

# Watton at Stone Neighbourhood Plan

Site Assessment

March 2018  
Final

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## Quality information

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## Abbreviations used in the report

### Abbreviation

CIL	Community Infrastructure Levy
MHCLG	Ministry of Housing, Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Dph	Dwellings per hectare
EHDC	East Herts District Council
Ha	Hectare
LPA	Local Planning Authority
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (PPG)
SLAA	Strategic Land Availability Assessment
WSPC	Watton at Stone Parish Council

## Executive Summary

This report is a site appraisal for the Watton at Stone Neighbourhood Plan on behalf of Watton at Stone Parish Council (WSPC) carried out by AECOM. The work undertaken was agreed with the Parish Council in August 2017.

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 been identified for housing for inclusion in the Neighbourhood Plan.

The emerging District Plan contains Policy GBR1 Green Belt which states that villages such as Watton at Stone will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through a Neighbourhood Plan to accommodate additional development "especially where it contributes to wider sustainability objectives and the delivery of community benefits". As such, a central aim of WSPC is to allocate additional housing in Watton at Stone with a view to guiding where they would wish to see such development, and to utilising the elevated level of Community Infrastructure Levy (CIL) monies facilitated by the presence of an adopted Neighbourhood Plan to support the creation of new community facilities in the village.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, including a high level assessment of those in the Green Belt against the five purposes of the Green Belt. It is important to note however that this assessment does not constitute a Green Belt review which should be undertaken by East Hertfordshire District Council as the Local Planning Authority. It could however, inform discussions with the Council as the Neighbourhood Plan preparation proceeds.

Twenty one sites have been considered through this site appraisal. Following completion of the appraisal, two sites were considered appropriate for allocation and five were assessed as being potentially appropriate for allocation or further consideration. Two of these are considered to be potentially suitable for allocation but with significant constraints around flooding; two are identified by the SLAA as being suitable for allocation with a policy change around the Green Belt; and one other is considered suitable for allocation, again with a policy change regarding the Green Belt. In total, these three sites in the Green Belt, if all were allocated following a policy change, could provide around 270 new homes in the village, subject to appropriate mitigation measures and a careful design response to take into account potential landscape and visual impacts.

## 1. Introduction

### 1.1 Background

This report is an independent site appraisal for the Watton at Stone Neighbourhood Plan on behalf of Watton at Stone Parish Council (WSPC) carried out by AECOM. The work undertaken was agreed with the Parish Council in August 2017.

The Neighbourhood Plan, which will cover Watton at Stone parish in East Hertfordshire District Council (EHDC), is being prepared in the context of the emerging District Plan and the adopted Local Plan, which includes the Local Plan Second Review (DPD)<sup>1</sup> 2007. The emerging East Herts District Plan (2011-2033)<sup>2</sup> has been submitted to the Secretary of State by EHDC, and the examination hearings took place in October 2017. EHDC is currently consulting on its main modifications to the Local Plan (as at March 2018).

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

The emerging District Plan is currently at examination and updated housing information<sup>3</sup> has been provided by EHDC. This concludes that the housing need for East Herts is 18,396 by 2033 which equates to 836 new homes per year. Policy VILL4 of the District Plan requires a minimum of 500 homes to be delivered in the villages over the course of the plan period. EHDC's updated analysis suggests that 359 commitments are already expected to contribute to the villages' housing requirement. Watton at Stone is designated as one of the most sustainable villages (Group 1) within the emerging District Plan.

The emerging District Plan notes that there is a high level of housing need, a significant backlog of unmet need and lack of suitable alternative locations to the north of the District all lead to the need for EHDC to amend its Green Belt boundaries, removing approximately 6%. The Revised Green Belt as shown on the Policies Map<sup>4</sup> seems to suggest that for Watton at Stone there are only slight revisions proposed to the boundaries so that the Nigel Poulton Community Hall on School Lane and the former telephone exchange on the High Street are taken out of the Green Belt.

Policy GBR1 Green Belt states that villages such as Watton at Stone will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through a Neighbourhood Plan to accommodate additional development *"especially where it contributes to wider sustainability objectives and the delivery of community benefits"*. As such, a central aim of WSPC is to allocate additional housing in Watton at Stone with a view to guiding where they would wish to see such development, and to utilising the elevated level of Community Infrastructure Levy (CIL) monies facilitated by the presence of an adopted Neighbourhood Plan to support the creation of new community facilities in the village.

Whilst Neighbourhood Plans cannot alter Green Belt boundaries – the NPPF advises it can only be carried out as part of the local plan process: *"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan"* (paragraph 83) – the emerging District Plan (and EHDC lead planning officer) advocates this approach with Watton at Stone acting as a "test case". Therefore the implication of the emerging District Plan is that Watton at Stone and other villages developing Neighbourhood Plans will allocate the development needed through those Plans.

It is important to note that this approach is still to be tested through the Examination in October 2017 by the planning Inspector, and that the recent Housing White Paper<sup>5</sup> (February 2017) reaffirmed the Government's commitment to protecting the Green Belt. In the White Paper, there are commitments to amend and add to national policy to make clear that "authorities should amend Green Belt boundaries only when they can

<sup>1</sup> Available at <https://www.eastherts.gov.uk/localplan>

<sup>2</sup> Available at <https://www.eastherts.gov.uk/districtplan>

<sup>3</sup> Available at <https://www.eastherts.gov.uk/article/35975/Updated-Housing-Information>

<sup>4</sup> Available at <https://www.eastherts.gov.uk/districtplan> and click on Online Mapping

<sup>5</sup> Available at <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

demonstrate that they have examined fully all other reasonable options" and to "ensure that where land is removed from the Green Belt, local policies should require the impact to be offset" (paragraph 1.39).

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 been identified for housing for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the emerging District Plan and adopted Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. 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<sup>6</sup> considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

It is important to note that this report does not constitute a Green Belt review; instead, it is advice to WSPC relating to the potential allocation of sites in the Green Belt based on existing evidence.

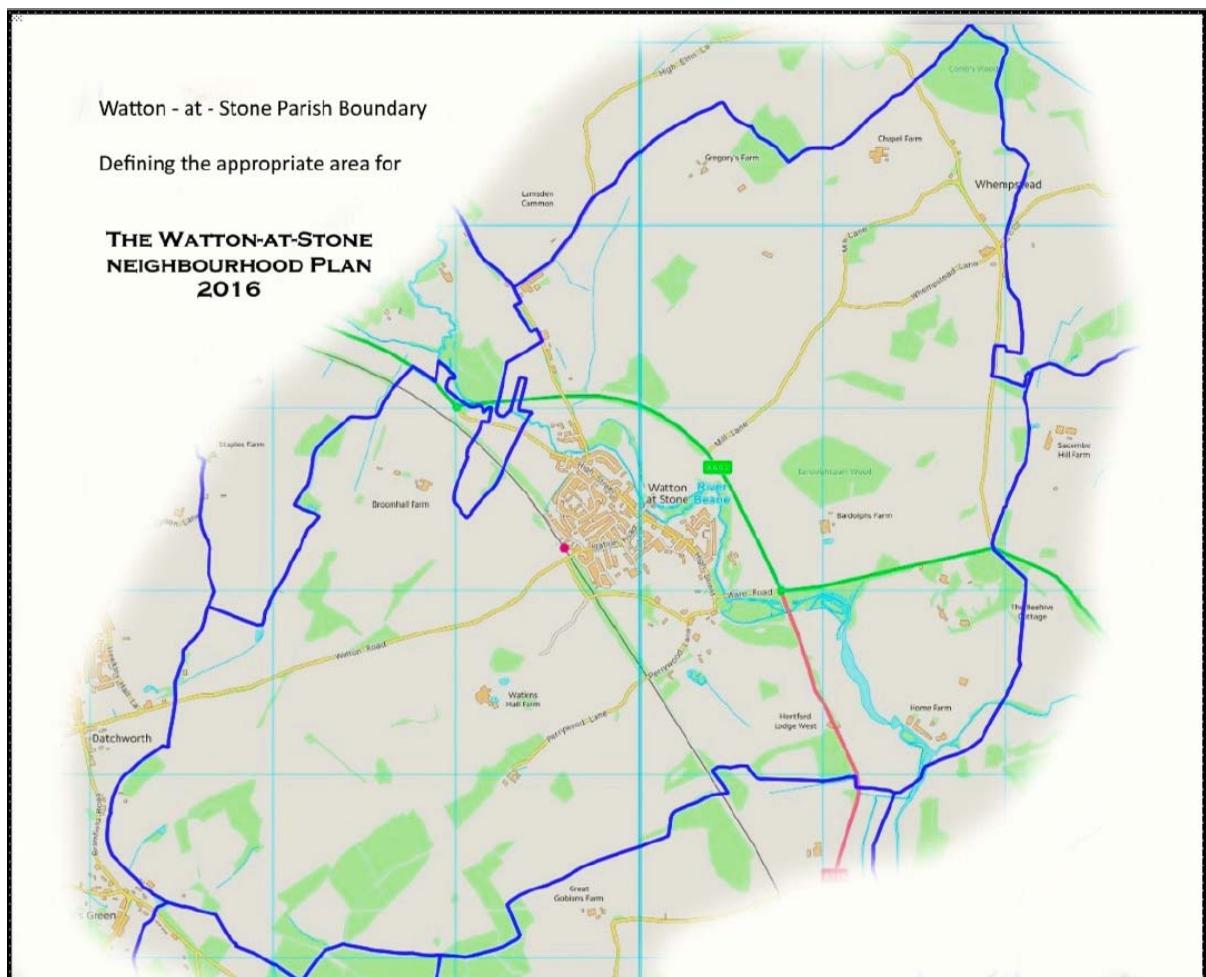


Figure 1 - Map of the Watton at Stone Neighbourhood area

<sup>6</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

## 1.2 Planning Policy

A number of sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations. These comprise:

- Emerging East Herts District Plan, Pre-Submission version 2016 and updated housing information (2017);
- Adopted East Herts Local Plan Second Review, 2007;
- East Herts Green Belt Review 2015<sup>7</sup>;
- East Herts Green Belt Review 2013<sup>8</sup>;
- East Herts District Plan Strategic Land Availability Assessment, March 2017<sup>9</sup>;
- East Herts Landscape Character Assessment Supplementary Planning Document, September 2007<sup>10</sup>;
- Information provided verbally and in writing by Watton at Stone Parish Council;
- Natural England's Agricultural Land Quality Mapping for the East of England<sup>11</sup>;
- Google Maps and Google Street View<sup>12</sup>; and
- DEFRA Magic Map.<sup>13</sup>

### 1.2.1 Emerging East Herts District Plan, Pre-Submission version 2016

Emerging District Plan policies relevant to Watton at Stone include:

*Policy DSP1 Housing, Employment and Retail Growth:* In the period 2011 to 2033 the Council will:

- a) Provide for a minimum of 16,390 new homes in the District up to 2033 – this has since been revised to 18,396 in the updated housing information provided by EHDC as part of the examination;
- b) Achieve a minimum of 435 – 505 additional jobs in East Herts each year. This will include making provision for 10-11 hectares of new employment land for B1/B2/B8 uses; and
- c) Encourage an additional 7,600m<sup>2</sup> of convenience and 6,100m of comparison retail floorspace in the District.

*Policy DSP2 The Development Strategy 2011-2033:* Brownfield locations in towns will be prioritised for mixed-use development. The remainder of the housing and development needs in the Plan period will be met on a range of greenfield sites across the District.

*Policy DPS3 Housing Supply 2011-2033:* In the first five years (2017-2022) 300 dwellings will be supplied within villages. A total of 500 dwellings will be supplied between 2011 and 2033 within villages.

*Policy GBR1 Green Belt:* The village of Watton-at-Stone will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits.

