



# Glemsford Neighbourhood Plan

Site Options and Assessment

Glemsford Parish Council

May 2020

## Quality information

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## Abbreviations used in the report

### Abbreviation

BDC	Babergh District Council
BMSJLP	Babergh and Mid Suffolk Joint Local Plan
Ha	Hectare
GNP	Glensford Neighbourhood Plan
GPC	Glensford Parish Council
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

# Executive Summary

Glemsford Neighbourhood Plan is being prepared in the context of the adopted Babergh Core Strategy, Babergh Local Plan Saved Policies and the Babergh and Mid Suffolk Joint Local Plan (BMSJLP). Glemsford Parish Council seeks to identify sites for allocation in the Neighbourhood Plan in order to guide development in the Parish towards locations which will preserve and enhance the setting of the village of Glemsford.

Glemsford is a 'Core Village', which is based on the relative sustainability of villages and means that Glemsford will act as a focus for development. The BMSJLP has set a housing requirement of 37 dwellings. However, due to recent completions and commitments the neighbourhood area has already exceeded this requirement. Therefore, the Parish Council are not obliged to allocate sites in the Neighbourhood Plan. A comprehensive review of the potential development sites will help to inform neighbourhood plan policies to influence future development in the village.

Policy SP03 in the emerging BMSJLP states that settlement boundaries have been drawn to indicate the extent of land required to meet the housing requirement. However, the housing requirement for the Neighbourhood Area has been met and the vast majority of sites are located outside the settlement boundary. As policy stands, none of the identified sites would be suitable for allocation in the Neighbourhood Plan. However, should the Local Plan policy change before it is adopted or in a later review to either allow development adjacent to the settlement boundary, or if the settlement boundary were to be redrawn through the Neighbourhood Plan or Local Plan, some of the sites assessed may become suitable. Therefore, this report has distinguished between the sites that only have minor physical constraints and may become suitable should the current policy or settlement boundary change, and those sites that have significant constraints and regardless of policy would not be suitable for allocation.

There are 11 sites included in this assessment. The sites have been identified through different sources and therefore the assessment methodology is different, but the conclusions are consistent and can form the basis of the site selection process, to select sites to propose for allocation. Five sites were identified through the Neighbourhood Plan 'Call for Sites' and six sites were submitted to the Babergh and Mid-Suffolk District Councils' Call for Sites and included in the Strategic Housing and Economic Land Availability Assessment (SHELAA). The five new sites have been assessed in line with the methodology set out in the report and the six SHELAA sites have been reviewed to establish whether the conclusions apply in a neighbourhood context or a different conclusion is appropriate for the neighbourhood plan.

The assessment found that four of the 11 sites are potentially suitable for housing allocation in the Neighbourhood Plan (Site 4, Site 8, Site 9 and Site 10), subject to either Policy SP03 changing to allow sites to come forward that are adjacent to the settlement boundary, or to amendments being made to the settlement boundary through the Neighbourhood Plan.

The report concludes that seven of the 11 sites are not appropriate for housing allocation due to significant constraints which cannot be mitigated (Site 1, Site 2, Site 3, Site 5, Site 7, Site 11, Site 12).

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Babergh District Council (BDC) and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

# 1. Introduction

## Background

- 1.1 This report is an independent assessment of potential development sites for the Glensford Neighbourhood Plan (GNP) undertaken on behalf of Glensford Parish Council (GPC). The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood area (which covers the parish) was designated in October 2017 and GPC are in the early stages of preparing the Plan. An early engagement survey<sup>1</sup> carried out in 2018 identified some key themes for the Neighbourhood Plan including: employment, transport, health and wellbeing, village issues, facilities, activities and management, environment, housing and Glensford in 2038.
- 1.4 There are limited transport links connecting the neighbourhood area to surrounding districts. The closest train station is located in Sudbury providing services to Marks Tey and from there to Colchester. The A134 is the closest major road linking Glensford to Bury St Edmonds to the north and Sudbury to the south. In addition, there are infrequent bus services in the village.
- 1.5 There are several built environment considerations within the neighbourhood area. There are over 40 Listed Buildings, with a large number clustered around the centre of the village. A Conservation Area covers the surviving historic linear core, which is punctuated by the three foci of Tye Green, Fair Green and Churchgate which contain a number of listed buildings.
- 1.6 Glensford has a range of services and facilities: a primary school, GP surgery, library, Spar shop and two pubs.
- 1.7 In terms of environmental assets and constraints to development, the neighbourhood area encompasses and is close to a variety of high-quality landscapes. Kentwell Wood Site of Special Scientific Interest (SSSI) is located within the neighbourhood area, a further two SSSI's are located just outside of the neighbourhood area.
- 1.8 The Joint Landscape Guidance<sup>2</sup> characterises the landscape in Glensford as open undulating farmland, with blocks of ancient woodland. Glensford have a draft Landscape Character Appraisal (2019) for their neighbourhood area. This identifies the majority of the area surrounding Glensford village (encompassing the area where identified sites are located) as the Glem Plateau, which is gently sloping with long ranging views and Glem Ancient Fields, which has a steeper topography with great scenic quality. The landscape judgements made in this report are based entirely on existing information and supplemented by site visit observations only.
- 1.9 **Figure 1-1** demonstrates the environmental constraints in the neighbourhood area.

