

Gayton Primary School: Site Assessment – Planning Suitability Matrix

| Site | Sufficient Site Size (hectares) | Site Location | Accessibility | Greenfield (G)/ Brownfield (B) | In existing defined settled /built-up boundary | Loss of Open Space | Wildlife Impacts | Heritage Impacts | Current Use | Impact on setting of village | Impact on landscape features | Flood Risk Issues | Key Issues/ Comments | | | |
|------|---|---------------------|--|---|--|---|--------------------------------------|---|--|---|---|--|---|--|--------------------|--------------------------------|
| | | | | | | | | | | | | | | Not Viable | Potentially Viable | Viable without any constraints |
| 1 | Land east of Grimston Road (B1153) | Yes (Min 1.62 ha's) | Poor / fair (North-east side of village). Poor in relation to pupil catchment living area. | Poor/Fair (network of roads / footpaths leading to the site) | Greenfield | No – but adjacent to existing defined boundary and existing housing | No | Unlikely Only perimeter hedgerows. | Nearby Listed Buildings (new school unlikely to impact on setting) | Agricultural – Arable (Partial loss would not impact operationally) | Potential | No | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – Not on site, but part of road to frontage. 1 in 1000 chance – No. | Nearby busy Lynn Road junction, but with relatively narrow access & lack of continuous footway on B1153 Grimston Road. Site is positioned remotely from the main residential core of the village. Nearby Listed Buildings – possible design implications? Edge of village location with wider landscape views/potential impact and somewhat remote from main centres of population. The site has been submitted for residential/ mixed use development under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. | | |
| 2 | Land north of Lime Kiln Road/ west of Grimston Road (B1153) | Yes (Min 1.75 ha's) | Poor (North-east side of village). Poor in relation to pupil catchment living area. | Poor/Fair (network of roads / footpaths leading to the site, although some are poor/or not available) | Greenfield | No – but adjacent to existing defined boundary and existing housing | No | Potential botanical interest & mature hedgerows | Yes. NHE suggests site has archaeology interest. Former limekiln / chalk pit | Agricultural – Grazing. Undulating site. | Unlikely, given enclosed nature of site | Possibly, extensive trees / landscape features on boundary | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – Yes, small areas 1 in 100 chance – Yes, slightly larger than 1 in 30 1 in 1000 chance – Yes, wider parts of site. | Poor location, lack of footway provision on parts of Grimston Road/Lime Kiln Road and narrow nature of both Lime Kiln Road and existing footway provision back to the main village. Site positioned remotely from main residential core of the village. Possible landscape, topographic, ecology and archaeology issues. Parts of the site are shown to be susceptible to surface water flooding. The site has been submitted for residential use under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. | | |
| 3 | Land part Jubilee Gardens and part Allotments S&W of Lime Kiln Road | Yes (Min 1.5 ha's) | Fair (North side of village). Poorly related to existing housing. Poor in relation to pupil catchment living area. | Poor (no direct access off Lynn Rd – only off unmade section of Lime Kiln Road) | Greenfield | No, but adjacent to in part. | Allotment site/ Informal open space? | Possibly – an established hedge bisects identified area | Unknown in terms of archaeology. | Allotment / vacant/ Agricultural - grazing | Unlikely, given enclosed nature of site | Unlikely to be any major impacts | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – No 1 in 1000 chance – No | Poor location particularly for vehicular access with likely congestion issues etc, lack of footway provision on parts of Lime Kiln Road. Access appears to be private track (and PROW) which would not be suitable to serve a school. May result in loss of allotments, unclear whether statutory and removal of long section of hedge. Likely to be more than one landowner involved. Poor location in relation to pupil catchment living area. | | |

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| | | | | | | | | | | | | | | Not Viable | Potentially Viable | Viable without any constraints |