*Policy VILL1 Group 1 Villages:* Watton at Stone is identified as a Group 1 Village, whereby:

<sup>7</sup> Available at <https://www.eastherts.gov.uk/evidencebase>

<sup>8</sup> Available at [www.eastherts.gov.uk/media/24653/Green-Belt-Review-Parts-2-to-6/PDF/AMENDED\\_POST-PANEL\\_Green\\_Belt\\_Review\\_2013\\_Parts\\_2\\_to\\_6.pdf](http://www.eastherts.gov.uk/media/24653/Green-Belt-Review-Parts-2-to-6/PDF/AMENDED_POST-PANEL_Green_Belt_Review_2013_Parts_2_to_6.pdf)

<sup>9</sup> Available at <https://www.eastherts.gov.uk/evidencebase>

<sup>10</sup> Available at <https://www.eastherts.gov.uk/spd>

<sup>11</sup> Available at <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

<sup>12</sup> Both available at <https://www.google.co.uk/maps>

<sup>13</sup> Available at <http://www.magic.gov.uk>

- Development within this village for housing, employment, leisure, recreation and community facilities will be permitted subject to all relevant policies in the Plan. This village will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits.
- Parish Councils are encouraged to prepare Neighbourhood Plans to allocated land for development.

*Policy HOU2 Housing Density:* In villages, lower new densities may be more appropriate to respond to local character and context.

*Policy HOU4 Rural Exception Affordable Housing Sites:* Proposals for rural exception affordable housing schemes, on sites that would not normally be acceptable for general housing development, may be permitted, subject to the following criteria:

- a) The exception site is adjacent to an existing built-up area boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- b) The proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
- c) The proposed development would be appropriate to the settlement area in which it is proposed to be located in terms of scale, form and character.

## 1.2.2 Adopted East Herts Local Plan – Second Review 2007

*HSG1 Assessment of sites not allocated in this Plan:* Within Category 1 Villages, the potential and suitability of a site for development will be tested against the following criteria:

- a) The availability of previously-developed sites or under-used buildings and the suitability for housing use, if the site to be developed does not comprise previously developed land;
- b) The located and accessibility of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- c) The capacity of existing and potential infrastructure, including passenger transport, utilities and social infrastructure, to absorb further development and the cost of adding further infrastructure;
- d) The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities;
- e) The physical and environmental constraints on development of land;
- f) The need to retain previous or existing use of the site; and
- g) The need to allow development of any adjacent site for its allocated or identified use.

## 1.2.3 East Herts Green Belt Review

As part of the evidence base to underpin the emerging District Plan, East Herts District Council commissioned Peter Brett Associates to undertake a review of its Green Belt in 2015. The study included a strategic review of Green Belt purposes.

The Green Belt within East Herts was split into the periphery of the main towns and villages, which included Watton at Stone. Watton at Stone, as a whole, was named Parcel 6. As a result, all the sites within the village identified in the SLAA or by the WSPC were identified as one group and not differentiated from each other. The results of the assessment on Watton at Stone were:

- 1) To check the unrestricted sprawl of large built-up areas – *Major importance* – i.e. land where strategic level of development would conflict **substantially** with Green Belt purpose.

- 2) To prevent neighbouring towns from merging into one another – *Slight/Negligible importance* – i.e. land does not lie between two towns/large villages or makes **limited/negligible** contribution to separation; or land does not provide strategic level of separation.
- 3) To assist in safeguarding the countryside from encroachment – *Major importance* – countryside is of **substantial** importance to the purpose of retaining land within the Green Belt.
- 4) To preserve the setting and special character of historic towns – *Major importance* – Land makes a **substantial** contribution to the setting and/or special character of a historic town/large village.
- 5) Green Belt designation assists with preventing encroachment on the northern side and eastern sides; additional constraints restrict development on south side.
- 6) Overall suitability as area of search – Low.

A previous Green Belt Review was undertaken by EHDC in 2013 which included a more detailed look at sites around Watton at Stone. It recommended the release of the strip of land on High Street around the telephone exchange (as it is encroached on three sides by the built-up area) and this has been put forward for release in the emerging District Plan. It also looked at parcels immediately to the north of the village which are of relevance to this assessment. However, the 2015 Review stands as the only assessment of the Green Belt to be used in evidence to help in the preparation of the District Plan.

## 2. Site assessment methodology

### 2.1 Introduction

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 thought 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.

The approach undertaken within this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. This contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment to contribute to a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is **suitable, available** and **viable**.

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

### 2.2 Task 1: Identify sites to be included in the assessment

The first task is to identify which sites should be considered as part of the assessment. This included:

- All SLAA sites that were assessed as being suitable, available and achievable for development; and
- All sites identified by WSPC as part of their November 2016 consultation event on the Neighbourhood Plan.

All sites included in the assessment are shown on **Figures 2 and 3** overleaf.

Our usual approach to SLAA sites for the purposes of a site assessment such as this is to accept the findings of the Local Planning Authority's – in this case, EHDC – analysis. The role of AECOM's neighbourhood plan site assessments is generally, to build on the conclusions of existing work by the LPA, rather than to challenge its conclusions. Any landowner or other party disputing the accuracy of the SLAA assessment should discuss their concerns with EHDC.

As the situation is somewhat different here, where EHDC has indicated that the NP should look to decide whether it wishes to release Green Belt sites for development, (as also indicated for two of the rejected sites in the SLAA), we have sought to look again at those sites in the context of the five purposes of the Green Belt (see Task 4).

### 2.3 Task 2: Development of site appraisal pro-forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

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

- General information:
  - Site location and use;
  - Site context and planning history;
- Context:

- Type of site (greenfield, brownfield etc.);
- 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.

## 2.4 Task 3: Complete site pro-formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## 2.5 Task 4: Consolidation of results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. 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 the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and achievable**.

A number of the sites assessed are located in the Green Belt. The NPPF sets out the Government's planning policies for England and within it identifies the five purposes of the Green Belt (paragraph 80). These are:

- Purpose 1: to check the unrestricted sprawl of large built-up areas;
- Purpose 2: to prevent neighbouring towns merging into one another;
- Purpose 3: to assist in safeguarding the countryside from encroachment;
- Purpose 4: to preserve the setting and special character of historic towns; and,
- Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A decision to allocate sites in the Green Belt would need to be undertaken at a strategic level by EDHC. However, in order to inform the assessment of the sites in the Neighbourhood Area, this report provides a preliminary assessment of the sites that are located within the Green Belt. This will help to provide WSPC with an indicative view of the site's development potential and can inform further work undertaken in preparing the NP. It does not constitute a full Green Belt assessment of these sites.

The assessment of sites in the Green Belt is presented in Chapter 3, which includes a table assessing each site against the five purposes of the Green Belt and indicates whether residential use of the site would represent inappropriate development in the Green Belt (as per paragraph 87 of the NPPF).

## 2.6 Indicative Housing Capacity

Where sites were previously included in the SLAA, indicative housing capacity shown in this document has been used. It should be noted however that only parts of two sites identified in the SHLAA are included in the sites identified by WSPC.

If landowners/developers have put forward a housing figure, this has been used if appropriate.

Where a site capacity figure does not exist, a calculation of the number of units at a development density of 25 dwellings per hectare has been applied as used in EHDC's 2017 SLAA.

### 3. Site Assessment

#### 3.1 Identified sites

The SLAA 2017 assessed the sites in Watton at Stone listed in **Table 1** and illustrated in **Figure 2** overleaf. Only one site was found to be suitable, available and achievable with a SLAA-based capacity of 10 dwellings.

**Table 1 - Sites identified at Watton at Stone in the East Herts SLAA 2017**

Site Ref.	Site Name	Performance	Summary of reason(s) given	Assessed capacity (dwellings)
45/001	Watton-at-Stone Depot	Suitable, available and achievable	This brownfield site is located within the built up area of the village where the principle of development is acceptable. The premise has been vacant for over four years.	10
45/002	Land and buildings at Perrywood Lane	Rejected	The site is located to the south of the village adjacent to a designated Wildlife Site. The site is also located within an Area of Archaeological Significance. The site is considered unsuitable due to its rural location within the Green Belt.	Not applicable. A planning application for two detached dwellings here was refused on appeal in September 2017.
45/003	Land at 22 Great Innings North	Not assessed	Site was not assessed as it falls below the 0.25ha threshold.	Not assessed
45/004	Land north of 25 Walkern Road	Rejected	The site lies within an Area of Archaeological Significance. While the site is well related to the existing settlement, it is currently considered to be unsuitable due to its location within the Green Belt. However the site has been proposed for release from the Green Belt through the emerging District Plan. The site is considered to deliver up to 52 dwellings subject to a review of the Green Belt through a Neighbourhood Plan for Watton at Stone.	Not applicable
45/007	Land north of Great Innings North	Rejected	While the site is well related to the existing settlement, it is currently considered unsuitable due to its location in the Green Belt. However the site has been proposed for release from the Green Belt through the emerging District Plan. The site is considered to deliver up to 55 dwellings subject to a review of the Green Belt through a Neighbourhood Plan for Watton at Stone.	Not applicable
45/009	The Allotments	Rejected	Within an Area of Archaeological Significance. The site is currently considered to be unsuitable as it is located within the Green Belt and is currently in allotment use and safeguarded as such in the Local Plan.	Not applicable