<sup>1</sup> Available at: <http://glensford.onesuffolk.net/assets/Glensford-2018-Questionnaire-Results.pdf>

<sup>2</sup> Available at: <https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Joint-Landscape-Guidance-Aug-2015.pdf>

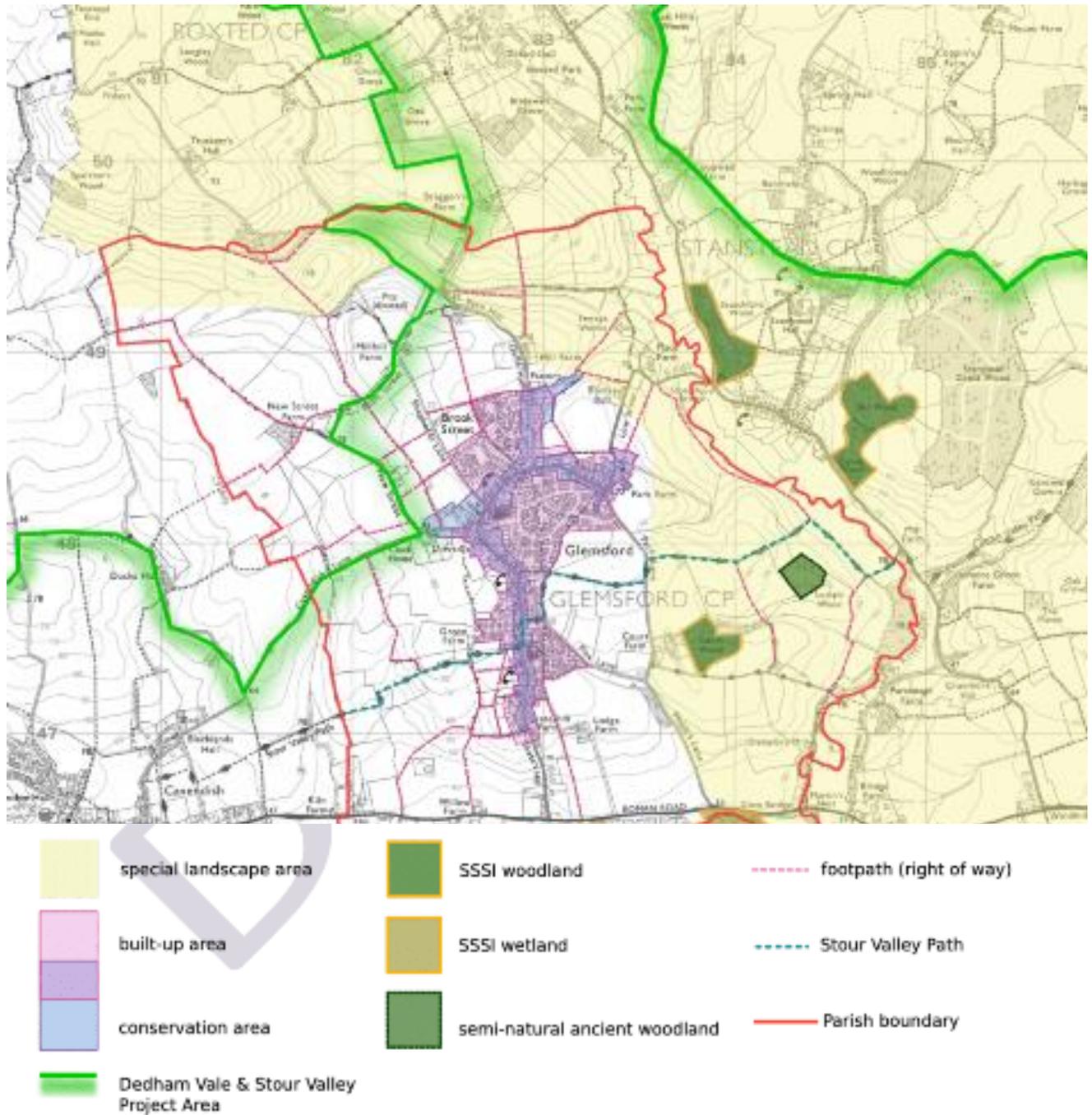


Figure 1-1 Environmental Designations in Glemsford

Source: Glemsford Landscape Appraisal Draft, 2019

- 1.10 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan documents (adopted and emerging) to provide a clear overall strategic direction for development in Glemsford whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.11 The Local Authority is Babergh District Council (BDC) and the Local Development Framework includes the Babergh Core Strategy<sup>3</sup> (adopted 2014) and the Babergh Local Plan Saved Policies<sup>4</sup> (adopted, 2006). BDC is now preparing a new Local Plan with neighbouring Mid Suffolk District Council. The emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP) is currently at Regulation 18 stage, with Preferred Options published in July 2019 for consultation between 22<sup>nd</sup> July and 30<sup>th</sup> September 2019<sup>5</sup>. As part of the plan-making process, BDC and Mid Suffolk District Council conducted two joint Calls for Sites in 2014 and 2016.
- 1.12 The emerging BMSJLP will plan for development across the two districts to 2036. It currently contains a requirement of 37 dwellings for the neighbourhood area. As at April 2020, if all outstanding permissions were implemented Glemsford would provide in excess of the JLP housing requirement. There is, therefore, currently no obligation for land to be allocated to address the housing requirement in Glemsford.
- 1.13 In any case, the housing requirement of 37 set by BDC is a minimum and the Parish Council may wish to allocate sites over and above this. Therefore, if additional development was needed in future or if extant planning permissions were not implemented the results of this report can be used to guide decision making on future development in the village, or to support the allocation of reserve sites.
- 1.14 This assessment in itself does not allocate sites. It is the responsibility of GPC to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.
- 1.15 **Figure 1-2** provides a map of the designated Glemsford Neighbourhood Plan Area.

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<sup>3</sup> Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf>

<sup>4</sup> Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/scheduleofsavedpoliciesBaberghLP.pdf>

<sup>5</sup> Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg18-2019/BMSDC-JLP-2019-Part-1-Objectives-and-Strategic-Policies.pdf>