| 4 | Land north of Lynn Road/East of Blacksmiths Row | Yes (Min 1.7 ha's) | Good. Relatively close to pupil catchment living area. | Poor (lack of public access) | Greenfield | No – but adjacent to existing defined boundary and existing housing | No | Potential botanical interest & mature hedgerows | Unknown in terms of archaeology, but unlikely to be serious constraint given extant Outline Planning Permission. | Vacant/grazing. | Unlikely, given enclosed nature of site | Unlikely to be any major impacts | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – Yes 1 in 100 chance – Yes 1 in 1000 chance – Yes, major parts of the site | Although good location the site has poor access, unless additional 3 rd party land was acquired. Part of site has benefit of outline planning permission for 29 dwellings (PP15/01776/OM). Parts of the site are shown to be susceptible to surface water flooding. Conclusion – some planning issues including poor accessibility. Part of site has benefit of outline planning permission for 29 dwellings (PP15/01776/OM), therefore unavailable for alternative school use. Parts of the site are susceptible to surface water flooding. | | |
| 5 | Land north of Lynn Road | Yes (1.5 ha's) | Good. Close/within pupil catchment living area. | Poor, particularly for pedestrian / vehicular access | Greenfield | No – but adjacent to existing defined boundary and existing housing | Vacant / grazing | Potential botanical interest & mature hedgerows /trees on boundaries | Unknown in terms of archaeology. | Vacant/grazing. | Unlikely, given enclosed nature of site | Yes | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – No 1 in 1000 chance – Yes, small parts of potential access | Although good location the site has poor access for pedestrians/vehicular use, particularly due to its restricted width. 3 rd party land acquisition may be required for access?. Should access be available this may still have unacceptable impact on amenities of neighbouring residential properties given surrounding context. Landscape/ecological implications with loss of landscaping. Although site is of sufficient size, poorly located for educational use/facility given its backland location, and therefore lack of community presence. Conclusion – some planning issues including poor accessibility/impact on neighbouring residential amenity. | | |
| 6 | Land west Gayton / north of Lynn Road B1145 | Yes (Min 1.6 ha's) | Fair / Good. North-west side of village, Close/within pupil catchment living area. | Good – directly off Lynn Road | Greenfield | No – but adjacent to existing defined boundary and existing housing | No | Historic meadow habitat with likely botanical interest and mature hedgerows | Yes (Medieval Settlement / Scheduled Ancient Monument (SAM)) | Enclosed land (part of SAM) | Yes, prominent gateway site | Perimeter features | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – Yes, small area within centre of site plus road frontage. 1 in 1000 chance – Yes, larger parts of site and road frontage. | Land forms part of Scheduled Ancient Monument (SAM) with high potential of heritage conflict. Impact on setting of village, with wildlife and landscape impact. Parts of site susceptible to surface water flooding. Conclusion – some planning issues, including severe impact on SAM. Not a viable site. | | |

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| | | | | | | | | | | | | | Viable without any constraints | Potentially Viable | Not Viable | |
| 7 | Land west of Winch Road | Yes (Min 2.6 ha's) | Fair / Good (south western side of village. Close to main school catchment living area | Good / Fair | Greenfield | No, but adjacent to existing residential to east | No | Potentially, given trees that divide the site. | Unknown in terms of archaeology. | Agricultural – Arable. | No | Possibly, including line of trees that splits the site. | Flood Zone 2 (fluvial) – no modelling undertaken <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – Small part of site 1 in 1000 chance – Yes, significant areas of site. | Land appears to be within different ownerships. Site falls within flood zone 2, no modelling undertaken to confirm whether falls within zone 1. Small parts of the site are susceptible to surface water flooding. Vehicular access may give rise to neighbouring residential amenity concerns. Potential landscape concerns. Line of trees within centre and drain may have adverse impact on educational layout. Conclusion – some planning issues to be addressed, but overall not considered a realistically viable site. | | |
