

# Barningham Neighbourhood Plan

Site Options and Assessment


Barningham Parish Council

April 2019

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	25/02/19	Draft for comment		Jesse Honey	Associate Director
V2	25/04/19	Draft for Locality		Jesse Honey	Associate Director

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Table of Contents

Table of Contents ..... 4

1. Introduction ..... 8

1.1 Background ..... 8

1.2 Documents Reviewed ..... 9

1.3 Identified Sites..... 10

2. Methodology for the site appraisal ..... 12

2.1 Introduction ..... 12

2.2 Task 1: Development of site appraisal pro-forma..... 12

2.3 Task 2: Initial desk study ..... 12

2.4 Task 3: Site Visit..... 13

2.5 Task 4: Consolidation of results ..... 13

3. Results of site appraisals ..... 14

3.1.1 Viability ..... 17

3.1.2 Next Steps..... 17

Appendix A Site Assessment Pro-formas ..... 18

Abbreviations used in the report

Abbreviation

BPC	Barningham Parish Council
MHCLG	Ministry of Housing, Communities and Local Government
Ha	Hectare
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SELP	St Edmundsbury Borough Council Local Plan
SEBC	St Edmundsbury Borough Council
SHLAA	Strategic Housing Land Availability Assessment
WS	West Suffolk

## Executive Summary

Barningham Parish Council is in the process of producing a draft Neighbourhood Plan and is looking to ensure that key aspects of its proposals will be robust and defensible.

The Barningham Neighbourhood Plan, which will cover the whole of Barningham Parish, is being prepared in the context of the emerging West Suffolk Council, which merged Forest Heath District Council and St Edmundsbury Borough Council. It is the intention of Barningham Parish Council to allocate sites for development in the Neighbourhood Plan. The most recent Local Plan, the Rural Vision 2031 prepared by St Edmundsbury Borough Council in September 2014, states a housing requirement of 20 homes for Barningham over the Local Plan period, but delegates the decision on the location of these homes to the Barningham Neighbourhood Plan.

A “call for sites” consultation, carried out at Neighbourhood Plan level (and henceforth referred to as ‘the call for sites’) identified 10 potential sites for development. Barningham Parish Council has asked AECOM to take this work further by refining and identifying the best options for meeting the housing requirement in line with a set of local criteria to create a shortlist of options that would meet the Neighbourhood Plan objectives.

This report revisits the West Suffolk Council assessments, including the Strategic Housing and Economic Land Availability Assessment (2016)<sup>1</sup>. This report also assesses these sites against specific criteria that are important to Barningham Parish Council, in order to narrow down the best options for meeting the housing need and the Neighbourhood Plan criteria and objectives.

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site.

Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

It is clear from this assessment that no group of sites are free from constraints. However, of the individual sites, one is considered to best meet the Neighbourhood Plan’s objectives and a further 4 sites which potentially meet the Neighbourhood Plan’s objectives, but are more constrained. The report presents a number of options for consideration in deciding which sites to allocate to meet the housing requirement.

The site selection process should include consultation with West Suffolk Council and with all site promoters to understand how each option or/and sites could help the Parish Council fulfil the objectives of the emerging Barningham Neighbourhood Plan.

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<sup>1</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/upload/Main-body-of-report.pdf](https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Main-body-of-report.pdf)

**Table 1: Summary of assessment of all sites in Barningham**

Site Ref	Location	Site Area (ha)	Status in SHLAA	Existing Use	Assessed Dwelling Yield	Suitability
NP1	Land North of Sandy Lane	12.14	Not assessed	Agricultural	146	Suitable with significant constraints
NP2	Land North of Hopton Road	12	Not assessed	Agricultural	180	Suitable with minor constraints
NP3	Land South of Hopton Road	3	Not assessed	Agricultural	68	Suitable
NP4	Land East of Hepworth Road	9.8	SEBARN01 – Rejected	Agricultural	147	Suitable with minor constraints
NP5	Land between Bardwell Road and Stanton Road	2.06	Not assessed	Agricultural	46	Suitable with significant constraints
NP6	Land South of White House Farm, Bardwell Road	0.47	Not assessed	Agricultural	NA	Not suitable with minor constraints
NP7	Land off Drout's Lane	0.461	Not assessed	Agricultural	NA	Not suitable with significant constraints
NP8	Land south of Bardwell Road	0.8	Not assessed	Agricultural	NA	Not suitable with significant constraints
NP9	Land at Home Farm off Bardwell Road	0.23	Not assessed	Agricultural	NA	Not suitable with significant constraints
NP10	Land off Weston Bury Lane	0.02	Not assessed	Agricultural	NA	Not suitable with significant constraints

# 1. Introduction

## 1.1 Background

This report is an independent site appraisal for Barningham Neighbourhood Plan on behalf of Barningham Parish Council (BPC) carried out by AECOM planning consultants. The work undertaken was agreed with the Parish Council and the Ministry for Housing Communities and Local Government (MHCLG) in December 2018.

