Erection of a 2-storey 4-bed dwelling... (Refuse)   F/YR18/1068/TRTPO: Works to 1 x Silver Birch and 1 Oak Tree covered by TPO 04/1985... (Grant)   F/YR13/0552/TRTPO: Fell 1no Sycamore Tree covered by TPO 04/1995... (Grant)   F/YR13/0013/TRTPO: Works to 1no Oak Tree covered by TPO 4/1985... (Grant)   F/YR16/3032/COND: Details reserved by condition 5 of planning permission F/YR13/0338/F (Erection o... (Approve)   F/YR11/0106/F: Erection of a balcony with screen on western side, to rear of existing dwelling ... (Grant)   F/YR16/0354/TRTPO: Felling of 1 Yew tree covered by TPO 04/1985... (Grant)   F/YR17/0117/F: Erection of a 2-storey 3-bed dwelling with detached garage/store... (Refuse)   F/YR19/3117/COND: Details reserved by conditions 4 and 8 of planning permission F/YR19/0560/RM (Re... (Approve)   F/YR14/0522/TRTPO: Felling of 1 Sycamore tree covered by TPO 04/1985... (Grant)   F/YR14/0604/F: Relocation and recladding of existing Hay Store... (Grant)   F/YR13/0671/TRTPO: The felling of a Pine tree covered by TPO 04/1985... (Grant)   F/YR10/0338/EXTIME: Erection of a dwelling (renewal of planning permission F/YR06/0358/O)... (Grant)   F/YR10/0325/F: Erection of 2 x 2/3-bed detached bungalows with shared detached double garage... (Refuse)   F/YR14/0521/TRTPO: Fell 1no Sycamore tree covered by TPO 04/1985... (Refuse)   F/YR16/0258/O: Erection of a dwelling (Outline with matters committed in respect of access only... (Grant)   F/YR12/0163/TRTPO: Works to 1no Yew Tree 1no Birch Tree and 1no Sycamore Tree covered by TPO 04/85... (Grant)   F/YR13/0338/F: Erection of a 2- x 3-bed 2-storey dwellings involving removal of existing metal ... (Grant)   F/YR13/0380/EXTIME: Erection of a dwelling (renewal of planning permission F/YR10/0388/EXTIME)... (Grant)   F/YR19/0560/RM: Reserved Matters application relating to detailed matters of appearance, landsca... (Approve)   F/YR13/0247/TRTPO: Works to 2 x Horse Chestnut trees covered by TPO 4/1985... (Grant)</p>	

## Transport

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

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Hockland Road; High Broadgate; St Giles's Church	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Kinderley 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	Kinderley Primary School	
12a.(ii) Primary school capacity:	<b>No spare places but room for expansion</b>	<b>D</b>
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:	<b>Limited capacity</b>	<b>C</b>
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:	<b>Site located on potentially contaminated land</b>	<b>E</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:	634 (SMITHY)	
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	635 (SMITHY)	
14b. Env Health Officer comments:	F/YR16/0258/O - Unsuspected contamination conditions imposed	
15a. Agricultural Land Classification:	<b>50% or more is Grade 1</b>	<b>E</b>
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:	<b>LNR more than 2.01km from site</b>	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS more than 2.01km from site</b>	<b>A</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

Site appears to be grassland with scrub and trees; likely to support range of protected species/ mitigation and habitat compensation measures likely to be required, so only partially developable.