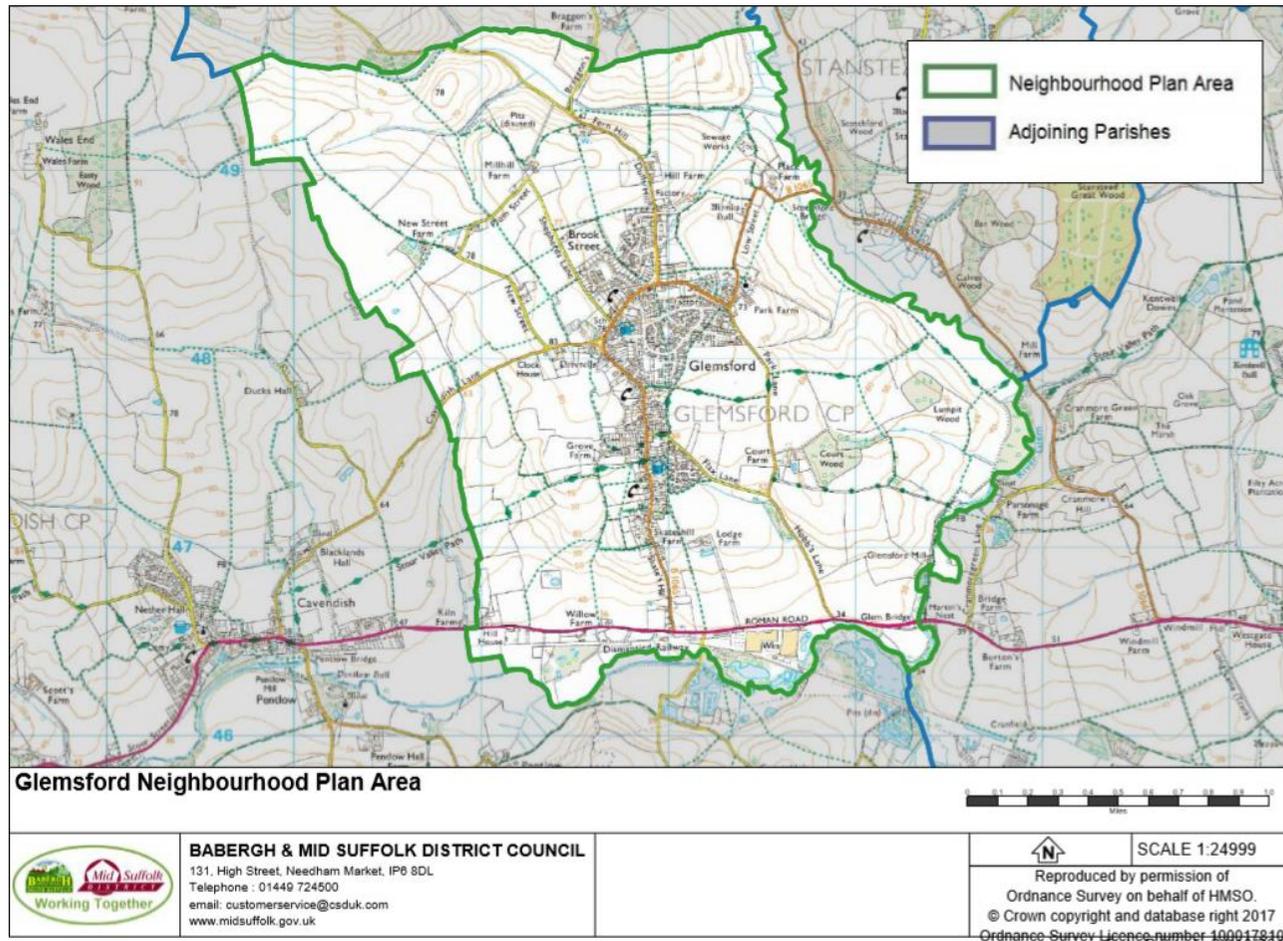


Figure 1-2: Glemsford Neighbourhood Plan Designated Area (2018)

Source: Extract from Babergh and Mid-Suffolk Neighbourhood Planning Webpage.<sup>6</sup>

<sup>6</sup> Available at: <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-babergh/glemsford-neighbourhood-plan/>

## 2. Planning Policy and Evidence Base

- 2.1 All Neighbourhood Plan policies and site allocations must be in accordance with the National Planning Policy Framework, the associated national planning guidance, the strategic policies of the adopted Development Plan and have regard to the emerging Local Plan.
- 2.2 The key documents for the BDC planning framework include:
- Babergh Core Strategy, 2014;
  - Babergh Local Plan, 2006 Saved Policies; and
  - The emerging Babergh and Mid Suffolk Joint Local Plan (Regulation 18 Preferred Options Document published July 2019).

### National Planning Policy Framework (2019)

- 2.3 NPPF<sup>7</sup> (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area.
- 2.4 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.

### Adopted Babergh Core Strategy (2014)

- 2.6 **Policy CS2: Settlement Pattern Policy:** Glensford is identified as a Core Village. Core Villages will act as a focus for development within their functional cluster and, where appropriate, site allocations to meet housing will be made in the Site Allocations document.
- 2.7 **Policy CS11: Strategy for Development in Core and Hinterland Villages:** Proposals for development in Core Villages will be approved where proposals score positively when assessed against Policy CS15 and the following matters are addressed to the satisfaction of the local planning authority where relevant and appropriate to the scale and location of the proposal:
- the landscape, environmental and heritage characteristics of the village;

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<sup>7</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