The Neighbourhood Plan, which will cover Barningham parish in St Edmundsbury District, is being prepared in the context of the St Edmundsbury Borough Council Local Plan (SELP)<sup>2</sup>. The Parish Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

The Parish Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have potential to be allocated for housing in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are suitable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

At the time of the site appraisal, the housing requirement for Barningham had been assessed as 20 homes<sup>3</sup> which the Parish Council are expected to deliver throughout the plan period.

Barningham is located within St Edmundsbury Borough Council (SEBC), which is working towards merging with Forest Heath District Council to develop a new local authority – West Suffolk (WS). SEBC formally adopted its Bury St Edmunds, Haverhill and Rural Area Vision 2031<sup>4</sup> site allocations documents on 23 December 2014 and forms part of the Local Plan<sup>5</sup>. The Core Strategy<sup>6</sup> was adopted in December 2010, whilst the Joint Development Management Policies Document<sup>7</sup> was adopted in February 2015. The emerging Local Planning Authority is in the process of preparing a new Joint Local Plan.

The West Suffolk Strategic Housing Land and Economic Availability Assessment<sup>8</sup> (SHLAA), carried out in 2016, has been used to inform this study, as has the Barningham Call for Sites from December 2018. Several sites in Barningham were identified in the SHLAA, such as WS20, WS41 and SEBARN01, though these were rejected for allocation on the basis that sufficient sites had been identified elsewhere to meet the housing requirements.

Neighbourhood Plans will form part of the development plan for West Suffolk, alongside, but not as a replacement for, the adopted and emerging Local Plans. Neighbourhood Plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in West Suffolk, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The policies of the adopted Local Plan that currently apply to Barningham and are relevant for the purposes of this exercise are as follows:

- CS2 – Sustainable Development: Presumption in favour of sustainable development, as set out in the National Planning Policy Framework<sup>9</sup> (NPPF), underpins the Local Development

<sup>2</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/stedmundsburylocalplan.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/stedmundsburylocalplan.cfm)

<sup>3</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/vision2031.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/vision2031.cfm)

<sup>4</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/vision2031.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/vision2031.cfm)

<sup>5</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/stedmundsburylocalplan.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/stedmundsburylocalplan.cfm)

<sup>6</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/stedmundsburycorestrategy.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/stedmundsburycorestrategy.cfm)

<sup>7</sup> Available at:

[https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/jointdevelopmentmanagementpoliciesdocument.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/jointdevelopmentmanagementpoliciesdocument.cfm)

<sup>8</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/backgroundpolicyevidence.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/backgroundpolicyevidence.cfm)

<sup>9</sup> Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)



Framework and supports proposals in Barningham which are in line with the provisions of the NPPF and the adopted Local Plan; and,

- CS3 - Design and Local Distinctiveness: Proposals for development must contribute to the conservation and enhancement of local character.
- CS4 – Settlement Hierarchy and Identity: Careful consideration will be given to maintaining the identity and character of local settlements, ensuring that proposals for development do not negatively impact the environment and setting of settlements.
- CS7 – Sustainable Transport: Proposals for development will be required to promote a range of sustainable means of transport other than the private car. The hierarchy is as follows: walking, cycling, public transport, commercial vehicles and cars.
- CS13 – Rural Areas: The scale of development will reflect the needs (including the provision of housing) of the local community.

The site appraisal map passed to us by the Parish Council listed 10 sites in total in Barningham and is reproduced as Figure 1 below. None of the sites were included or appraised in the SHLAA. There are therefore 10 sites for review by AECOM and these are the sites covered by this report.

All sites were assessed using a desktop appraisal followed by a site visit.

**Figure 1: Map of all sites in Barningham**



## 1.2 Documents Reviewed

A number of local and national sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations; these comprise:

- St Edmundsbury Local Development Framework, Core Strategy, December 2010;

- DEFRA's Magic Map<sup>10</sup>;
- West Suffolk Strategic Housing Land and Economic Availability Assessment, April 2016;
- Google Earth, Google Maps and Google Street View<sup>11</sup>;
- Bury St Edmunds, Haverhill and Rural Area Vision 2031, September 2014;
- Natural England's Agricultural Land Quality Mapping for the East of England<sup>12</sup>;
- St Edmundsbury Policies Map, February 2015<sup>13</sup>;
- Forest Heath and St Edmundsbury Councils Joint Development Management Policies Document, February 2015<sup>14</sup>;
- West Suffolk Online Interactive Map<sup>15</sup>

## 1.3 Identified Sites

Table 2 sets out sites all sites that will be assessed through this study.

For each site, its source is clearly stated. For all sites but one the source was the Parish's Call for Sites with only NP4 appearing in the St Edmundsbury SHLAA.