16e. Wildlife Officer comments:

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

C

17.(ii) TPO area:      TPO area on site

E

## Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      CHURCH OF ST GILES; STEPHEDECICE; PAGET HALL; BELL TOWER, SOUTH EAST OF CHURCH OF ST GILES

18c.(i) Prox to Scheduled Monument:      Asset(s) within 1.01km – 2km of site

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:      Boundary cross, Manor Hill Corner; White Cross, 80m north of Poultry Farm

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:

<b>18f. Conservation Officer comments:</b>	Consideration for the setting of listed buildings: 1125927, 1125926, 1161163. Also for sites 40444 and 40146.
<b>18g. Archaeology comments:</b>	Post-consent archaeological evaluation advised. MCB20103 Late medieval finds from Land North and West of 'Amberley', Hockland Road, 90m to the north of this plot. MCB24498 Former blacksmiths workshop: 50m to the west along Hockland Rd; MCB24499 Former Primitive Methodist Chapel across a drain forming a boundary in the NE part of the site (no cemetery threat envisaged). 19thC Paget Hall (vicarage - MCB18466) the house lies 150m to the NE, set in registered Park and Garden MCB18509). 19thC Crown and Mitre pub (MCB24500) 60m to east.

## Site Visit

**Date / Time of Site Visit:** 19/02/2020 12:10:00

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

**1b. Describe accessibility of site:** Reasonable footpath provided along road and close to historic village centre. Independent access presently serves paddock areas constituting the site.

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

**2b. Describe neighbouring uses:** Dwellings with gardens to north and west. Open countryside to the south.

**3. Describe topography and lanscape:** Flat terrain. Series of smaller paddock areas within site. This forms a transition zone between open arable fields and built development.

**4. Describe layout, form, street pattern:** On village road with built up frontages on both sides forming linear development.

**5. Describe building types and features:** Storage building on site - presumably to serve paddock uses and maintenance. Dwellings in vicinity are a mixture of detached and semi detached dwellings and outbuildings - mainly two storey.

**6. Describe site's boundaries:** Predominantly a mixture (varying sizes and extent) of hedges around boundary.

**7. Describe features / constraints:** Would effectively be backland development in relation to dwellings on the south side of Hockland Road and potentially impact on residential amenity. Access is close to an established historic building (possibly a non-designated heritage asset) with potential impact on future residents.

**8. Describe views, sight lines or vistas:** Open countryside to the south beyond the site.

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

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

**9c. Historic features:** Neutral

**9d. Justification:** Constitutes backland development not in keeping with linear character of the area. Potential adverse impact on neighbours.

<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>
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**19b. Justification:** Backland nature of the site and potential development would not be in keeping with the linear character of the area. May impact on the residential amenity of



nearby occupiers.

<b>19c. Key considerations for policy:</b>	Impact on character of the area Backland development Access Impact on existing residents Proximity to services - limited in this settlement
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## Local Preference

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

**(ii) Reasons for support / object:** Backfill, incursion into square, poor access

**(iii) Parish Council site ranking (0-10):** 1

## Recommendation

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

D

**20b. Comments** The 'backland' nature of the site and potential development would not be in keeping with the linear character of the area. Development may impact on the residential amenity of nearby occupiers. The majority of the site is located in Flood Zone 2.

## 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>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
<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>	1.86%	<b>3a.(iii) Site area in FZ2:</b>	98.14%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	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>	Market Town				<b>A</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/0154/80/F: Extension to dwellinghouseFourways Hockland Road Tydd St Giles...   F/YR05/1361/F: Erection of a 3-bed one and a half-storey detached house and detached single garage... Withdrawn   F/99/0188/F: Erection of single-storey rear extension... (Granted)   F/YR07/1355/F: Erection of a 4-bed detached house and detached garage... (Grant)   F/YR03/1498/O: Erection of a dwelling... (Refused)   F/97/1014/F: Erection of conservatory to side of existingpublic house... (Granted)   F/98/0043/A: Installation of 2 no. illuminated signs andspot lights and a lantern advertisementdispla... (Granted)   F/0367/78/O: Residential development (190 ft. frontage x 75 ft. depth)Old School School House And adj...   F/0376/80/O: Erection of a house...   F/0001/78/A: Externally illuminated individual lettering, and externally illuminate an existing pole si...   ', "F/0829/83/F: Change of use from former public house to residentialThe 'Crown & Mitre' P.H. Hockland Ro... (Refused)   ", 'F/YR14/0987/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/YR09/3123/COND: Details reserved by conditions 2, 6, 8, 11 and 12 of planning permission F/YR07/1355/F (Er... Approve   F/YR06/0068/F: Erection of a 3-bed detached house and detached single garage... (Grant)   F/0348/88/F: Erection of a domestic garage...				