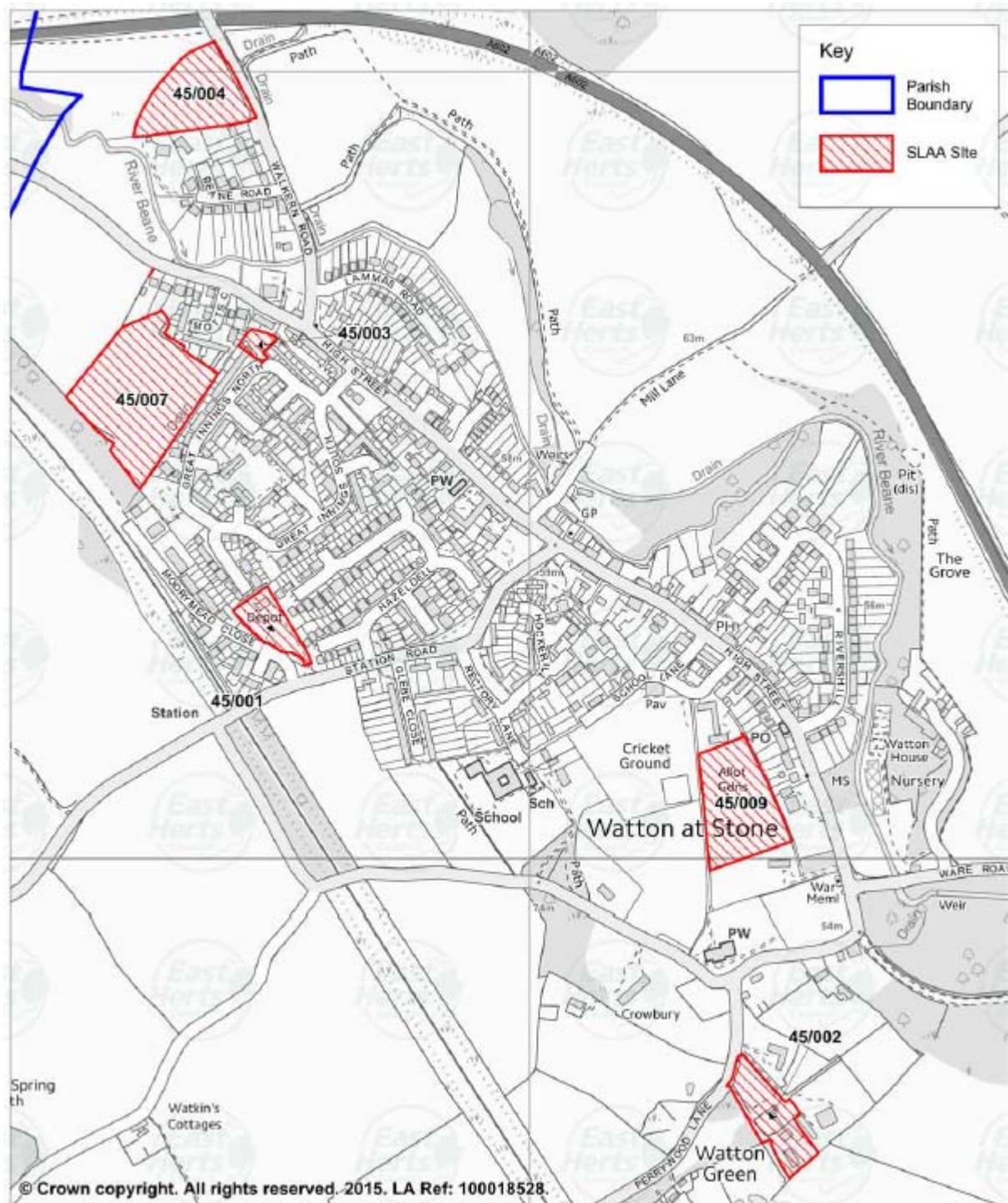


Figure 2 – Map of the Watton on Stone sites in the 2017 SLAA

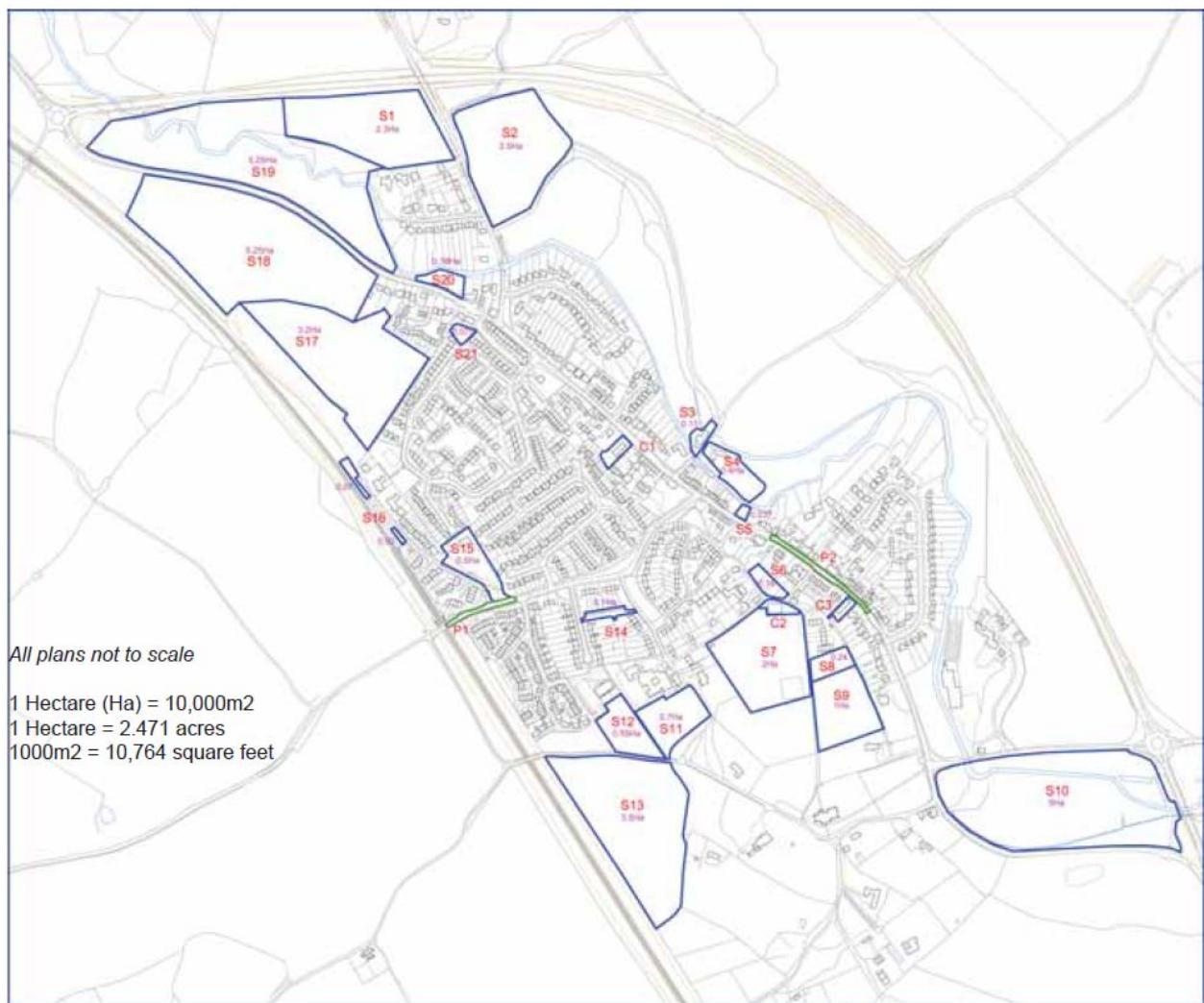
### 3.2 Sites identified through the neighbourhood plan

WSPC conducted a public consultation in November 2016, which included a list of sites for possible inclusion in the Neighbourhood Plan. The list, which is summarised in **Table 2**, is accompanied by a map of those sites in **Figure 3** below.

Of all the sites identified in the consultation exercise, five had already been assessed in the SLAA and were deemed as not being suitable and therefore were rejected. One site (Site S15) in the Neighbourhood Plan was assessed in the SLAA and was deemed to be suitable, achievable and available. However EHDC did note that if the Neighbourhood Plan was to consider reviewing the Green Belt, further dwellings could be brought forward on rejected sites including Site S1 and Site S17.

Note that all sites areas included for these sites has been taken from WSPC's November 2016 consultation boards and checked.

**Figure 3 - Sites identified by WSPC Neighbourhood Plan**



**Table 2 – Neighbourhood Plan sites proposed for development in the Watton at Stone Neighbourhood Plan**

NP Site Ref.	SLAA Site	Location/Address	WSPC development aspiration development	Site area (ha)
S1	45/004 (Half of the site) - Rejected	West of Walkern Road	Residential	2.3
S2	-	East of Walkern Road	Sport, community or further recreation	2.5
S3	-	Mill Lane	Unknown	0.11
S4	-	Scout Hut, Mill Lane	Improved community facility	0.4
S5	-	Off High Street	Residential	0.037
S6	-	Opposite the Community Centre, School Lane	Residential	0.15
S7	-	The Meadow	Enhanced sports/recreational facilities	2
S8	45/009 - Rejected	Allotments North	Allotments and specialist housing for the elderly	0.24
S9	45/009 - Rejected	Allotments South	Community	1
S10	-	Beane Corridor South	Public Access/Riverside Walk	5
S11	-	School Grounds	School expansion reserve	0.7
S12	-	School Grounds	School expansion reserve	0.55
S13	-	Church Lane South	Sports field and associated ancillary use	3.5
S14	-	Circle Anglia Housing Garages		
S15	45/001 - Accepted	Former Depot	Residential	0.5
S16	-	Adjacent Railway	Car Parking	0.09
S17	45/007 (Two thirds of the site) - Rejected	Stevenage Road East	Community Park/Tree Planting	3.2
S18	-	Stevenage Road West	Residential	5.25
S19	-	Beane Corridor North	Riverside Walk	5.25
S20	-	Adjacent Telecom Exchange, High Street	Infill development or Riverside Walk	0.18
S21	45/003 – Site not assessed as too small	Former Doctor's Site, Great Innings North	Infill development	0.075

### 3.3 Sites considered through the Site Appraisal

Usually in a site appraisal, we would consider sites identified in the SLAA as having potential for development in terms of being suitable, available and viable and which do not currently have planning permission; and sites identified through the Neighbourhood Plan. In this case, this would only leave the Watton at Stone depot site. This site has not been reassessed as such but has been included in the assessment table for the sake of completeness.

The same approach of not reassessing sites rejected in the SLAA would usually apply as well. However, in this particular case, the SLAA and EHDC have confirmed that two of these rejected sites could potentially be looked at again through the NP – 45/004 land north of 25 Walkern Road (NP Site S1) and 45/007 land north of Great Innings North (NP Site S17). Two of the other sites rejected in the SLAA because of the Green Belt issue have also been included in the assessment, also for the sake of completeness. It is important to note that this does not constitute a Green Belt Review as this is not the purpose of a site assessment.

We have therefore assessed all of the sites identified previously in **Table 2**.

## 4. Summary of site appraisals

### 4.1 Overview

There are two parts to this section. The first provides a summary of our site assessment of all of the sites. From this assessment, we have identified the sites which are in the Green Belt and which warrant further investigation into their appropriateness for residential development based on how well they meet the five purposes of the Green Belt. This is covered in the second section of this chapter.

### 4.2 Summary for all sites

This section provides a summary of the findings linked to the evaluation of all sites considered through the site appraisal for Watton at Stone as identified in the previous chapter.

**Table 3** overleaf provides a summary of the site assessments. This final column includes a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation, where:

- **Red** indicates the site is not appropriate for allocation through the NP.
- **Green** indicates the site is appropriate for allocation through the NP.
- **Amber** indicates the site is less sustainable, or may be appropriate through allocation through the NP if certain issues can be resolved or constraints mitigated.

**Table 3** should be read alongside the completed pro-formas presented in **Appendix A**.

**Table 3 – Site assessment summary table**

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S1	45/004 (part of)	West of Walkern Road	2.3	57 <sup>14</sup>	Green Belt	Residential	<p>The eastern part of this site is covered in the SLAA and was rejected as a site as it was considered unsuitable. It lies within an Area of Archaeological Significance and is within the Green Belt.</p> <p>It is available – promoted by the landowner through the Call for Sites – and achievable, and could deliver, with policy change, up to 52 dwellings on a site area of 2.08ha (25dph).</p>	<p>The site has been assessed as unsuitable in the 2017 SLAA as it is in the Green Belt, but could be deliverable subject to a review of the Green Belt through the NP, according to EHDC. It would therefore be appropriate for the WSPC to consider this site further – see <b>Table 4</b> and Chapter 5 Conclusions – and could be included in the NP as a recommendation for release.</p> <p>It is adjacent to an existing built-up area but would require a new access either off Walkern Road/High Street or both. Site would be reasonably well screened from existing area and contained by roads and vegetation.</p>
S2	-	East of Walkern Road	2.5	0	Green Belt	Sport, community or recreation	N/a	<p>This site cannot be allocated in the NP because at present, the availability of the site is unknown. However, it could be included in the NP as an aspiration, as it is considered suitable for its proposed use due to significant development constraints, with the southern part of the site within Flood Zones 2 and 3. Housing on this site in our view would not be appropriate, not even on the northern part which is not flood risk constrained, as this would be removed from the existing built-up area.</p>

<sup>14</sup> Based on the 25 dwellings per hectare. The SLAA site is a smaller area of 2.08ha; WSPC has identified a larger parcel of 2.3ha.

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S3	-	Mill Lane	0.11	1	Brownfield (derelict building)	Unknown	N/a	<p>This site is considered suitable for allocation if potentially significant constraints can be resolved around flooding.</p> <p>Whilst the site is in the Green Belt, development would be possible if it is the replacement of a building or redevelopment of a previously developed site like this, taking into consideration flood mitigation measures in its design response.</p> <p>The site is located within Flood Zone 3 – however, Environment Agency flood mapping indicates a flood defence is in place across the site. It has existing access off Mill Lane.</p> <p>The landowner's representative has indicated that this site is available.</p>
S4	-	Scout Hut, Mill Lane	0.4	0	Brownfield	Improved community facility	N/a	<p>This site is not considered suitable for allocation at present as the availability of the site is unknown. However, it could be included in the NP as an aspiration for retained and enhanced community facilities.</p> <p>The site is within the Green Belt and Flood Zone 3 so retained community use is appropriate.</p>
S5	-	Off High Street	0.037	1	Greenfield	Residential	N/a	<p>The site is not considered suitable for allocation at present as the availability of the site for development is unknown. However it could be included in the NP as an aspiration for residential development.</p> <p>It is situated in a convenient location for the High Street facilities and adjacent to residential properties within the existing built-up area, and direct access could be provided off High Street.</p>

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S6	-	Opposite the Community Centre, School Lane	0.15	3 <sup>15</sup>	Greenfield	Residential	N/a	<p>The site is not considered suitable for allocation at present as the availability of the site for development is unknown. It could be included in the NP as an aspiration for residential development, given that planning permission was previously granted on the site for three properties (but never built).</p>
S7	-	The Meadow	2	0	Green Belt	Enhanced recreational facilities	N/a	<p>This site is considered suitable to be retained as sports pitches but does not need to be allocated in the NP as it is already designated as open space in the emerging District Plan and adopted Local Plan.</p>
S8	45/009 (part of)	Allotments North	0.24	0	Green Belt	Allotments and specialist housing for the elderly	<p>The whole of the allotment site was rejected as being unsuitable. Lying within an Area of Archaeological Importance and with issues regarding access. Located within the Green Belt and safeguarded as allotments in the Local Plan. Its availability is unknown.</p>	<p>The intentions of the landowner, and therefore the site availability, are unknown at present.</p> <p>The site is also allocated as open space in the emerging District Plan and located within the Green Belt so does not require additional protection in planning terms.</p> <p>Development on this site could also affect the openness of the historic character to the south of the village.</p>