**Table 2: Summary of all sites to be assessed in Barningham**

Site Ref	Location	Site Area (ha)	Status in SHLAA	Existing Use	Assessed Dwelling Yield
NP1	Land North of Sandy Lane	12	Not assessed - first identified in Parish Council Call for Sites	Agricultural	146
NP2	Land North of Hopton Road	12	Not assessed - first identified in Parish Council Call for Sites	Agricultural	180
NP3	Land South of Hopton Road	3	Not assessed - first identified in Parish Council Call for Sites	Agricultural	68
NP4	Land East of Hepworth Road	9.8	SEBARN01 – Rejected	Agricultural	147
NP5	Land between Bardwell Road and Stanton Road	2.06	Not assessed - first identified in Parish Council Call for Sites	Agricultural	46
NP6	Land South of White House Farm, Bardwell Road	0.47	Not assessed - first identified in Parish Council Call for Sites	Agricultural	NA
NP7	Land off Drout's Lane	0.461	Not assessed - first identified in Parish Council Call for Sites	Agricultural	NA

<sup>10</sup> Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>11</sup> Available at: <https://earth.google.com/web/> and <https://www.google.com/maps>

<sup>12</sup> Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

<sup>13</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/st-edmundsbury-policies-map.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/st-edmundsbury-policies-map.cfm)

<sup>14</sup> Available at:

[https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/jointdevelopmentmanagementpoliciesdocument.cfm](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/jointdevelopmentmanagementpoliciesdocument.cfm)

<sup>15</sup> Available at: <http://maps.westsuffolk.gov.uk/MyWestSuffolk.aspx>

NP8	Land south of Bardwell Road	0.8	Not assessed - first identified in Parish Council Call for Sites	Agricultural	NA
NP9	Land at Home Farm off Bardwell Road	0.23	Not assessed - first identified in Parish Council Call for Sites	Agricultural	NA
NP10	Land off Weston Bury Lane	0.02	Not assessed - first identified in Parish Council Call for Sites	Agricultural	NA



## 2. Methodology for the site appraisal

### 2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach undertaken to this site appraisal is based primarily on the Government's National Planning Practice Guidance<sup>16</sup> (Assessment of Land Availability) published in 2016 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale to a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.

In this context, the methodology for carrying out the site appraisal is presented below.

### 2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background information:
  - Site location and use;
  - Site context and planning history;
- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services;
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

### 2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. This involved a review of all existing information in order to judge whether the sites were suitable, available and achievable for the use proposed.

One of the many criteria used for assessing the performance of each individual site was its distance from what we have called Barningham's 'centre of gravity' for services and facilities. We define the village's 'centre of gravity' as being the location closest on average to the full range of village conveniences, including shops, pubs, emergency services, schools and so on. In the case of Barningham, it is considered that this point is the junction of Church Road, Mill Road and Bardwell Road, which also has the advantage of being the historic centre of the settlement in any case.

<sup>16</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

The distance was measured, in metres, along existing and proposed routes, between the middle point of each site and this 'centre of gravity'. It is important to measure along existing and proposed routes rather than as the crow flies, as the latter obviously does not give an accurate picture of walking time.

## 2.4 Task 3: Site Visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by a member of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. This allowed us to gain a deeper and more accurate understanding that could not be achieved through the desk based study, particularly with regard to landscaping and environmental constraints. It was also an opportunity to better understand the context and nature of the Neighbourhood Plan area and each individual sites.

## 2.5 Task 4: Consolidation of results

Following the site visit, further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Indicative housing capacities for each site considered suitable and available have been calculated in line with the 2016 West Suffolk SHLAA<sup>17</sup> recommendation. The SHLAA states that, as a Primary Village, future housing development in Barningham is estimated to be 30 dwellings per hectare.

Section 3 presents a summary of the findings of the site appraisal.

The completed pro-formas for all sites assessed are provided in Appendix 1.

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<sup>17</sup> Available at: [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/upload/Main-body-of-report.pdf](https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Main-body-of-report.pdf)

### 3. Results of site appraisals

This section provides a summary of the findings linked to the evaluation of all sites considered through the site appraisal for Barningham Neighbourhood Plan. Some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period.

The sites have been assessed using the Government's Planning Practice Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development. From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for residential development.

A 'traffic light' rating for all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the PPG. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on whether or not each site is suitable and available for development. In terms of the separate criterion of achievability, Section 4.1.2 explains the concept of viability.