## Transport

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

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

**11a.(ii) Bus stops / rail in 5 min walk:** Hockland Road; High Broadgate; St Giles's Church; Newgate Road; Church Lane

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

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

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

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

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

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

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

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

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

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

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

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

**11d.(iii) Primary schs 5-10 min walk:** Kinderley 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 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 84 primary aged children living in the catchment area. Forecasts show an downward trajectory to 58 in 2029/2030.

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

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

C

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

## Land Quality

14a.(i) Prox pot. contaminated land: **Site 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: 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 1**

E

15b. ALC percentage site area Grade 1: 94.04% | Grade 2: 5.96% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

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

A

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

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

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

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

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

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

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

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

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

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

A

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

A

## Heritage

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

A

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

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

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      Church Of St Giles; Stephedice; Paget Hall; The Manor House; Bell Tower, South East Of Church Of St Giles; Kirkgate House

18c.(i) Prox to Scheduled Monument:      Asset(s) within 1.01km – 2km of site

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:      Boundary cross, Manor Hill Corner

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:      Setting of listed building 1125928

18g. Archaeology comments:      D - Heritage asset within 500m of site. Archaeological condition or pre-

determination may be required. Previous evaluation in the area has identified late medieval finds to the north (MCB20103) and post medieval evidence to the east (MCB19929) while undated cropmark remains are present to the south (MCB12580, MCB13116) and Early to middle Saxon artefact scatters 300-400m northeast (MCB10803, MCB11774).

## Site Visit

**Date / Time of Site Visit:** 28/10/2020 11:30:00

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

**1b. Describe accessibility of site:** Main access proposed is from High Broadgate with a smaller access onto Hockland Rd .

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

**2b. Describe neighbouring uses:** There are dwellings to the West and North East but the overwhelming character is a site in the open countryside with open fields [paddocks] to the North and especially to the South.

**3. Describe topography and lanscape:** Flat, open arable field.

**4. Describe layout, form, street pattern:** The main village of Tydd St Giles comprises a 'square' surrounded by frontage development . Site falls within the North part of the square.

**5. Describe building types and features:** Predominantly detached dwellings in vicinity - mix of two Storey and single Storey. None on site.

**6. Describe site's boundaries:** Mixture of fences, hedges, mature trees and rains to the West, North and East. Mainly open to the South.

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

**8. Describe views, sight lines or vistas:** Generally an enclosed site but would be very prominent from surrounding dwellings

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

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

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

**9d. Justification:** The site would infill the 'square' nature of the built form of the settlement which is part of its intrinsic character and adversely impact on the countryside landscape.

**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 would erode the historic settlement pattern of the village by infilling the square with an adverse impact on local character. The amount of development proposed would be incompatible with a small village refuse services.

**19c. Key considerations for policy:** Impact on village built form  
Impact on rural character  
Services within village.

## Local Preference

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

(ii) Reasons for support / object: Poor access, proposed development too large for Tydd St Giles, lack of amenities, would set precedent for other similar developments, the Council opposes all incursion into the central arable square within the village

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

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Approximately 98% of the site is in Flood Zone 2. There may therefore be sequentially preferable sites available in areas in Flood Zone 1. The site would erode the historic settlement pattern of the village by infilling the undeveloped 'square' at the centre of the village, having an adverse impact on local 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>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
<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>	12.96%	<b>3a.(iii) Site area in FZ2:</b>	20.32%	<b>3a.(iv) Site area in FZ3:</b>	66.72%
<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>	Small Village A	<b>D</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/94/0003/F: Erection of a 2-bed bungalow with integralgarage... (Granted)   F/91/0868/O: Erection of a bungalow... (Granted)   F/1501/88/O: Erection of bungalow... (Grant)	

## 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. Transport Statement required for this site.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>		

## 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:	Hockland Road; High Broadgate	
11b.(i) Prox to medical services:	Greater than 20 min walk (>1,600m)	E
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Greater than 20 min walk (>1,600m)	E
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 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:	Kinderley 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	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 1360 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1426 pupils in 2029/2030. Although the school operates at a PAN of 240 the LA view is that the physical capacity is closer to 300 and total of 1500 places 11-16.