<sup>15</sup> Based on the previous planning application (reference 3/04/2584/FN)

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment	
S9	45/009 (part of)	Allotments South	1	0	Green Belt	Community use	As above	<p>This site is considered suitable to be retained as allotments/open space for community use but does not need to be allocated in the NP as it is already designated as open space in the emerging District Plan and adopted Local Plan.</p> <p>Access is limited to this site so would not be considered suitable for residential development or otherwise and is surrounded by Green Belt land.</p>	N/a
S10	-	Beane Corridor South	5	0	Green Belt	Public access/ riverside walk	N/a	<p>The site does not need to be designated in the NP as open space as it is already afforded protection in the emerging District Plan and adopted Local Plan. WSPC could however include it as an aspiration in order to promote a public access/riverside walk on this site as an aspiration, subject to further discussions with the landowners.</p> <p>The site is located within a Registered Park and Garden, Woodhall Park, and is also designated as a Wildlife Site in the emerging District Plan.</p>	N/a
S11	-	School Grounds	0.7	0	Green Belt	School expansion reserve	N/a	<p>The site is already designated as open space in the emerging District Plan and adopted Local Plan. Therefore expansion of school sports facilities is likely to be acceptable with access via the existing entry point.</p> <p>Some expansion of school buildings may also be acceptable as close to the built-up area as possible although the site is in the Green Belt.</p> <p>WSPC could include it in the NP as an aspiration to preserve the site for future expansion of the school.</p>	N/a
S12	-	School Grounds	0.55	0	Green Belt	School expansion reserve	N/a	As above for S11	N/a

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S13	-	Church Lane South	3.5	0	Green Belt	Sports fields and associated uses	N/a	<p>This site cannot be allocated in the NP because at present the availability is unknown. However, it is considered suitable for its proposed use so could be included as an aspiration in the NP, to designate it as open space for sports and recreation use, although it has access issues. If WSPC wanted to consider this for housing, the main constraint is likely to be the potential impact on the historical character of the area to the east and urban sprawl southwards without a defensible barrier. Also, the site is in an Area of Archaeological Significance.</p>
S14	-	Circle Anglia Housing Garages (off Glebe Close)	0.04	3	Brownfield	Infill development	N/a	<p>This site cannot be allocated in the NP because at present the availability is unknown. However, it is considered suitable for infill residential development so could be included as an aspiration in the NP.</p> <p>Existing access could be used and the site is surrounded by residential uses. The long narrow shape of the site may prove difficult to fit development on though so small units (2-bed) could be possible. The site is conveniently located close to the railway station, school and local amenities.</p>
S15	45/001	Former Depot	0.5	$10^{16}$ <sup>16</sup>	Brownfield	Residential	<p>Site accepted as suitable, available and achievable.</p> <p>Brownfield site located within the built-up area of the village where the principle of development is acceptable. The premises have been vacant for over four years.</p>	<p>The site should be allocated in the NP as was accepted in the SLAA as having potential for development and does not already have any current planning permissions.</p>

<sup>16</sup> Taken from the 2017 SLAA

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S16	-	Adjacent railway	0.09	0	Brownfield	Car park	N/a	<p>The two small parcels of land cannot be allocated for additional station car parking as their availability is not known at present. However, it could be included in the NP as an aspiration. Access to these sites could be provided off Moorymead Close.</p>
S17	45/007 (part of)	Stevenage Road East	3.2	80 <sup>17</sup>	Green Belt	Community use (park/ tree planting)	<p>The SLAA covered the southern part of this site. It was rejected as it is in the Green Belt but has been proposed for release from the Green Belt in the emerging District Plan. It could deliver up to 55 dwellings (on 2.2ha) subject to a review of the Green Belt through the NP.</p>	<p>In terms of WSPC's aspirations, it would be possible to designate this as an open space if it is available as the proposed use is considered suitable for a Green Belt site. If WSPC wish to designate it as a Local Green Space, it will need to follow the three criteria as set out in paragraph 77 of the NPPF.</p> <p>However, the landowner and their intentions are clear regarding the site's potential for residential development, and the SLAA indicates it could deliver new homes. Given WSPC's wish to generate benefits for the wider community from any new development in the village, it is worth considering this site in more detail (see <b>Table 4</b> and Chapter 5).</p> <p>The site is not directly accessible from High Street (unless Site 16 is also brought forward and access provided there) and would require a new access road. It would be well placed in terms of access to the station and local amenities.</p> <p>In terms of landscape, whilst the site is well screened and bound to the west by trees and shrubs, part of it is visible and on rising ground as you enter the village from the north-west, but could be mitigated by sensitive planting. The southern part of the site, which was identified in the SLAA, is bound on two sides by the existing built-up area so new development here could create a stronger boundary for the village.</p>

<sup>17</sup> Based on a density of 25 dwellings per hectare. The SLAA site is a smaller area of 2.2ha; WSPC has identified a larger parcel of 3.2ha.

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S18	-	Stevenage Road West	5.25	If the whole site was developed - 131 <sup>18</sup>	Green Belt	Potential for sport with small appropriate development	N/a	<p>This is a prominent site on the northern approach to the village, in terms of landscape and visual amenity.</p> <p>On its own (without S17), some development could be appropriate at the eastern end of the site closest to existing dwellings.</p> <p>The landowner has indicated their intention for residential development on S17 and S18 in the SLAA. If considered in conjunction with S17 to the south where EHDC has recommended the NP looks at potential release from the Green Belt, it could be considered potentially appropriate for development across the whole site as it would be clearly bound to the west by the railway line and existing roads to the north and east, and would be directly adjacent to the existing built-up area. It is therefore considered in further detail in Section 4.2.</p>
S19	-	Beane Corridor North	5.25	0	Green Belt	Riverside walk	N/a	<p>The availability of this site at present is unknown; therefore the site cannot be designated as open space in the NP.</p> <p>It is designated as Green Belt land at present and mostly lies within Flood Zones 2 and 3 where the River Beane runs through it, so a riverside walk would be considered an appropriate use. Subject to further discussions with the landowner it could be included as an aspiration or designation within the NP.</p> <p>Only a narrow ribbon of residential development on this site would be possible (if this use was considered) along the High Street due to the flood constraints.</p>

<sup>18</sup> Based on a density of 25 dwellings per hectare.

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Dwelling yield	Site type	Proposed development	SLAA conclusion	AECOM site assessment
S20	-	Adjacent telecom Exchange, High Street	0.18	4 <sup>19</sup>	Greenfield	Infill development or riverside walk	N/a	<p>This site is considered suitable for allocation if potentially significant constraints can be resolved around flooding. The northern part of the site lies within Flood Zones 2 and 3. The site is suitable for allocation for residential development or designation as open green space, subject to further discussions with the landowner.</p> <p>It is currently in Green Belt but the emerging District Plan shows that a revision of the boundary to exclude this site. It is encroached by residential development on almost all sides and is therefore considered to be part of the existing built-up area.</p> <p>WSPC understand that the landowner has indicated that this site is available.</p> <p>Access would be directly off the High Street and the site is within 15 minutes' walking distance of the railway station and village amenities.</p>
S21	45/003	Former Doctor's site, Great Innings North	0.075	2 <sup>20</sup>	Brownfield	Residential	Site not assessed due to its size.	<p>The site is considered suitable for allocation for residential development.</p> <p>The landowner has indicated to WSPC that the site is available. It is not in use at present other than for informal parking.</p> <p>The site is located within the existing built-up area and is surrounded by residential development on all sides. It is located directly on Great Innings North and within 15 minutes' walking distance of the railway station and village amenities. It is therefore considered a sustainable location for housing.</p>

<sup>19</sup> Based on 25 dwellings per hectare

<sup>20</sup> Based on 25 dwellings per hectare

## 4.3 Assessment of sites for potential release from the Green Belt

Based on the assessment above, a consideration of the three key sites for potential release from the Green Belt – S1, S17 and S18 – and which are known to be available. This is shown in **Table 4** overleaf. As the availability of Sites S2 and S13 are unknown at present and are assessed in **Table 3** above as being less suitable for residential development, they have not been included in the assessment below. As the methodology for assessment has been set out earlier in the report in Chapter 2, WSPC could revisit this assessment if further engagement with the landowners should take place.

In this section, we have sought to weigh up the sites against the purposes of the Green Belt and also looked at the potential benefits to the community, as indicated by the emerging District Plan, in order to try to better inform WSPC's decision-making process about which sites to look to allocate in the NP.

### 4.3.1 High level assessment of sites against the purposes of the Green Belt

This assessment is based on existing evidence (i.e. the 2015 Green Belt Review) and informed by a high level site visit with WSPC in July 2017. It is not a detailed Green Belt or landscape and visual impact assessment as this is not the purpose of a site assessment report, and it focuses only on the performance of the sites in relation to the purposes of the Green Belt as outlined in the NPPF. One of the more difficult areas to resolve around the three sites identified below is that the 2015 Green Belt Review includes all of the Green Belt as one single parcel which wraps around Watton at Stone, unlike the 2013 Green Belt Review which provided more detail – however, the 2015 Review is intended by EHDC to act as the main evidence on this issue informing the emerging District Plan. Both are included in **Table 4** on the following page.

The table also includes a relative assessment of land parcels based upon the assessment of the purposes of the Green Belt as used by Peter Brett Associates in their Method Statement for their Green Belt Review, as follows:

Relative Suitability of land parcels based upon assessment of Green Belt purposes			
Very Low Suitability	Very Low	Land performs one or more Critical Green Belt purpose(s). Other considerations: Land with Little/No capacity for change.	Land Fundamental to Green Belt
Low Suitability	Low	Land does not perform any Critical Green Belt purposes, but one or more Major purposes. Other considerations: Land may have a Low to Moderate capacity for change.	Retain Land in Green Belt
Moderate Suitability	Moderate	Land performs no Critical or Major Green Belt purposes, but one or more Moderate purposes. Other considerations: Land has a Moderate/High capacity for change.	Potential longer-term removal
High Suitability	High	Land does not perform any Critical, Major or Moderate Green Belt purposes. Other considerations: Land has a Moderate/High capacity for change.	Potential removal

**Table 4 – Assessment of Green Belt sites in relation to the five purposes of the Green Belt as outlined in the NPPF**

NP Site Ref.	SLAA Site Ref.	Location	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling or derelict and other urban land	Relative suitability of land parcels based on assessment of Green Belt purposes
S1	45/004	West of Walkern Road	Development would represent an extension of the village into the Green Belt. The 2015 Review shows that the Green Belt around the village is of major importance in this purpose. However, we would consider the A602 to be a strong, permanent barrier to prevent sprawl further north if this site were to be developed.	Development would not result in the merger of Watton at Stone with Hook's Cross as the A602 is a strong barrier to prevent such merging. In support of this, the 2015 Review states that the Green Belt around the village has a moderate contribution to this purpose.	The 2015 Review states that the Green Belt around the whole village plays a major role in this purpose. However the 2013 Review suggested that the Green Belt to the south and east of the village played a stronger role – with areas of high nature conservation value there - than the northern part. Further work may be required to understand this aspect more fully.	The 2015 Review suggests that the Green Belt around the village plays a major role in this purpose. However, we would suggest that the southern part of the Green Belt strongly affects the setting of the historic village rather than this northern part. This purpose would not be at any significant risk should this site come forward.	Whilst there are a few small sites within the built-up area that could be prioritised for development, they would not generate the benefits that WSPC would wish to derive from any CIL (see 4.2.2).	This site could potentially be removed from the Green Belt in the longer term.  It is considered that residential use of the site could be appropriate as it does not pose a significant risk to purposes 1, 2, 3 or 4. However, it may be that some parts of the site are more appropriate than others – see below.
S17	45/007 (part of)	Stevenage Road East	Development would represent an extension to Watton at Stone into the Green Belt. However, the site is bound by the railway line (and a woodland strip) to the west, which acts as a strong, permanent barrier to sprawl.	Development would not result in the merger of Watton at Stone with Hook's Cross. In support of this, the 2015 Review states that the Green Belt around the village has a moderate contribution to this purpose.	The 2015 Review states that the Green Belt around the whole village plays a major role in this purpose. However the 2013 Review suggested that the Green Belt to the south and east of the village played a stronger role than the northern part. Further work may be required to understand this aspect more fully.	The 2015 Review suggests that the Green Belt plays a major role here. However, we would suggest that the southern part of the Green Belt strongly affects the setting of the historic village rather than this northern part. This purpose would not be at any significant risk should this site come forward.	Whilst there are a few small sites within the built-up area that could be prioritised for development, they would not generate the benefits that WSPC would wish to derive from any CIL (see 4.2.2).	This site could potentially be removed from the Green Belt in the longer term.  It is considered that residential use of the site could be appropriate as it does not pose a significant risk to purposes 1, 2, 3 or 4. However, it may be that some parts of the site are more appropriate than others – see below. It may also be that this site should only be considered in conjunction with S18 to help create a more defensible edge.