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

**Table 3: Summary of Barningham site assessment results**

Site Ref	Site Address	Site Area (HA) <sup>18</sup>	Origin	Proposed Use	Indicative number of homes <sup>19</sup>	Site assessment Findings	Red/Amber/Green Rating <sup>20</sup>
1	Land North of Sandy Lane	12	Parish Council Call for Sites	Housing	146	<ul style="list-style-type: none"> <li>Potential for access and good connection to road network.</li> <li>Appropriately located on edge of settlement boundary within 700m of village centre.</li> <li>Scale/nature of development could change the character and size of settlement. A smaller portion in the southern part of site could relate better to the size of the settlement and achieve the identified housing need.</li> <li>Site Area has been reduced to 6.5 hectares to remove land in Flood Zone 3. This reduction also significantly mitigates potential for coalescence between the village and the designated heritage asset of Barningham Hall, its surrounding buildings and its setting.</li> </ul>	
2	Land North of Hopton Road	12	Parish Council Call for Sites	Housing	180	<ul style="list-style-type: none"> <li>Potential easy access and good connection to road network.</li> <li>Located on edge of settlement boundary within 500m of village centre.</li> <li>Scale/nature of development would change the character and size of settlement. The site is also surrounded by open countryside and agricultural land. There would need to be extensive new landscaping and screen planting to reduce the visual impact of the development, particularly its rural edge, on the generally open countryside.</li> <li>A smaller portion in the western part of the site could relate better to the size of the settlement.</li> <li>The site has minor constraints but is suitable for development subject to the above.</li> </ul>	
3	Land South of Hopton Road	3	Parish Council Call for Sites	Housing	68	<ul style="list-style-type: none"> <li>Potentially good access</li> <li>Decent location on edge of settlement boundary.</li> <li>Development will have some impact on views onto open countryside.</li> <li>Potential for biodiversity on eastern boundary of site.</li> <li>Scale/nature of development will impact but not change the character and size of settlement.</li> </ul>	
4	Land East of Hepworth Road	9.8	Parish Council Call for Sites	Housing	147	<ul style="list-style-type: none"> <li>Good access and good connection to road network.</li> <li>Well located on edge of settlement boundary within 400m of village centre.</li> <li>Few natural/ physical constraints.</li> <li>Scale/nature of development will impact but not change the character and size of settlement.</li> <li>Northern half of site more suitable than southern half, hence amber rather than green rating</li> </ul>	

<sup>18</sup> Site area is the area of any sites that have been proposed for development, not the whole land parcel

<sup>19</sup> The capacities provided are indicative maxima, and in many cases it would be more appropriate to develop only a part of the site, given that the overall maximum capacity significantly exceeds the housing need.

<sup>20</sup> Red = not appropriate for allocation in NP; Amber = potentially appropriate if issues can be resolved or mitigated; green = appropriate for allocation in NP.

Site Ref	Site Address	Site Area (HA) <sup>18</sup>	Origin	Proposed Use	Indicative number of homes <sup>19</sup>	Site assessment Findings	Red/Amber/Green Rating <sup>20</sup>
5	Land between Bardwell Road and Stanton Road	2.06	Parish Council Call for Sites	Housing	46	<ul style="list-style-type: none"> <li>Relatively significant constraint is that the site is entirely in Grade 2 (very good) agricultural land</li> <li>Good access and excellent connection to road network</li> <li>Located on edge of settlement. Scale/nature of development will not change the character and size of village</li> <li>No apparent environmental constraints</li> <li>Site could be more suitable if development capacity figure is lowered</li> <li>Site's most significant constraint is lack of pedestrian access</li> </ul>	
6	Land South of White House Farm, Bardwell Road	0.47	Parish Council Call for Sites	Housing	NA	<ul style="list-style-type: none"> <li>Relatively significant constraint is that site is entirely on Grade 2 listed land.</li> <li>National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li> <li>Suitable access and good connection to road network</li> <li>Scale/nature of development will not change the character and size of village</li> <li>No apparent environmental constraints</li> </ul>	
7	Land off Drout's Lane	0.461	Parish Council Call for Sites	Housing	NA	<ul style="list-style-type: none"> <li>Relatively significant constraint is that site is entirely on Grade 2 listed land.</li> <li>National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li> <li>Suitable access and good connection to road network.</li> <li>Scale/nature of development will not change the character and size of village.</li> <li>No apparent environmental constraints.</li> </ul>	
8	Land south of Bardwell Road	0.8	Parish Council Call for Sites	Housing	NA	<ul style="list-style-type: none"> <li>Relatively significant constraint is that site is entirely in Grade 2 listed land.</li> <li>National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li> <li>Currently access to site is not adequate. Clearing and road upgrading would be required</li> <li>Scale/nature of development unlikely to change the character and size of village</li> </ul>	
9	Land at Home Farm off Bardwell Road	0.23	Parish Council Call for Sites	Housing	NA	<ul style="list-style-type: none"> <li>The proposed development is far from the settlement boundary and therefore it would be contrary to national policy for it to be developed, as well as promoting access by less sustainable modes of transport.</li> <li>Adequate connectivity to road network and facilities.</li> <li>Access would be through existing property belonging to the same landowner.</li> </ul>	
10	Land off Weston Bury Lane	0.02	Parish Council Call for Sites	Housing	NA	<ul style="list-style-type: none"> <li>The proposed development is far from the settlement boundary and therefore it would be contrary to national policy for it to be developed, as well as promoting access by less sustainable modes of transport</li> <li>Very poor connectivity to road network and facilities.</li> <li>Directly adjacent to Flood Risk Zones</li> </ul>	



### 3.1.1 Viability

This assessment has not considered the viability of sites for the development proposed. The Neighbourhood Plan should be able to show that the sites are financially viable to develop. Ordinarily, the onus to do this is on the developer, given that it is in their interest for the site to be demonstrably viable. If the sites proposed for allocation are all being actively promoted by a developer, the developer could be asked to provide any existing viability appraisals or to demonstrate the site is viable for the proposed use.