## Land Quality

**14a.(i) Prox pot. contaminated land:** **Site located on potentially contaminated land**

E

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

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

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

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

**14a.(vi) Intersects Site for DI:** 0 (SMITHY)

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

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

**14a.(ix) Sites for DI 100-250m:** 0 (SMITHY)

**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 more than 2.01km from site**

A

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

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

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

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

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

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

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

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

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
<b>Heritage</b>			
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:	Paget Hall; Dunton Hall		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site		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:	Boundary cross, Manor Hill Corner; White Cross, 80m north of Poultry Farm		
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:	Score C , or possibly neutral - our recommendations might indicate no objections but further information may be needed. A former chapel with a burial ground (MCB24502) is recorded at the eastern end of the site. It is uncertain if human remains are still present on the site. A possible roddon is recorded on LiDAR data on a northeast to southwest alignment across the centre of the site		

## Site Visit

*Date / Time of Site Visit:* 28/10/2020 11:40:00

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

**1b. Describe accessibility of site:** Adjacent Public Right of Way.  
Link to footpath possible.

*Vehicular access possible.*

<b>2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:</b>	Yes
<b>2b. Describe neighbouring uses:</b>	Open fields to the north, south and west. Frontage development adjacent on the east side.
<b>3. Describe topography and lanscape:</b>	Flat, very open arable field surrounded by drains.
<b>4. Describe layout, form, street pattern:</b>	High Broadgate forms the west side of the 'square' of Tydd St Giles. Village characterised by frontage development.
<b>5. Describe building types and features:</b>	Mix of single storey and two storey detached in vicinity. Farmhouse of some heritage value at front of site as well as mix of dilapidated farm buildings.
<b>6. Describe site's boundaries:</b>	Predominantly open on all sides with drains.
<b>7. Describe features / constraints:</b>	Public footpath utilises site access and runs along north side of site.
<b>8. Describe views, sight lines or vistas:</b>	Would be very prominent especially from the north and west.
<b>9a. Relationship to built form:</b>	Negative
<b>9b. Visual impact on wider landscape:</b>	Negative
<b>9c. Historic features:</b>	Neutral
<b>9d. Justification:</b>	the site would result in an incongruous addition to the settlement and have significantly adverse impact on the wider landscape.
<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>19b. Justification:</b>	The elongated form of the site into open countryside would have an adverse impact on both the settlement pattern and open countryside and would be an excessive amount of development for a village with few services.
<b>19c. Key considerations for policy:</b>	Removal of dwellings at site frontage - some heritage value? Impact on open countryside. Impact on settlement pattern. Size of development. Proximity to services and limited services available in village.

E

## Local Preference

<b>(i) Does Parish Council support site?:</b>	No
<b>(ii) Reasons for support / object:</b>	Inappropriate development, out of keeping with current developed footprint, unwarranted incursion into open countryside, well outside the curtilage of the village
<b>(iii) Parish Council site ranking (0-10):</b>	0

## Recommendation

<b>20a. Individual site score</b>	<b>Potentially unsuitable</b>
<b>20b. Comments</b>	The majority of the site is in Flood Zone 3 ( 67%) and a significant portion (20%) is located in Flood Zone 2. The proposal for residential development may therefore be incompatible with national policies for flood risk. The elongated form of the site into open countryside would have an adverse

D

impact on both the settlement pattern and open countryside. The has poor access to services.

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