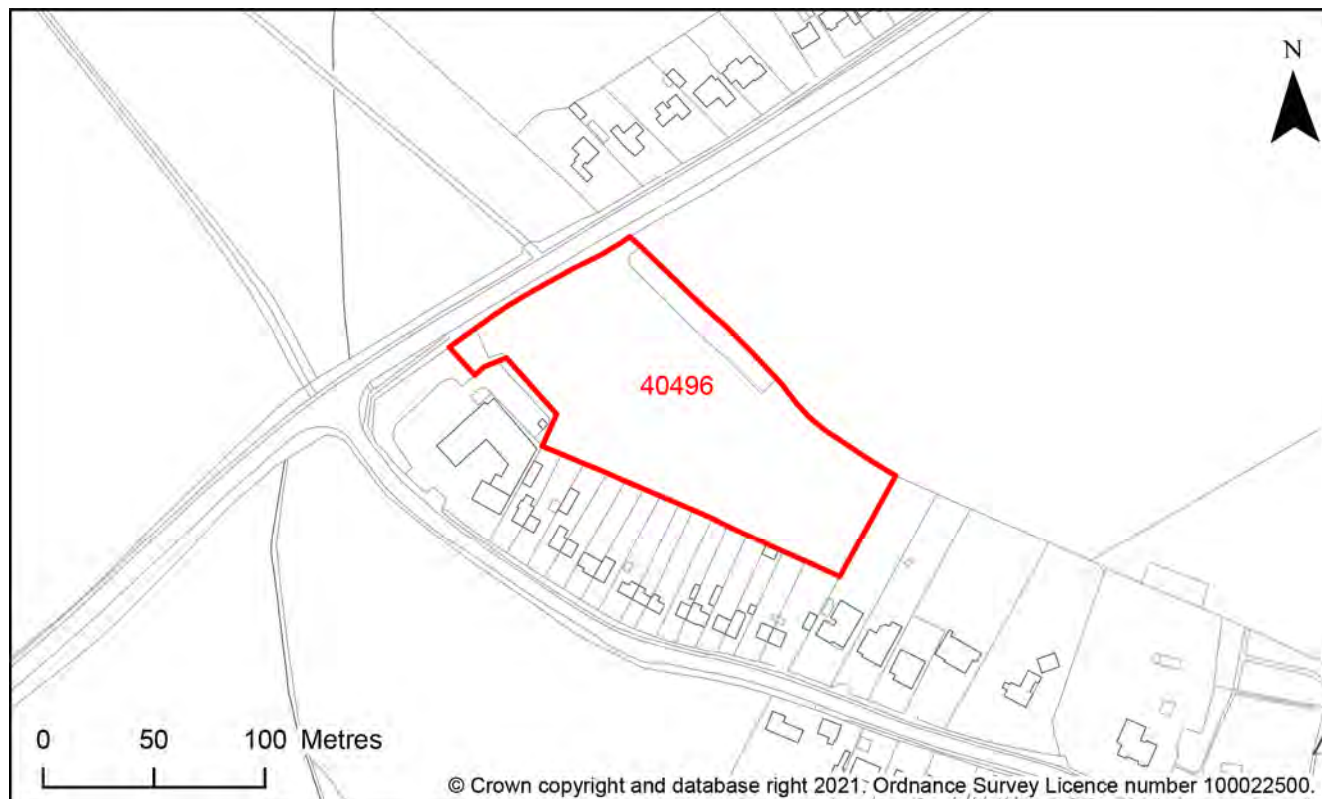


Land rear of Fisher's Lane, Orwell, SG8 5QX

Site Reference: 40496

Map 565: Site description - Land rear of Fisher's Lane, Orwell



Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	26

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character in regards to an intensive arable landscape with scattered woodland close by. Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills The site is in the countryside and currently has enough screening on site to limit views but could benefit further screening north to limit views of the countryside looking into the site. Preservation of the rural countryside character is important. The site abuts the Protected Village Amenity Area and should retain character and tranquillity of the village. This area of the site could incorporate open space and must not be densified. Density and pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats

Issue	Assessment	Comments
		<p>within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Registered Park and Garden</p> <p>This field is on the western most edge of Orwell and is lined to by linear residential development to the south and to the north. The development context is detached houses with large gardens. The west of the site lies opposite a Grade I registered park and garden. Some small level of development might be possible, but it would need to respect the residential context and the views into and out of the Wimpole Hall site.</p>
Archaeology	Amber	Located on the western edge of the historic village with earthworks located in the eastern part of the site
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

Further constraints

Issue	Assessment	Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Electric overhead lines cross the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p><2,000 dwellings / 5,000m² employment - Capacity for</p>

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	26

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years