### 3.1.2 Next Steps

This report shows the sites which are suitable and available to allocate in the Neighbourhood Plan to meet Barningham's housing need (subject to considerations of viability and masterplanning constraints), alongside those sites which are potentially appropriate but have issues that need to be resolved.

Some of the sites in the amber category may need further advice or assessment that is not possible to address through this high level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at St Edmundsbury (e.g. heritage) and Suffolk County Council (e.g. highways, education, waste, infrastructure) to allow them to be moved into either the green or red categories. Equally, specialist packages of support provided by AECOM/Locality, such as masterplanning or viability, could have an important role to play in this regard.

Once the pool of sites in the green category has been finalised, this provides a shortlist from which the proposed allocations can be selected. These should be the sites that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the plan.

# Appendix A Site Assessment Pro-formas

Site Assessment Proforma

General information

Site Reference / name	1
Site Address (or brief description of broad location)	Land North of Sandy Lane
Current use	Agricultural and woodland
Proposed use	Residential and Community
Gross area (Ha) Total area of the site in hectares	12.14
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <div><input checked="" type="checkbox"/></div>	<p><b>Brownfield</b></p> <div><input type="checkbox"/></div>	<p><b>Mixture</b></p> <div><input type="checkbox"/></div>	<p><b>Unknown</b></p> <div><input type="checkbox"/></div>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	No.			

Suitability

Suitability

<p><b>Is the site:</b></p> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<p><b>Within</b></p> <div><input type="checkbox"/></div>	<p><b>Adjacent</b></p> <div><input checked="" type="checkbox"/></div>	<p><b>Outside</b></p> <div><input type="checkbox"/></div>	<p><b>Unknown</b></p> <div><input type="checkbox"/></div>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	Access from Sandy Lane or Coney Weston Road is adequate given shape and scale of site though Coney Weston Road preferable for main car access as is wider. Landowner has suggested numerous link roads through the site.			
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b></p>	No.			

(provide details)		
<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes	<p>Part of the site is located in Flood Zones 2 and 3 which run through the northern edge of the site.</p> <p>A public right of way runs along the northern boundary of the site.</p> <p>Also located approximately 700m from the nearest SSSI and Special Area of Conservation.</p> <p>Site is also opposite County Wildlife Site (Aggie's Piece). The proximity of the SSSI and SAC means that new development could lead to a potential increase in visitors to it and thus may need to provide mitigation measures.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>The site forms a natural extension to the northern edge of the settlement. Development would project out into open countryside on three sides though natural landscape buffers mitigate impact on views to the north. The scale of development could potential modify the character of the settlement.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	<p>Around half of the site is Grade 3 agricultural land (good to moderate) and the other half grade 2 (very good) in the north east of the site</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited requirement for mitigation	The Grade II listed Old Hall is adjacent to the site’s north western boundary.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	
Bus Stop	400-1200m	
Primary School	400-1200m	
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	<400m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

### Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There are mature trees and water bodies within the site.	
Public Right of Way	Yes		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat.
Coalescence Development would result in neighbouring settlements merging into one another.	No.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes the scale and nature of development could potentially alter the size and character of the settlement. However, the site's location forms a natural extension to the existing settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landowner also owns several adjacent sites.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	146 based on Local Plan-recommended density (30 dph)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Potential for access and good connection to road network.</li><li>• Appropriately located on edge of settlement boundary within 700m of village centre.</li><li>• Scale/nature of development could change the character and size of settlement. A smaller portion in the southern part of site could relate better to the size of the settlement and achieve the identified housing need.</li><li>• Site Area has been reduced to 6.5 hectares to remove land in Flood Zone 3. This reduction also significantly mitigates potential for coalescence between the village and the designated heritage asset of Barningham Hall, its surrounding buildings and its setting.</li></ul>

Site Assessment Proforma

General information

Site Reference / name	2
Site Address (or brief description of broad location)	Land north of Hopton Road
Current use	Agricultural
Proposed use	Residential, Commercial and Community
Gross area (Ha) Total area of the site in hectares	12
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access from B1111 Hopton Road is appropriate given shape and scale of site. Landowner has suggested link road through to connect Hopton Road to Coney Weston Road, but this is not certain as it would rely on the suitability for development of significant other land.			



Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No.
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes	<p>The site is located approximately 1.5km from the nearest Special Area of Conservation and SSSI and approximately 500m from nearest Flood Zones 2 and 3. Northern boundary of site is 200m from County Wildlife Site (Aggie's Piece). The proximity of the SSSI and SAC means that new development could lead to a potential increase in visitors to it and thus may need to provide mitigation measures.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>The proposed development would not impact on any existing landscape features or any particularly sensitive view corridors, though it would project out into open countryside on three sides.</p> <p>Although the site forms a natural extension to the existing settlement, the scale of development would have some impact on townscape character.</p> <p>There would need to be extensive new landscaping and screen planting to reduce the visual impact of the development, particularly its rural edge, on the generally open countryside.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	<p>Site mainly in Grade 3 agricultural land (good to moderate) with some grade 2 (very good) near the eastern boundary.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is located approximately 500m from the nearest Grade I listed building and 400m from the Grade II listed building.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	
Bus Stop	400-800m	
Primary School	400-1200m	
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Some	Large agricultural field with no trees, however group advises potential for impact on skylarks which are a protected species. Also potential for impact on hares, though these are not protected.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat with moderate slope from west to east		
Coalescence Development would result in neighbouring settlements merging into one another.	No		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes; the scale and nature of development would alter the size and character of settlement but its location forms a natural extension to the existing settlement. There would need to be extensive new landscaping and screen planting to reduce the visual impact of the development, particularly its rural edge, on the generally open countryside		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	180 maximum based on Local Plan-recommended density (30 dph)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Potential easy access and good connection to road network.</li><li>• Located on edge of settlement boundary within 500m of village centre.</li><li>• Scale/nature of development would change the character and size of settlement. The site is also surrounded by open countryside and agricultural land. There would need to be extensive new landscaping and screen planting to reduce the visual impact of the development, particularly its rural edge, on the generally open countryside.</li><li>• A smaller portion in the western part of the site could relate better to the size of the settlement.</li><li>• The site has minor constraints but is suitable for development subject to the above.</li></ul>

Site Assessment Proforma

General information

Site Reference / name	3
Site Address (or brief description of broad location)	Land South of Hopton Road
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	3
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <div><input checked="" type="checkbox"/></div>	<p><b>Brownfield</b></p> <div><input type="checkbox"/></div>	<p><b>Mixture</b></p> <div><input type="checkbox"/></div>	<p><b>Unknown</b></p> <div><input type="checkbox"/></div>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>SE/08/1699: Wed 28 Jan 2009: Planning Application Approved - Continued use of land for the siting of a temporary shipping container used for the storage of grounds maintenance equipment.</p> <p>SE/03/3096/P: Wed 01 Sep 2004: Planning Application Approved - Use of land for leisure facilities including layout of site for football pitches, community playgrounds and training area, erection of club house and construction of vehicular and pedestrian access and parking area as amended by letter and drawings received 21 April 2004 indicating revisions to layout.</p>			

Suitability

Suitability

<p><b>Is the site:</b></p> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<p><b>Within</b></p> <div><input type="checkbox"/></div>	<p><b>Adjacent</b></p> <div><input checked="" type="checkbox"/></div>	<p><b>Outside</b></p> <div><input type="checkbox"/></div>	<p><b>Unknown</b></p> <div><input type="checkbox"/></div>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>The group advises that on Hopton Road the Highways Authority may have some concerns about another access at this point; this will need to be tested at either masterplanning or application stage.</p>			

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No.
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes.	The site is located approximately 800m from the nearest SSSI and Special Area of Conservation. Any development that leads to a potential increase of visitors to the SAC will probably need to provide mitigation measures which could reduce developable area.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>The site forms an extension to the east of the settlement. While views to the east will be limited by the existing tree belt, which should be retained, views from the south and west will be impacted to some extent.</p> <p>However, there will be some potential for this to be mitigated if Site 4 is also developed, because Site 4 is larger and thus has greater potential for developing a landscaped buffer on its southern edge.</p> <p>Otherwise, the long, thin nature of the site means that it could appear as a 'spur' projecting out into the open countryside if developed individually.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site falls entirely within Grade 3 Land: Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site is located approximately 400m to 600m from the nearest Grade I and II listed buildings.

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	400-800m	
Primary School	400-800m	
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.



Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Large agricultural field. The eastern boundary of the site is formed by a hedgerow and mature deciduous trees. There is potential for the presence of biodiversity.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Gentle slope from west to east.		
Coalescence Development would result in neighbouring settlements merging into one another.	No		
Scale and nature of development would be large enough to significantly change size and character of settlement	No		
Other (provide details)			



3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	68 based on Local Plan-recommended density (30 dph)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Potentially good access</li><li>• Decent location on edge of settlement boundary.</li><li>• Development will have some impact on views onto open countryside.</li><li>• Potential for biodiversity on eastern boundary of site.</li><li>• Scale/nature of development will impact but not change the character and size of settlement.</li></ul>

Site Assessment Proforma

General information

Site Reference / name	4
Site Address (or brief description of broad location)	Land east of Hepworth Road.
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	9.8
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through Call for Sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Primary access could be taken from Hepworth Road, with secondary access from new cul-de-sac (Lingwood Close) extending south from Hopton Road. The width of the cul-de-sac has been measured and is in fact wider than Hopton Road itself.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b>	No.			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<b>Yes.</b>	<p>The site is located approximately 900m from the nearest SSSI and Special Area of Conservation. Any development that leads to a potential increase of visitors to the SAC will probably need to provide mitigation measures which could reduce developable area.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>The site forms an appropriate natural extension to the south of the settlement However, the site's development has the potential to impact on views of open countryside and limit views into the settlement.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	<p>Site falls entirely within Grade 3 Land: natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited or no impact or no requirement for mitigation	The site is located approximately 400m to 700m from the nearest Grade I and II listed buildings.