NP Site Ref.	SLA Site Ref.	Location	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling or derelict and other urban land	Relative suitability of land parcels based on assessment of Green Belt purposes
S18	-	Stevenage Road West	Development would represent an extension to Watton at Stone into the Green Belt. However, whilst the land provides some containment of the village, the railway line to the west and the A602 to the north, act as more permanent, defensible Green Belt boundaries to sprawl. Also, development could strengthen the existing north-western boundary of Watton at Stone.	Development would not result in the merger of Watton at Stone with Hooks Cross.	The 2015 Review states that the Green Belt around the whole village plays a major role in this purpose. However the Green Belt to the south and east of the village plays a stronger role than the northern part. Further work may be required to understand this aspect more fully.	The 2015 Review suggests that the Green Belt around the village plays a major role in this purpose. However, we would suggest that the southern part of the Green Belt strongly affects the setting of the historic village rather than this northern part. This purpose would not be at any significant risk should this site come forward.	Whilst there are a few small sites within the built-up area that could be prioritised for development, they would not generate the benefits that WSPC would wish to derive from any CIL (see 4.2.2).	<p>This site could potentially be removed from the Green Belt in the longer term.</p> <p>It is considered that residential use of the site could be appropriate as it does not pose a significant risk to purposes 1, 2, 3 or 4. However, it may be that some parts of the site are more appropriate than others – see below. It may also be that this site should only be considered in conjunction with S17 to help create a more defensible edge.</p>

In addition to the five purposes of the Green Belt, it is also interesting to note that the 2013 Green Belt Review had an option suggesting that sites north and north-west of Watton at Stone could be released in order to strengthen the boundary – this included NP Site S17, S18 and the southern part of S19 (south of the River Beane). It recommended these sites could be released, using the strong continuous boundaries provided by the railway line to the west, the River Beane and the A602 to the north and east as permanent, defensible Green Belt boundaries. This is not covered in the 2015 Green Belt Review carried out by Peter Brett Associates which informed the emerging District Plan.

Further areas of work in relation to a detailed Green Belt Review could include a finer grain breakdown of the identified sites to see whether particular parts of each site are more suitable than others for release, and whether particular combinations of parts/whole sites would be better or less suited to residential development, in relation to forming a strong defensible boundary to the built up area. In particular, this could focus on the fundamental aims of the Green Belt in relation to urban sprawl, openness and permanence.

#### 4.3.2 Other considerations

**Table 4** on the previous page has only looked at the sites in the context of the five purposes of the Green Belt, in line with the NPPF. Policy GBR1 Green Belt in the emerging District Plan states that Watton at Stone will be “encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits”.

This means that that there are other considerations which WSPC will need to consider when deciding whether to release any land from the Green Belt. These considerations will need to be balanced against the NP priorities as they emerge for Watton at Stone. Once a vision, objectives and priorities have been developed for the NP, a matrix could then be used to weight the different factors according to their relative importance to the community.

We have sought to provide below some of the other factors that need to be considered but this list is by no means exhaustive, and is included here to help provide WSPC a starting point for further discussions with the community and landowners, specifically on whether to release these sites from the Green Belt:

- **Potential landscape and visual impact of development on any of those sites on the character of the village and openness of the countryside** – the southern part of Site S17 is on a sloping ground which is very visible from the High Street as you enter the village from the north. If developed in conjunction with S18, it would need sensitive design, careful planting and screening, subject to further landscape and visual impact studies. If WSPC decide to proceed with one or any of the sites identified above which are in strategically important locations in the village – namely in the north at the entrance to Watton at Stone – it could seek to include high level development principles within the NP to guide development on those sites. These should not seek to duplicate policies to guide development as set out by the emerging District Plan (Policy VILL1 Group 1 Villages) or adopted Local Plan, but to provide locally specific design guidance.
- **Transport impacts** – early engagement with the landowner is advised to ensure that they can seek to address any concerns WSPC may have regarding development on the site.
- **Contribution to sustainability objectives** – how the release of any of these sites contributes to Watton at Stone's social, economic and environmental sustainability is important. The NP should consider how new development of these sites could help to meet local housing needs, improve access to education, employment and healthcare, and encourage people to use more sustainable and active modes of transport.
- **Community benefits** – whilst the overarching vision and priorities for Watton at Stone are yet to be developed, it is clear from the Stage 2 consultation on the NP in November 2016, that the provision of community facilities – particularly sports provision – is important to local residents. Whilst the larger parcels of land could accommodate some degree of new sports grounds/open space on site, smaller ones would be required to provide such provision off-site elsewhere in the village. The NP may also wish to identify key projects within the village to which CIL funding could be directed, such as the enhanced sports facilities/provision, or the creation of a riverside walk which has also been suggested in the November 2016 consultation.

An indicative calculation of the amount of residential CIL that could be generated from the larger sites in the Green Belt sites assessed is set out overleaf in **Table 5**. This uses the dwelling yield suggested in **Table 3** and EHDC's Plan Viability, Affordable Housing and CIL Study (September 2015)<sup>21</sup>.

<sup>21</sup> Available at <https://www.eastherts.gov.uk/evidencebase>

**Table 5 – Indicative level of CIL that could be generated**

NP Site Ref.	SLAA Site Ref.	Location	Site area (ha)	Density (dph)	Potential dwelling yield (derived in Table 3)	Development floorspace (sqm) <sup>22</sup>	Indicative, maximum level of CIL generated (£) <sup>23</sup>
S1	45/004	West of Walkern Road	2.3	25	57	6,156	615,600
S17	45/007 (part of)	Stevenage Road East	3.2	25	80	8,640	864,000
S18	-	Stevenage Road West	5.25	25	131	14,148	1,414,800

<sup>22</sup> Assuming all family homes of 2 storeys and with a typical footprint of 6x9m, this would give 108 sqm per unit<sup>23</sup> Applying the CIL charge of up to £100 per sqm for typologies of 15 dwellings and above (taken from the EHDC Plan Viability, Affordable Housing and CIL Study)

## 5. Conclusions

### 5.1 Site assessment conclusions

Twenty one sites were assessed to consider whether they would be appropriate for allocation in the Watton at Stone Neighbourhood Plan. These included sites submitted through the EHDC SLAA, including one which was found to be suitable, available and achievable for development, one that was under the threshold for assessment but which was deemed suitable, available and achievable, and four (or parts of ) that were rejected. Of these four, two were said to be deliverable through a policy change regarding the Green Belt. The 16 other sites were identified by WSPC in the November 2016 consultation.

The site assessment needs to be understood in the context of Watton at Stone as it is washed over by the Green Belt and the existing settlement boundary is drawn tightly around the village. The majority of land within the settlement is now developed with only small parcels of brownfield left, and the proposed revisions to the Green Belt in the emerging District Plan will also only bring in relatively small parcels within the boundary of the built-up area. Therefore additional land needs to be released from the Green Belt and included within the settlement. Policy GBR1 Green Belt of the emerging District Plan is the mechanism to deliver this which states that villages such as Watton at Stone “*will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan.*” In addition, Policy VILL1 Group 1 Villages states that “*where monitoring shows a shortfall in the number of homes coming forward through Neighbourhood Planning, then the District Council will review the District Plan in accordance with Policy VILL4 (Neighbourhood Plans).*” Therefore the onus is on WSPC to allocate land for development in its NP, and this is reinforced in EHDC’s recently published Main Modifications Consultation (February 2018).<sup>24</sup>

Overall, our conclusions from **Table 3** (site assessment) and **Table 4** (assessment of sites against the purposes of the Green Belt) suggest that:

- Nine of the sites are not considered appropriate for allocation, primarily as their availability is, at present, unknown. Should the landowners’ intentions be made clear during the plan preparation process, WSPC can revisit this assessment, using the same methodology.
- Two of the sites are considered appropriate for allocation based on our site assessment. These are the two identified in the SLAA – NP site S15 (SLAA site 45/001) and NP site S21 (SLAA site 45/003), although the latter was not assessed as it was considered too small. Taken together, these sites have the potential to accommodate just 12 new homes in Watton at Stone.
- Four sites were not considered to require allocation within the NP as they are already afforded protection for their purpose as they are designated open spaces within the emerging District Plan.
- Five sites were assessed as potentially being appropriate for allocation or at least further consideration by WSPC. Two of these are considered to be suitable for allocation but with significant constraints around flooding; two are identified by the SLAA as being suitable for allocation with a policy change around the Green Belt; and one other is considered suitable for allocation, again with a policy change regarding the Green Belt. In total, these three sites (NP sites S1, S17 and S18), if all were allocated following a policy change, would have the potential to provide around 270 new homes in the village – the majority of these would be on the Green Belt sites. It should be noted that S17 and S18, but particularly the latter, would also need to be carefully considered as the landscape and visual impact of development on either of these sites at the northern approach to the village could be significant.
- Of the three sites which could be allocated if a policy change was adopted by EHDC (S1, S17 and S18), our high level assessment of them against the purposes of the Green Belt suggest that development could potentially be appropriate as it would not pose significant risks to four of the purposes, but further, more detailed work would be necessary to understand the exact level of risk.

<sup>24</sup> Available at <https://www.eastherts.gov.uk/mainmodifications>

In the preceding chapter we have also sought to set out the beginnings of a framework by which WSPC can begin to balance the advantages and disadvantages of developing these sites. We have also included, as requested by WSPC, an indication of the level of CIL that might be generated from residential development on the three Green Belt sites, to help inform discussions on the potential community benefits.

## 5.2 Next steps

The suggested next steps are for WSPC to select the preferred sites for allocation taking into consideration:

- The findings of this site assessment;
- The outcomes of the Examination into the emerging District Plan, particularly in relation to EHDC's approach to the Green Belt;
- Further consideration of the sites for potential release from the Green Belt - including a more detailed Green Belt assessment and the drawing up of a matrix to assess the benefits and disadvantages of developing the sites in relation to the potential benefits that could be realised for the village;
- Development of the vision and objectives for Watton at Stone;
- Identification of priorities and key projects for the village e.g. riverside walk, improved sports facilities;
- Engagement with landowners of all the sites where availability is currently unknown – landownership details are generally available through EHDC or the Land Registry<sup>25</sup>;
- Continued engagement with the landowners of the Green Belt sites which could potentially be allocated for development;
- Further engagement with the community on the release of these Green Belt sites;
- Identification of key design principles for Green Belt sites chosen for development; and,
- Continued dialogue with EHDC planning officers.

Whilst the NP cannot include site allocations for land in the Green Belt, WSPC can use the evidence base collated through the preparation of the NP to inform an LPA Green Belt Review in the future. Changes to the Green Belt boundary must be implemented through EHDC in the next review of the District Plan, or a separate site allocations document. It should be noted that the proposed main modifications to the District Plan also suggest that if a NP is not submitted by 31 March 2021 by WSPC, EHDC may consider whether it is necessary to identify sites for development through a site allocations development plan document.

Further technical support is available through the Locality framework to help WSPC with some of these next steps.