| 8 | Land corner of Back Street / Winch Road | Yes (Min 1.6 ha's) | Fair / Good (south western side of village. Close to main school catchment living area. | Fair. Provision of access from Winch Road would appear feasible. Pedestrian improvement likely to be required along Back Street. | Greenfield | No, but adjacent residential on north and west sides | No | Unlikely, although note drains on boundaries of the site. | No. Archaeological evaluation indicates the site has low interest. | Agricultural - Arable | Limited | Unlikely, other than on boundaries of site. | Flood Zone 3 (fluvial), although modelling indicates site within Flood Zone 1 <u>Surface Water Flooding</u> 1 in 30 chance – Yes within site and parts of Winch Road 1 in 100 chance – Yes, larger area within site and parts of Winch Road. 1 in 1000 chance – Yes, significant areas of site. | Good location, minimal wider landscape impacts given contained nature of site. Site shown as falling with Flood Risk Area 3, but modelling undertaken indicates that site falls within flood zone 1. Site susceptible to surface water flooding. Conclusion – some planning issues to be addressed, including surface water flooding. Modelling undertaken indicates site within flood zone 1, therefore removing this constraint. | | |
| 9 | Land to far north of Back Street and west of St Nicholas Close | Yes (Min 2.6 ha's) | Good, central location. Close to main school catchment living area. | Good / Fair No direct access off Back Street. Access could be made available from allocated site which has benefit of OPP or from St Nicholas Close | Greenfield | No, but adjacent to boundary and existing residential | No | Unlikely | Possibly, from information submitted as part of extant planning permission to south. | Agricultural – Arable & Paddocks | No | Unlikely | Flood Zone 1 (fluvial) <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – Yes, small parts of site. 1 in 1000 chance – Yes, significant areas. | Land to south has benefit of extant outline planning permission (15/01888/OM) for 40 dwellings and estate road. Land may have archaeological interest. Previous refusal of permission on site (16/00444/OM) stated that loss of open land would cause harm to character of the area. The site has been submitted for residential/mixed use development under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. Permitted road width from site to south would not be capable of serving a school without improvements, which may have implications for extant permission. Conclusion – Given previous planning history and current submission for call for sites, site is not considered to be available within timescale for new school provision. | | |

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| | | | | | | | | | | | | | | Not Viable | Potentially Viable | Viable without any constraints |
| 10 | Land to north of St Nicholas Close | Yes (2.67 ha's) | Good, central location | Poor. Vehicular access would not appear to be available without 3 rd party land acquisition. | Greenfield | No, but adjacent to boundary and existing residential | No | Unlikely | Unknown in terms of archaeology. Nearby Listed Buildings (new school unlikely to impact on setting) | Agricultural – Arable | No | Unlikely | Flood Zone 1 (fluvial) | Previous refusal of permission on site (16/006474/OM) stated that loss of open land would cause harm to character of the area. Vehicular access would not appear to be available without 3 rd party land acquisition. | | |
| | | | | | | | | | | | | | <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – No 1 in 1000 chance – Yes, western portion of site. | Conclusion – Some planning issues. However, given previous planning history and reasons for refusal and lack of available access the site is not considered to be available/viable. | | |
| 11 | Playing field and part of land north of St Nicholas Close | Yes (1.5 min ha's) | Good, central location | Good / Fair. Access off Lynn Road | Greenfield (Part existing school playing field) | Existing school playing within development boundary. That part outside is adjacent to boundary and existing residential. | Yes (loss of existing school playing field). S77 issues. | Possibly, given presence of existing trees along southern boundary of the playing field site. | Unknown in terms of archaeology. | School playing field and enclosed arable land. | No | Possibly, substantial trees along the southern boundary of the existing playing field. | Flood Zone 1 (fluvial) | Initial investigations indicate that southern boundary of the playing fields had a history of contamination that was considered risk prohibitive. Possible landscape issues. Possible S77 issues with building on existing playing field. Previous refusal of permission on the southern part of the site (16/006474/OM) stated that loss of open land would cause harm to character of the area. | | |
| | | | | | | | | | | | | | <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – No 1 in 1000 chance – Yes, major parts of the southern site | Conclusion – Some planning issues. However, given previous planning history and reasons for refusal the site is not considered to be available. | | |