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	400-800m	
Primary School	400-800m	
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There are some hedgerows and mature trees within the site boundary.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes. If the site is developed to its maximum extent, it will change the size/ character of the village. Development could be prominent if entirety of site were developed.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	147 based on Local Plan-recommended density (30 dph)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Good access and good connection to road network.</li><li>• Well located on edge of settlement boundary within 400m of village centre.</li><li>• Few natural/ physical constraints.</li><li>• Scale/nature of development will impact but not change the character and size of settlement.</li><li>• Northern half of site more suitable than southern half</li></ul>

Site Assessment Proforma

General information

Site Reference / name	5
Site Address (or brief description of broad location)	Land between Bardwell Road and Stanton Road
Current use	Agricultural/ Grassland
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	2.06
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access from Stanton Road is suitable given shape and scale of site, but it is important to note that there is currently no pedestrian access along it and this would need to be provided if the site is to be regarded as developable. Access from Bardwell Road is inadequate as it is a small, constrained road and also lacks pedestrian access.			



Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No.
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes.	<p>The site is located approximately 1500m from the nearest SSSI and Special Area of Conservation. Any development that leads to a potential increase of visitors to the SAC will probably need to provide mitigation measures which could reduce developable area.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Low sensitivity to development	<p>The site forms a very appropriate natural extension to the south west of the settlement and fits neatly with existing residential developments. However, the site's development will have some impact on views giving on open countryside.</p> <p>The site is currently surrounded by hedgerows and also has a belt of mature trees to the south west. Both of these limit visual impact.</p> <p>Overall, in landscape terms, development in this location would fit neatly with the fabric of the village.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Yes	<p>Site is on Grade 2 agricultural land (very good).</p>



Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited impact.	There is a Grade II listed building (College House) directly opposite the site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Within 300m of site.
Bus Stop	<400m	Within 300m of site.
Primary School	<400m	Within 300m of site.
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	None within site boundary.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	No. Although the site is relatively large and outside the settlement boundary, it is very well located. Development would fill in currently undeveloped land and integrate naturally with the rest of the village.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	46 based on Local Plan-recommended density (30 dph)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Relatively significant constraint is that the site is entirely in Grade 2 (very good) agricultural land</li><li>• Good access and excellent connection to road network</li><li>• Located on edge of settlement. Scale/nature of development will not change the character and size of village</li><li>• No apparent environmental constraints</li><li>• Site could be more suitable if development capacity figure is lowered.</li><li>• Site's most significant constraint is lack of pedestrian access.</li></ul>

Site Assessment Proforma

General information

Site Reference / name	6
Site Address (or brief description of broad location)	Land South of White House Farm, Bardwell Road
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 0.47
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access from Bardwell Road is adequate given scale of site and future development.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No.			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	Yes	<p>The site is located approximately 2000m from the nearest SSSI and Special Area of Conservation. Any development that leads to a potential increase of visitors to the SAC will probably need to provide mitigation measures which could reduce developable area.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	High sensitivity to development	<p>According to the NPPF, there is a presumption against new homes in open countryside that are not within or adjacent to the settlement boundary.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Yes	<p>Site is in Grade 2 agricultural land (very good).</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited impact	There is a Grade II listed building (Barningham House) visible from (indirectly opposite) the site. However, inter-visibility between the site and the designated heritage asset is limited.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Within 500m of site.
Bus Stop	400-800m	Within 500m of site.
Primary School	400-800m	Within 500m of site.
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	None within site boundary.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	No.		
Other (provide details)			



3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Relatively significant constraint is that site is entirely in Grade 2 listed land</li><li>• National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li><li>• Adequate access and good connection to road network</li><li>• Scale/nature of development will not change the character and size of village</li></ul>

Site Assessment Proforma

General information

Site Reference / name	7
Site Address (or brief description of broad location)	Land off Drout’s Lane.
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.461
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access from Bardwell Road is suitable given the size and scale of development.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No.			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	No	The site is located approximately 2000m from the nearest SSSI and Special Area of Conservation.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	High sensitivity to development	According to the NPPF, there is a presumption against new homes in open countryside that are not within or adjacent to the settlement boundary.
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Yes	Site is Grade 2 agricultural land (very good).