## 5.3 Viability

This assessment has not considered the viability of sites for the development proposed. However, the Neighbourhood Plan must be able to demonstrate that the sites are likely to be financially viable (also known as 'achievable') to develop.

It is recommended that WSPC seek advice on viability of sites from EHDC. EHDC will have Local Plan evidence base reports such as the Plan Viability, Affordable Housing and CIL Study that will indicate whether sites in Watton at Stone are likely to be viable for development.

The Parish Council could also approach any landowner or developer that is actively promoting a site for the Neighbourhood Plan for evidence that the site is viable.

<sup>25</sup> <https://www.gov.uk/search-property-information-land-registry>

Further advice on viability is also provided in the Locality's CIL Neighbourhood Planning toolkit.<sup>26</sup>

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<sup>26</sup> Available at <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>

## Appendix A Completed site appraisal pro-formas

## Site Assessment Proforma

### General information

Site Reference / name	S1 West of Walkern Road
Site Address (or brief description of broad location)	<p>Land North of 25 Walkern Road</p>  <p>Google Earth</p>
Current use	Greenfield
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	2.3
SHLAA site reference (if applicable)	45/004 (Half of site on the south-eastern corner is within this boundary)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA/NP Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	Promoted in the SHLAA Call for Sites by the landowner. Fairview also has an option on this site.

### Context

#### Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

**Greenfield**

**Brownfield**

**Mixture**

**Unknown**

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>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

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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)		<b>Yes</b>	<b>No</b>	Development would need a new road access off Walkern Road and visibility splays would need to be carefully considered
<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)		<b>Yes</b>	<b>No</b>	The SLAA suggests it could be proposed for release from the Green Belt through the emerging District Plan and could help enable the delivery of 10% growth within the village.

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</b></li> <li>• <b>SSSI Impact Risk Zone</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> <b>Adjacent/nearby</b> <b>No</b>	Site partly constrained by Flood Zone 2 along the south-western boundary from the River Beane.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b>	EHDC's Landscape Character Assessment SPD (September 2007) – states that as a whole, the site is high sensitivity in

<p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p><b>High sensitivity to development</b></p>	<p>terms of landscape (Area 70). However, this seems to be more relevant for the area surrounding the southern part of the village. To the north, potential views are filtered or blocked by woodland.</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b> <b>Some loss</b></p>	

#### *Heritage considerations*

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></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>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b></p>	<p>Eastern part of the site lies within an Area of Archaeological Significance – but was identified in the SLAA as being deliverable subject to a policy change</p>

#### *Community facilities and services*

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Poorly located Moderately located Well-located	<p><b>Observations and comments</b> Within walking distance to the village centre and amenities, and the railway station</p>
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>		

#### *Other key considerations*

<p><b>Are there any known Tree Preservation Orders on the site?</b></p>	<p><b>Several</b> <b>Few</b> <b>None</b> Unknown</p>	
<p><b>What impact would development have on the site's habitats and biodiversity?</b></p>	<p><b>High/medium/Low/</b> <b>Unknown</b></p>	<p>Would need to be determined through an ecological assessment</p>

<b>Public Right of Way</b>	<b>Yes/No</b>		
<b>Existing social or community value (provide details)</b>	<b>Yes/No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown but not likely
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b> Mostly flat
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b> Fairview estimated 60 homes
<b>Other (provide details)</b>	

### **Availability**

#### **Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been promoted through the Call for Sites by the landowner and is considered to be available.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

15 years.			
Any other comments?			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input type="checkbox"/>

<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	SLAA site of 2.08ha suggested 52 dwellings NP site is larger, approximately 2.3ha – at the same density this would suggest 57 dwellings
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Considered as unsuitable in the SLAA but notes it could be deliverable if the NP decides it can be released from the Green Belt, if it delivers significant community benefits</li> <li>• Good location in terms of accessibility</li> <li>• Adjacent to the built-up area</li> <li>• Would require new access</li> <li>• Well screened from existing area and contained by roads and vegetation</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	S2 East of Walkern Road
Site Address (or brief description of broad location)	<p>East of Walkern Road</p> 
Current use	Informal recreation / greenfield
Proposed use (in Neighbourhood Plan)	Sport, community or further recreation
Gross area (Ha) Total area of the site in hectares	2.5
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

#### Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

**Greenfield**



**Brownfield**



**Mixture**



**Unknown**



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>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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)		Yes	No	
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)		Yes	No	

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	Within Green Belt. Southern part of site within Flood Zone 2 from the River Beane.
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	EHDC's Landscape Character Assessment SPD (September 2007) – states that as a whole, the site is high sensitivity in terms of landscape (Area 70). However, this seems to be more relevant for the area surrounding the southern part of the village. To the north, potential views are filtered or blocked by woodland.

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Northern part of the site lies within an Area of Archaeological Significance

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	Within 15-20minutes' walking distance to the village centre and amenities, and the railway station

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	There are 4 Tree Preservation Orders within the site, two along the western boundary, and one on each of the eastern and southern boundaries. There is also one Tree Preservation Order adjacent to the site along the eastern boundary.	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would need to be determined through an ecological assessment	
Public Right of Way	<b>Yes/No</b>	Bridleway runs along the northern and eastern boundaries	
Existing social or community value (provide details)	<b>Yes/No</b>	Informal recreation – dogwalking, walking	
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but unlikely
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
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes/No</b> Not if retained for open space
Other (provide details)	

### Availability

Availability	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
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"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	-
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• No evidence of availability</li><li>• Southern part in Flood Zones 2 and 3</li><li>• Any development on the northern part not constrained by flooding would be removed from the existing built- up area</li></ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	S3 Mill Lane
<b>Site Address (or brief description of broad location)</b>	<p>Mill Lane</p> 
<b>Current use</b>	Brownfield (derelict building?)
<b>Proposed use (in Neighbourhood Plan)</b>	Unknown
<b>Gross area (Ha)</b> Total area of the site in hectares	0.11
<b>SHLAA site reference (if applicable)</b>	N/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP Group
<b>Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)</b>	Landowner represented by Stefan Battle who has indicated the site is available for development

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<b>Greenfield</b> <input type="checkbox"/>	<b>Brownfield</b> <input checked="" type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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?	3/06/0148/FP – Demolition of existing building and erection of 7 residential dwellings in a part 2/part 3 storey structure – Refused 3/08/0679/FP – Extension to roof and refurbishment of existing building to provide 3 no self contained commercial units with associated car parking and landscaping – Grant Plan Permission with conditions – renewed in 2012. 3/08/2111/FO – Removal of planning condition 11 (working hours) planning permission ref. 3/08/0679/FP – Appeal Approved
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	Within Green Belt. The River Beane flows through the site and results in the site sitting within Flood Zone 3. The Environment Agency Flood Mapping indicates a Flood Defence is in place across the site.
Landscape		Within existing built-up area. Current, derelict building is an eyesore.
Is the site low, medium or high sensitivity in terms of landscape?	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	
Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	<p>No loss</p> <p>Some loss</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><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	

### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b>  <b>Moderately located</b>  <b>Well-located</b></p>	

### Other key considerations

Are there any known Tree Preservation Orders on the site?	<p><b>Several</b>  <b>Few</b>  <b>None</b>  <b>Unknown</b></p>		
What impact would development have on the site's habitats and biodiversity?	<p><b>High/medium/Low/</b>  <b>Unknown</b></p>	Brownfield site	
Public Right of Way	<p><b>Yes/No</b></p>		
Existing social or community value (provide details)	<p><b>Yes/No</b></p>		
<i>Is the site likely to be affected by any of the following?</i>	<p><b>Yes</b></p>	<p><b>No</b></p>	<b>Comments</b>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – depends on previous uses
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
<b>Topography:</b> Flat/ plateau/ steep gradient	Yes/No
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	Yes/No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

### Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The landowner's representative has indicated to WSPC that they would be supportive of development on this site.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBC
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is currently vacant so assume it is available now
<b>Any other comments?</b>			

### Summary

#### Conclusions

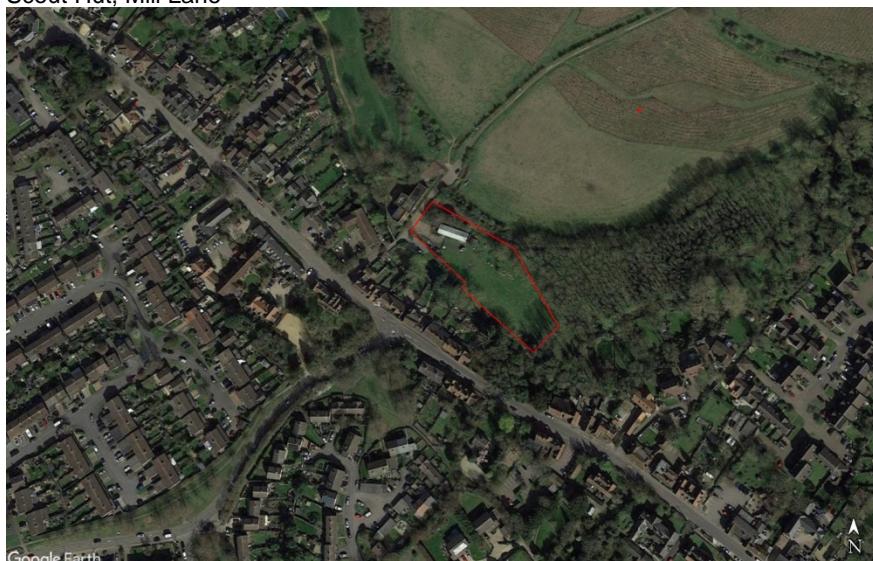
Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
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<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	Unlikely that residential would be acceptable here given the flood risk
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Could potentially be suitable for a non-residential, commercial use due to flood risk zone 3</li> <li>• Landowner has indicated it is available</li> <li>• Site is currently vacant and is within the existing built up area</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	S4 Current Scout Hut
Site Address (or brief description of broad location)	<p>Scout Hut, Mill Lane</p> 
Current use	Recreation/community use
Proposed use (in Neighbourhood Plan)	Community Facility in need of improvement
Gross area (Ha) Total area of the site in hectares	0.4
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<b>Greenfield</b> <input type="checkbox"/>	<b>Brownfield</b> <input checked="" type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</b></li> <li>• <b>SSSI Impact Risk Zone</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>	<p><b>Yes</b></p> <p><b>Adjacent/nearby</b></p> <p><b>No</b></p>	Within Green Belt. Two tributaries run adjacent to either side of the site and therefore the site sits within Flood Zone 3.
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p><b>Low sensitivity to development</b></p> <p><b>Medium sensitivity to development</b></p> <p><b>High sensitivity to development</b></p>	Within existing built-up area

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Eastern end of the site lies adjacent to an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would require an ecological assessment but unlikely given the site is already developed
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	In use as a scout hut

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but not likely
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes/No</b>
<b>Other (provide details)</b>	Group wish to enhance existing community facility

### ***Availability***

#### ***Availability***

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known at present
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

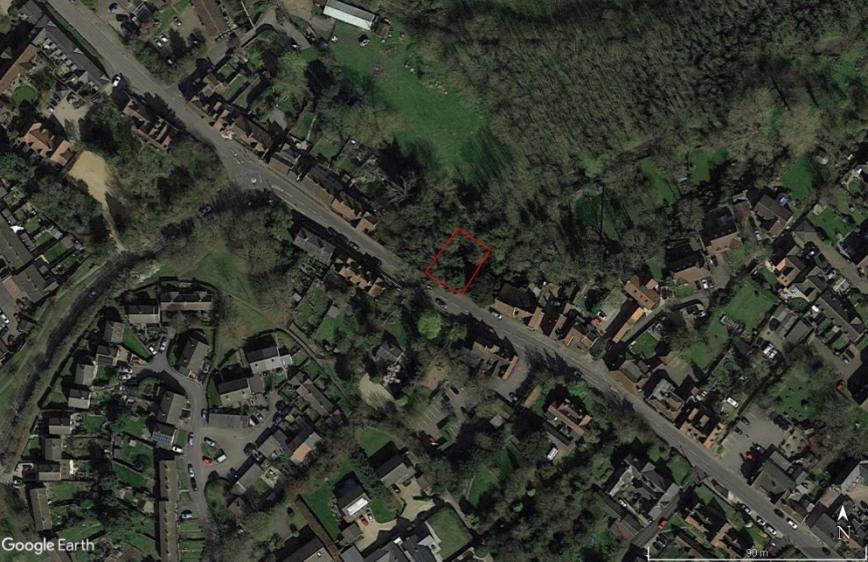
### *Conclusions*

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Can be included as an aspiration or project within the NP to enhance the community facilities</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S5 Off High Street
Site Address (or brief description of broad location)	<p>Land on High Street</p> 
Current use	Vacant land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.037
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	The River Beane runs adjacent to the site to the north. The site therefore sits within Flood Zone 2.
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	Within existing built-up area, on the main road and located between existing buildings