| 12 | Land at end of cul-de-sac at east end of Springvale and Rowan Drive | Yes (2.6 ha's) | Good – central. Close to main school catchment living area. | Fair/Poor. Cul-de-sac location with restricted width to serve a school. Public footpath bisects part of site. Access from Rowan Drive would appear to be constrained due to ransom. | Greenfield | No, but adjacent and with residential to north, west and part east. | No | Number of existing trees within the site. Site not positively managed at present, therefore could be wider biodiversity interest. | Possibly from initial discussions/ investigations as part of allocation process. | Paddock/ informal habitat | No – but forms access link through central part of village | Yes. A number of the existing trees are subject to a TPO. | Flood Zone 1 (fluvial) | Possible heritage implications in the form of archaeology. Public right of way bisects the site, time delays with formal stopping up procedure and relocation would probably be required. Overhead cables would need to be re-routed. Cul-de-sac not favoured by NCC planners for school locations and initial highway view is that site would not be suitable due to access off residential cul-de-sac which does not appear suitable by virtue of its width to serve an alternative school site. Layout issues re position of adjacent housing and amenity implications. Access would not appear possible from Rowan Close. Part of the site has been submitted for residential development under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. | | |
| | | | | | | | | | | | | | <u>Surface Water Flooding</u> 1 in 30 chance – No, apart from small part of access track through site 1 in 100 chance – No, apart from small part of access track through site and surrounding highway approaching site 1 in 1000 chance – Yes, small parts of site and track and roads approaching site | Conclusion – Some planning issues that are not likely to be resolved within the timescale/delivery of the new school. Highway/access concerns. Not therefore a reasonably available site. | | |

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| | | | | | | | | | | | | | | | | | |
| 13 | Land east of B1153 East Walton Road and south of B1145 | Yes (3.1 ha's) | Poor (On eastern edge of village). Furthest away from school catchment living area. | Poor. No footway provision along B1153 East Walton Road. | Greenfield | No, but adjacent. | No | Possibly, given presence of existing trees along southern boundary of site. | Not known. | Arable/paddock | Yes, highly visible site Gateway site to village. | Unlikely. | Flood Zone 1 (fluvial) | Serious landscape impact given open nature of site. Lack of footpath provision along B1153 East Walton Road. Remote from main centre of school catchment population. Site has been submitted for residential development under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. | | | |
| | | | | | | | | | | | | | <u>Surface Water Flooding</u> 1 in 30 chance – No 1 in 100 chance – No 1 in 1000 chance – No | | | | |
| | | | | | | | | | | | | | | Conclusion – Not a viable or reasonably available site. | | | |
| 14 | Former Works site South of Lynn Road | Yes (1.7 ha's) | Poor (On eastern edge of village). Furthest away from school catchment living area. | Poor. No footway provision along B1145. | Part brownfield/ Part Greenfield | In part. | No | Possible given existing trees within the site and existing vacant/ poor condition of buildings. | Not known. | Part of site comprised now redundant industrial units. Part Agricultural - Arable | Yes – former works site adjacent to listed mill and other buildings on B1153 junction | Unlikely. | Flood Zone 1 (fluvial) | Brownfield site – demolition required and possible contamination issues. Adjacent listed building, issues with setting/impact. Poor location due to lack of footpath provision. Recent refusal of permission on part of site on grounds of conflict with national and local countryside protection policies. Part of site has been submitted for residential development under the 2016/17 Call for Sites exercise. This effectively makes the site unavailable for anything other than its existing use until such time as the process and the Local Plan itself is complete and approved, which will not be within the immediate future. | | | |
| | | | | | | | | | | | | | <u>Surface Water Flooding</u> 1 in 30 chance – No. 1 in 100 chance – No. 1 in 1000 chance – No. | | | | |
| | | | | | | | | | | | | | | Conclusion – Given previous planning history and current submission for call for sites, site is not considered to be viable or available within timescale for new school provision. | | | |