Heritage considerations		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited or no impact or no requirement for mitigation	There are two Grade II listed buildings within 100m of the site.

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Within 600m of site.
Bus Stop	400-800m	Within 600m of site.
Primary School	400-800m	Within 600m of site.
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	None within site boundary.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	No.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Relatively significant constraint is that site is entirely in Grade 2 listed land.</li><li>• National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li><li>• Suitable access and good connection to road network.</li><li>• Scale/nature of development will not change the character and size of village.</li><li>• No apparent environmental constraints</li></ul>

Site Assessment Proforma

General information

Site Reference / name	8
Site Address (or brief description of broad location)	Land south of Bardwell Road.
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.8
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None relevant.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	The site is currently accessible via a small gravel road that passes through a residential property, which is owned by the same landowner. The gravel road would require upgrading to handle increase in traffic.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b>	No.			



## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No.</b>	The site is located over 2000m from the nearest SSSI and SAC.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>High sensitivity to development.</b>	According to the NPPF, there is a presumption against new homes in open countryside that are not within or adjacent to the settlement boundary.
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Yes</b>	Site is Grade 2 agricultural land (very good)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited or no impact or no requirement for mitigation	There are two Grade II listed buildings within 300m of the site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	400-800m	
Primary School	400-800m	
Secondary School	>3900m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	400-800m	
Footpath	400-800m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Some	Mature trees surrounding the site	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	No.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• Relatively significant constraint is that site is entirely on Grade 2 listed land</li><li>• National policy seeks to avoid isolated houses in the countryside that are not within/adjoining a settlement boundary</li><li>• Currently access to site is not adequate. Clearing and road upgrading would be required</li><li>• Scale/nature of development unlikely to change the character and size of village</li></ul>

Site Assessment Proforma

General information

Site Reference / name	9
Site Address (or brief description of broad location)	Land at Home Farm, off Bardwell Road.
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.23
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None relevant.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	The site is accessible via Bardwell Road.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b>	No.			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No.</b>	The site is located over 2700m from the nearest SSSI.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Low sensitivity to development</b>	According to the NPPF, there is a presumption against new homes in open countryside that are not within or adjacent to the settlement boundary.
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Yes</b>	Site is on Grade 2 agricultural land (very good).

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Requirement for mitigation</b></p>	<p>There is a Grade II listed building (Home Farm) directly adjacent to the site.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	
Bus Stop	>1200m	
Primary School	>1200m	
Secondary School	>3900m	
Open Space / recreation facilities	>1200m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	>1200m	
Footpath	>1200m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.



Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Some	Mature trees within site.	
Public Right of Way	No		
Existing social or community value (provide details)	Some	Site will have some community value in terms of visual amenity as countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat.		
Coalescence Development would result in neighbouring settlements merging into one another.	No.		
Scale and nature of development would be large enough to significantly change size and character of settlement	No.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• The proposed development is far from the settlement boundary and therefore it would be contrary to national policy for it to be developed, as well as promoting access by less sustainable modes of transport.</li><li>• Adequate connectivity to road network and facilities.</li><li>• Access would be through existing property belonging to the same landowner.</li></ul>

Site Assessment Proforma

General information

Site Reference / name	10
Site Address (or brief description of broad location)	Land off Weston Bury Lane
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.02
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Proposed by landowner through call for sites.
Is the site being actively promoted for development by a landowner/developer/agent?	Yes, as above.

Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No.			

Suitability

Suitability

<b>Is the site:</b> <ul style="list-style-type: none"><li>- Within the existing built up area</li><li>- Adjacent to and connected with the existing built up area</li><li>- Outside the existing built up area</li></ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	The site is only accessible via the landowner's existing property			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes.</b></p>	<p>The site is directly adjacent to Flood 2 and 3 risk zones.</p> <p>The site is located over 2800m from the nearest SSSI.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High sensitivity to development</b></p>	<p>According to the NPPF, there is a presumption against new homes in open countryside that are not within or adjacent to the settlement boundary.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Site falls entirely within Grade 3 Land: Natural England's Agricultural Land Classification map shows the land as Grade 3 but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	Limited or no impact or no requirement for mitigation	There are two Grade II listed buildings within 300m of the site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	
Bus Stop	>1200m	
Primary School	>1200m	
Secondary School	>3900m	
Open Space / recreation facilities	>1200m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	>1200m	
Footpath	>1200m	
Key employment site (if applicable)	>1200m	Not applicable, none within Parish.

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Other key considerations			
Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There are mature trees and hedgerows within site.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat		
Coalescence Development would result in neighbouring settlements merging into one another.	No		
Scale and nature of development would be large enough to significantly change size and character of settlement	No		
Other (provide details)			

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3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years.
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"><li>• The proposed development is far from the settlement boundary and therefore it would be contrary to national policy for it to be developed, as well as promoting access by less sustainable modes of transport</li><li>• Very poor connectivity to road network and facilities.</li><li>• Directly adjacent to Flood Risk Zones</li></ul>