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3 (but is within the existing built up area)

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b>	Part of the site lies in an Area of Archaeological Significance and is within the Conservation Area.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b>  <b>Moderately located</b>  <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would need an ecological assessment
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but not likely
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### **Availability**

#### **Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known at present
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	1
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Considered unsuitable for allocation as availability is unknown</li><li>• Could be included as an aspiration though</li><li>• Well located and within the existing built-up area</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S6 Opposite the Community Centre
Site Address (or brief description of broad location)	<p>Old School Orchard road</p> 
Current use	Green Space
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.15
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

### Context

#### Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

**Greenfield**

**Brownfield**

**Mixture**

**Unknown**

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>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?	3/04/0666/FP – Construction of no.1 one and half storey dwelling – Grant planning permission with conditions. 3/04/2584/FN – Renewal of 3/99/1296/FP – erection of 2 detached dwelling houses, 1 bungalow & associated access, parking & landscaping – grant planning permission with conditions.
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## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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)			Yes	No
<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)			Yes	No

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes Adjacent/nearby No	
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Within existing built-up area

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3 (but is within the existing built up area)

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Two listed buildings are adjacent to the site to the north and the site lies within the Conservation Area as well as an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>		
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would need an ecological assessment but is within the existing built up area	
Public Right of Way	<b>Yes/No</b>	Public footpath runs along the site's southern boundary	
Existing social or community value (provide details)	<b>Yes/No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but not likely
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
<b>Topography:</b> Flat/ plateau/ steep gradient	Yes/No
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	Yes/No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	Yes/No
Other (provide details)	

### Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known at present
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	3 (based on previous planning applications)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Not considered suitable for allocation as its availability is not known</li><li>• Could be included as an aspiration</li><li>• But is in a good location for village amenities</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S7 The Meadow
Site Address (or brief description of broad location)	<p>Sports Pitches on The Meadow</p> 
Current use	Sports Fields
Proposed use (in Neighbourhood Plan)	Enhanced recreational facilities
Gross area (Ha) Total area of the site in hectares	2
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No Designated as Open Space in the emerging Local Plan.

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	Within Green Belt
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	Within existing built up area

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3 but not in agricultural use any longer

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Site lies within an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	There are 4 Tree Preservation Orders in the south-east corner.	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low</b> <b>Unknown</b>	Would require an ecological assessment. It is currently in use as sports grounds but is also adjacent to a Wildlife Site to the south.	
Public Right of Way	<b>Yes/No</b>	Footpaths along the northern, eastern and western sides	
Existing social or community value (provide details)	<b>Yes/No</b>	Sports grounds	
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not likely
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
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> <b>would be large enough to significantly change size and character of settlement</b>	<b>Yes/No</b> Not if retained as sports grounds
Other (provide details)	

### Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known at present
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Site is already designated as open space so no need to designate as such</li><li>• Could be included as a project for improvement in the NP</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S8 Allotments North
Site Address (or brief description of broad location)	<p>The allotments on School Lane</p>  <p>Google Earth</p>
Current use	Allotments
Proposed use (in Neighbourhood Plan)	Allotments and Specialist housing for the elderly
Gross area (Ha) Total area of the site in hectares	0.24
SHLAA site reference (if applicable)	45/009
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group/SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Not submitted in the SHLAA Call for Sites so unknown on whether it is available.

### Context

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

development on this land? What was the outcome? Does the site have an extant planning permission?	
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## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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)	<b>Yes</b> – whilst access could be provided off School Lane if necessary, it would create a cut-off site, hidden behind existing housing on High Street and with only one access in and out of the site			
	<b>No</b>			
<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)	<b>Yes</b>  <b>No</b> Allocated for allotments. Designated as open space in the emerging Local Plan.			

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b>	<b>Yes</b>  <b>Adjacent/nearby</b>  <b>No</b>	
<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</b></li> <li>• <b>SSSI Impact Risk Zone</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>Landscape</b>		Setting of the historical part of the village needs to be considered carefully but this part is closest to the built up area so is less sensitive than the S9 Allotments South
<b>Is the site low, medium or high sensitivity in terms of landscape?</b>	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character

(e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b>	Within an area of Archaeological Significance and the Conservation Area.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b>  <b>Moderately located</b>  <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b>  <b>Few</b>  <b>None</b>  <b>Unknown</b>		
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b>  <b>Unknown</b>	The site is currently in use as allotments	
Public Right of Way	<b>Yes/No</b>	Public footpaths run along both eastern and western sides of the site	
Existing social or community value (provide details)	<b>Yes/No</b>	Site is currently used for allotments.	
<b>Is the site likely to be affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

<b>any of the following?</b>			
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not considered likely due to current use
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### **Availability**

#### **Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>	The SHLAA states that it currently considers the site to be unsuitable as it is located within the Green Belt and is currently in allotment use and safeguarded as such in the Local Plan.		

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Availability is unknown</li><li>• Already designated as open space in the District Plan so does not need to be allocated in the NP</li><li>• Development could affect openness of the village to the south and near its historical quarter</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S9 Allotments South
Site Address (or brief description of broad location)	<p>The allotments on School Lane</p> 
Current use	Allotments
Proposed use (in Neighbourhood Plan)	Complementary community use
Gross area (Ha) Total area of the site in hectares	1
SHLAA site reference (if applicable)	45/009
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group/SHLAA
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	Not submitted in the SHLAA Call for Sites so unknown on whether it is available.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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)		<b>Yes</b>		
		<b>No</b> – would need to create a proper access road off School Lane		
<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)		<b>Yes</b>		
		<b>No</b>		
		Allocated for allotments. Designated as Open Space in the emerging Local Plan.		

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b> <b>Adjacent/nearby</b> <b>No</b>	
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	Due to the open character of the landscape south of the village

(e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b>	Within an area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b>  <b>Moderately located</b>  <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b>  <b>Few</b>  <b>None</b>  <b>Unknown</b>		
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b>  <b>Unknown</b>	In use as allotments at present	
Public Right of Way	<b>Yes/No</b>	Public footpaths run along the eastern and western boundaries of the site	
Existing social or community value (provide details)	<b>Yes/No</b>	Site is currently allotments.	
<b>Is the site likely to be affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

<b>any of the following?</b>			
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other (provide details)</b>	

### **Availability**

#### **Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>	The SHLAA states that it currently considers the site to be unsuitable as it is located within the Green Belt and is currently in allotment use and safeguarded as such in the Local Plan.		

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Availability is unknown</li><li>• Already designated as open space in the District Plan so does not need to be allocated in the NP</li><li>• Development could affect openness of the village to the south</li><li>• Access is limited if it were to be developed for residential development</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S10 Beane Corridor South
Site Address (or brief description of broad location)	<p>Beane Corridor South</p> 
Current use	Open/Green Space
Proposed use (in Neighbourhood Plan)	Public access/riverside walk (PRoW)
Gross area (Ha) Total area of the site in hectares	5
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</b></li> <li>• <b>SSSI Impact Risk Zone</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>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	The River Beane runs through the site which results in the site sitting in mainly Flood Zone 3 with a bit within Flood Zone 2.
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	The site lies within a Registered Park and Garden, Woodhall Park. A third of the site lies within a Conservation Area. Part of the site lies in an Area of Archaeological Significance and is a Wildlife Site, as set out in the emerging District Plan.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	There is a cluster of Tree Preservation Orders in the north-west corner.
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	The site is designated as a Wildlife Site in the emerging Local Plan.
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Does not need to be designated as open space as is protected already in the District Plan</li><li>• Riverside walk could be included as an aspiration or project in the NP</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S11 School Grounds
Site Address (or brief description of broad location)	<p>Watton at Stone Primary &amp; Nursery School grounds</p> 
Current use	School playing fields
Proposed use (in Neighbourhood Plan)	Future school expansion reserve
Gross area (Ha) Total area of the site in hectares	0.7
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space) that has not previously been developed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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?	3/06/1181/CC – Retention of double mobile classroom – Grant planning permission with conditions. 3/07/0829/CC – Single storey extension to front entrance to form children's centre – Grant planning permission with conditions.
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)		Yes	No	
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)		Yes	No	Designated as Open Space in the emerging Local Plan.

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes Adjacent/nearby No	
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	Low sensitivity to development Medium sensitivity to development High sensitivity to development	

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></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>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></p>	Site lies in an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p> <p><b>Moderately located</b></p> <p><b>Well-located</b></p>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Located close to a Wildlife Site – would require an ecological assessment
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	School sports ground

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Does not need to be designated as open space as is protected already in the District Plan</li><li>• NP could include it as an aspiration to protect it for expansion of the school</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S12 School Grounds
Site Address (or brief description of broad location)	<p>Watton at Stone Primary &amp; Nursery School grounds</p> 
Current use	School playing fields
Proposed use (in Neighbourhood Plan)	Future school expansion reserve
Gross area (Ha) Total area of the site in hectares	0.55
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Mixture	<input type="checkbox"/> Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the	3/08/2054/OP – Residential development, community uses (doctors surgery, Early Years Centre and associated parking) – Grant planning permission with conditions.			

outcome? Does the site have an extant planning permission?	3/12/0172/MA – Minor amendments to 3/08/2054/OP; change glazed roof to sun lounge at (ground floor) rear of Rochester House type to pitched roof to match main roof tiling with two roof light windows – Grant planning permission.
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## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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)		<b>Yes</b>	<b>No</b>	
<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)		<b>Yes</b>	<b>No</b>	Designated as Open Space in the emerging Local Plan.

## Environmental Considerations

<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</b></li> <li>• <b>SSSI Impact Risk Zone</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> <b>Adjacent/nearby</b> <b>No</b>	
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);  High sensitivity: Development would significantly	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	

detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3 but is not within agricultural use

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Part of the site lies in an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> Unknown		
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Close to a Wildlife Site so an ecological assessment would be required	
Public Right of Way	<b>Yes/No</b>		
Existing social or community value (provide details)	<b>Yes/No</b>	School sports ground	
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

(Y/N/Unknown)			
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
Other (provide details)	

### Availability

#### Availability

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

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Does not need to be designated as open space as is protected already in the District Plan</li><li>• NP could include it as an aspiration to protect it for expansion of the school</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S13 Church Lane South
Site Address (or brief description of broad location)	<p>Church Lane South</p>  <p>Google Earth</p>
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Sports field with associated ancillary uses
Gross area (Ha) Total area of the site in hectares	3.5
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No (landowner Woodhall Estate)

### Context

#### Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

**Greenfield**



**Brownfield**



**Mixture**



**Unknown**

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>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
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## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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)	<b>Yes</b> <b>No</b> - would need new vehicular access off Church Lane and new pedestrian routes to the station, village centre and facilities.			
<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)	<b>Yes</b> <b>No</b>			

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li><b>Green Belt</b></li> <li>Area of Outstanding Natural Beauty (AONB)</li> <li>National Park</li> <li>European nature site</li> <li>SSSI Impact Risk Zone</li> <li>Site of Importance for Nature Conservation</li> <li>Site of Geological Importance</li> <li>Flood Zones 2 or 3</li> </ul>	<b>Yes</b> <b>Adjacent/nearby</b> <b>No</b>	
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	Area 70 in the Landscape Character Assessment 2007 suggests that the landscape in this area is in good condition and of a strong character. The area south of the village is very open in character but it is screened by wooded areas to the east and west.

landscape character (e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

<b>Heritage considerations</b>		
<b>Question</b>	<b>Assessment guidelines</b>	<b>Comments</b>
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	The site lies in an Area of Archaeological Significance.

<b>Community facilities and services</b>		
<b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b>		<b>Observations and comments</b>
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	Within 10 minutes' walking distance of the railway station.

<b>Other key considerations</b>		
<b>Are there any known Tree Preservation Orders on the site?</b>	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>High/medium/Low/</b> <b>Unknown</b>	Would need to be determined through an ecological assessment
<b>Public Right of Way</b>	<b>Yes/No</b>	
<b>Existing social or community value (provide details)</b>	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes/No</b> – not for the proposed sports use
<b>Other (provide details)</b>	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Availability is unknown</li><li>• Could be included as an aspiration or designated as an open space in the NP</li><li>• If it were to be considered for housing, main consideration would be the potential for sprawl into the countryside in terms of release from the Green Belt</li></ul>

## Site Assessment Proforma

### General information

Site Reference / name	S14 Circle Anglia Housing Garages
Site Address (or brief description of broad location)	Off Glebe Close 
Current use	Garages
Proposed use (in Neighbourhood Plan)	Infill development
Gross area (Ha) Total area of the site in hectares	0.1
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

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

development on this land? What was the outcome? Does the site have an extant planning permission?	
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	
<b>Landscape</b> <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	Within existing built up area, to the rear of housing on Station Road and to the side of housing on Glebe Close and Rectory Lane

unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Within existing built-up area and is already developed

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>  <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Not within or adjacent to any of these

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>		
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> Unknown	Already developed site	
Public Right of Way	<b>Yes/No</b>		
Existing social or community value (provide details)	<b>Yes/No</b>		
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unlikely

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"/>	
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### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Yes/No
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	Yes/No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	Yes/No
<b>Other</b> (provide details)	Long and narrow site may be difficult to develop

### Availability

#### Availability

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

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity</b>	Potential for three two-bed houses with gardens but careful and sensitive design would be required to avoid overlooking existing properties to the north and south
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Availability is unknown</li><li>• Could be included in the NP as an aspiration or allocated if the landowner indicates it is available</li><li>• Shape of site may prove difficult to develop infill</li><li>• Conveniently located</li></ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	S16 Adjacent Railway
<b>Site Address (or brief description of broad location)</b>	<p>Land adjacent to Moorymead Close</p> 
<b>Current use</b>	Green/Railway use
<b>Proposed use (in Neighbourhood Plan)</b>	Additional car parking
<b>Gross area (Ha)</b> Total area of the site in hectares	0.09
<b>SHLAA site reference (if applicable)</b>	N/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP group
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No. Landowner is Network Rail.

### Context

#### Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

**Greenfield**



**Brownfield**



**Mixture**



**Unknown**



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>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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)		Yes –off Moorymead Close	No	
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)		Yes	No	

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>In existing built-up area and immediately adjacent to the railway line</p>

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3 but not in use as agricultural land

#### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></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>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></p>	

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p> <p><b>Moderately located</b></p> <p><b>Well-located</b></p>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> Unknown	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> Unknown	
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown but unlikely.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	But adjacent to the railway and overhead live wires

<b>Characteristics</b>	
<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

## **Availability**

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Availability is unknown so cannot be allocated</li><li>• Could be included as an aspiration for parking</li><li>• Access to these sites could be off Moorymead Close</li></ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	S17 Stevenage Road East
<b>Site Address (or brief description of broad location)</b>	<p>Land north of Great Innings North</p> 
<b>Current use</b>	Agricultural
<b>Proposed use (in Neighbourhood Plan)</b>	Community Park/Tree Planting
<b>Gross area (Ha)</b> Total area of the site in hectares	3.2
<b>SHLAA site reference (if applicable)</b>	45/007 (Two thirds of the site is within this boundary)
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP Group/SHLAA
<b>Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)</b>	Through the SHLAA, the landowner and intentions are known, and therefore the site is considered to be available.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>					
<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)			<b>Yes</b>		
			<b>No</b> – would need new access roads, no direct access off High Street or Great Innings North unless S16 is also brought forward.		

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</b></li><li>• <b>SSSI Impact Risk Zone</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> <b>Adjacent/nearby</b> <b>No</b>	
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	Part of this site – the southern part is on a ridge so would be visible as you enter the village from the north on High Street. However, it is also well screened and bound to the

landscape is poor quality, existing features could be retained		west by trees and shrubs, and the southern end is bound by the existing built-up area on two sides.
Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);		
High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	<p><b>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></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>	

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p> <p><b>Moderately located</b></p> <p><b>Well-located</b></p>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would require an ecological assessment to confirm this but is currently open land
Public Right of Way	<b>Yes/No</b>	

Existing social or community value (provide details)	Yes/ <span style="background-color: yellow;">No</span>		
<i>Is the site likely to be affected by any of the following?</i>	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"/>	Small pylons

### **Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	<span style="background-color: yellow;">Yes/No</span> – the southern part is on rising ground
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<span style="background-color: yellow;">Yes/No</span>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<span style="background-color: yellow;">Yes/No</span> – if developed for residential use
Other (provide details)	

### **Availability**

#### **Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Through the SHLAA, the landowner and intentions are known, and therefore the site is considered to be available.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Any other comments?	
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## 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 allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>

<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	Up to 55 dwellings in the SHLAA on a smaller site of 2.2ha – on the NP site of 3.2ha this could accommodate 80
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Could be designated as open space as per the proposed use</li> <li>• However, the SLAA and landowner suggest it could be released for residential if there is a policy change and it could accommodate a significant number of homes, so worth considering further</li> <li>• Site is not directly accessible off existing roads but would be well placed for access to the station and village centre</li> <li>• In terms of landscape, the southern part is bound by the built up area on two sides although it is on higher ground. Was suggested in the superseded 2013 Green Belt Review for release, but not in the 2015 Green Belt Review.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	S18 Stevenage Road West
Site Address (or brief description of broad location)	<p>Stevenage Road West</p>  <p>Google Earth</p>
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Small appropriate development (non-specific)
Gross area (Ha) Total area of the site in hectares	5.25
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	Landowner has indicated intention for residential development – same landowner as for S17

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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)	<b>Yes</b> – new access could be provided off High Street <b>No</b>			
<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)	<b>Yes</b> <b>No</b>			

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <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</b></li> <li>• <b>SSSI Impact Risk Zone</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> <b>Adjacent/nearby</b> <b>No</b>	Along High Street on the north-eastern boundary is Flood Zone 2.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	Site is very visible as you enter the village from the north – particularly sensitive at western end, less so at eastern end next to existing dwellings

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <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>	<b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b>	Part of the site lies in an Area of Archaeological Significance.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Would require an ecological assessment to confirm this but is currently open land
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	Up to 131 if completely developed out
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<p>In isolation, without S17:</p> <ul style="list-style-type: none"> <li>• The site is clearly visible on the northern approach to the village but some limited development could be possible at its eastern end closest to existing development</li> </ul> <p>In conjunction with S17:</p> <ul style="list-style-type: none"> <li>• Landowner has indicated the site is available and owns the site to the south which could potentially be released from the Green Belt according to the SLAA</li> <li>• Significant number of homes could be generated if wholly redeveloped</li> <li>• Site could be directly accessed off High Street and would be well placed for access to the station and village centre</li> <li>• 2013 Green Belt Review suggested it could be released to strengthen the Green Belt boundary, but not mentioned in the 2015 Review</li> <li>• Development would be bound to the west by the railway line and by A602 and High Street so relatively contained</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	S19 Beane Corridor North
<b>Site Address (or brief description of broad location)</b>	<p>Beane Corridor North</p>  <p>Google Earth</p>
<b>Current use</b>	Green Space/River Corridor
<b>Proposed use (in Neighbourhood Plan)</b>	Public access/Riverside Walk (PRoW?)
<b>Gross area (Ha)</b> Total area of the site in hectares	5.25
<b>SHLAA site reference (if applicable)</b>	N/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP group
<b>Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)		Yes – could be provided off High Street	No	
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)		Yes	No	

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	The River Beane runs through the site which results in majority of the site being within Flood Zone 2 and 3, and the site lies within the Green Belt.
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	Very visible from the village as you head north, or when you enter it from the north

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	

#### Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	<p><b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b></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>	

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<b>Poorly located</b> <b>Moderately located</b> <b>Well-located</b>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High</b> / <b>Medium</b> / <b>Low</b> <b>Unknown</b>	Potentially medium as it runs along the River Beane's edge - would need an ecological assessment to confirm
Public Right of Way	<b>Yes</b> / <b>No</b>	
Existing social or community value (provide details)	<b>Yes</b> / <b>No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b> – not for a riverside walk
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	N/a
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• No evidence of availability</li><li>• Riverside walk could be included as an aspiration or project</li><li>• Flood constraints are significant, stretching across most of the site so residential development would be limited to a narrow ribbon along High Street</li></ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	S20 Adjacent Telecom Exchange
<b>Site Address (or brief description of broad location)</b>	High Street, adjacent Telecom Exchange 
<b>Current use</b>	Green Space
<b>Proposed use (in Neighbourhood Plan)</b>	Infill development or riverside walk access (PRoW)
<b>Gross area (Ha)</b> Total area of the site in hectares	0.18
<b>SHLAA site reference (if applicable)</b>	N/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP Group
<b>Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)</b>	Landowner has indicated this site is available

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<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"/>
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>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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</b></li> <li>• <b>SSSI Impact Risk Zone</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>	<p><b>Yes</b></p> <p><b>Adjacent/nearby</b></p> <p><b>No</b></p>	<p>The site is within the Green Belt at present but is taken out of it in the emerging District Plan.</p> <p>The River Bean runs adjacent to the north of the site.</p> <p>Therefore the site is mainly within Flood Zone 2 with the northern boundary within Flood Zone 3.</p>
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p>	<p><b>Low sensitivity to development</b></p> <p><b>Medium sensitivity to development</b></p> <p><b>High sensitivity to development</b></p>	<p>Within existing built up area but located close to the entrance to the village</p>

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	Site within Grade 3

#### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></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>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></p>	

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p> <p><b>Moderately located</b></p> <p><b>Well-located</b></p>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> Unknown	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> Unknown	Within existing built up area
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	4 on the southern part of the site, away from Flood Risk zone 3
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Potentially could be allocated for residential development if flood constraints can be resolved and residential development kept to the southern part of the site</li> <li>• Or could be designated as open space for a riverside walk</li> <li>• Due to be taken out of the Green Belt in the emerging District Plan and is encroached on two sides by the built up area</li> <li>• Good location, on the High Street and within 15 minutes' walking distance of the railway station and local amenities</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	S21 Former Doctors' Site
Site Address (or brief description of broad location)	<p>Land at 22 Great Innings North</p> 
Current use	Car Park
Proposed use (in Neighbourhood Plan)	Infill development
Gross area (Ha) Total area of the site in hectares	0.075
SHLAA site reference (if applicable)	45/003
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP group/SHLAA
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	Yes

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<b>Greenfield</b> <input type="checkbox"/>	<b>Brownfield</b> <input checked="" type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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
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## Suitability

<b>Suitability</b>				
Is the site:	Within	Adjacent	Outside	Unknown
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)			Yes	No
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)			Yes	No

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <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</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	
Landscape  Is the site low, medium or high sensitivity in terms of landscape?  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	Previously developed land

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b> <b>Some loss</b>	

#### 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>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></p>	

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Employment location</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p> <p><b>Moderately located</b></p> <p><b>Well-located</b></p>	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>Several</b> <b>Few</b> <b>None</b> <b>Unknown</b>	
What impact would development have on the site's habitats and biodiversity?	<b>High/medium/Low/</b> <b>Unknown</b>	Previously developed site
Public Right of Way	<b>Yes/No</b>	
Existing social or community value (provide details)	<b>Yes/No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b> (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### ***Characteristics***

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Yes/No</b>
<b>Coalescence</b> Development would result in neighbouring towns merging into one another.	<b>Yes/No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>Yes/No</b>
<b>Other</b> (provide details)	

### ***Availability***

#### ***Availability***

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

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation in the NP / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential housing development capacity (estimated as a development of 25 homes per Ha):</b>	2
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"><li>• Site is available and not in use</li><li>• Within existing built up area and in a good location for the station and local amenities</li><li>• Existing access off Great Innings North</li></ul>