- the locational context of the village and the proposed development (particularly the AONBs, Conservation Areas, and heritage assets);
  - site location and sequential approach to site selection (firstly looking within the built-up area of the village, then sites that adjoin the built-up area and sites that do not adjoin will only be considered if there is special justification);
  - locally identified need - housing and employment, and specific local needs such as affordable housing;
  - locally identified community needs; and
  - cumulative impact of development in the area in respect of social, physical and environmental impacts.
- 2.8 Rural Development and Core Strategy Policy CS11 Supplementary Planning Document (SPD)<sup>8</sup> further details how this policy should be interpreted. Firstly, it states to be considered under Policy CS11 proposals must be in or adjacent to a Core Village. However, consideration must be given to how well it is related to the village in terms of connection to jobs, facilities, services, sustainable transport links, whether it would constitute ribbon development and whether the proposal constitutes a logical extension of the built-up area.
- 2.9 **CS15: Implementing Sustainable Development in Babergh:** The relevant part of the policy for housing allocation states that an appropriate level of services, facilities and infrastructure must be available or provided to serve the proposed development.
- 2.10 **Policy CS20: Rural Exception Sites:** The Council will take a flexible approach to the location of rural exception sites in the district, and will allow proposals adjacent, or well related, to the settlement development boundaries of Core and Hinterland Villages where:
- the development complies with other relevant policies in the Core Strategy and Policies document, particularly Policy CS15;
  - the proposed development will not exceed the identified local need (including need identified in other settlements within the same or adjacent / adjoining functional cluster(s));
  - the type of dwellings to be provided are consistent with the needs identified by the housing needs survey and agreed in advance by the District Council; and where
  - the proposed development is appropriate to the size / scale and character of the village, and is acceptable in terms of other detailed considerations such as site location and circumstances, design, layout, materials, landscaping, biodiversity, impacts on the countryside, amenity, and access, etc.

## Babergh Local Plan Saved Policies (2006)

- 2.11 **Policy HS31 and HS32 Public Open Space:** Housing proposals are required to provide 10% of gross site area as public open space. Alternatively, if the site is less than 1.5ha, a financial contribution to secure open space on a nearby site or to improve existing provision can be provided. While this policy does not affect the allocation of land for housing, it will affect housing capacity on sites above 1.5ha (all sites are over this threshold) if the whole site were to be developed.
- 2.12 **Policy CR04 Special Landscape Areas:** development in these areas will only be permitted where they, maintain or enhance the special landscape qualities of the area and are designed and sited so as to harmonise with the landscape setting.

<sup>8</sup> Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/SPD-Babergh/CS11-SPD-Adoption-Version.pdf>

## Babergh and Mid Suffolk Joint Local Plan Preferred Options (2019)

- 2.13 The emerging BMSJLP (Regulation 18 Preferred Options Draft) was published in July 2019. The emerging Local Plan is supportive of Neighbourhood Plans and specifically states that “Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Joint Local Plan.”
- 2.14 It also designates Glemsford as a ‘Core Village’.
- 2.15 **Policy SP03 Settlement Hierarchy:** Core Villages will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies. *‘Settlement boundaries have been created to demonstrate the extent of land which is required to meet the development needs of the Plan’.*
- 2.16 **Policy SP04 Housing Spatial Distribution:** To assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements between 2018 and 2036. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable them to do so. The minimum housing requirement figure for the GNP, is for 37 dwellings.

## 3. Methodology

- 3.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2019) and associated National Planning Practice Guidance<sup>9</sup> published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 3.2 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 achievable.
- 3.3 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality<sup>10</sup> as appropriate for Glensford.

### Task 1: Identify Sites to be included in the Assessment

- 3.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Glensford Neighbourhood Plan Area through:
  - The Babergh and Mid-Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and the SHELAA 2019 revision;
  - Planning applications pending consideration; and
  - Sites identified by the Neighbourhood Plan Group.

### Task 2: Sifting Process

- 3.5 In task 2, sites that are clearly not suitable for development are screened out. This includes sites where there is evidence that development would directly conflict with a national planning policy objective or statutory environmental designation.
- 3.6 The criteria against which sites will be assessed at this stage are based on the following:
  - National planning policy, e.g. avoiding isolated development in the open countryside;
  - Avoidance of areas identified as having a high risk of flooding; and
  - National environmental designations (both statutory and non-statutory).
- 3.7 Following the completion of the initial sift, sites are assigned one of three categories:
  - a) Not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan, based on the sifting stage.
  - b) To be taken forward for a high-level assessment –for sites that have not been ruled out at the sifting stage but have already been assessed through the SHELAA or a planning application.
  - c) To be taken forward for a detailed site pro-forma assessment – for sites that have not been ruled out at the sifting stage and have not been assessed through the SHELAA or a planning application.
- 3.8 Points a) and b) relate to sites that have previously been assessed in the SHELAA or a planning application and therefore their suitability does not need to be fully re-assessed. Instead the SHELAA and/or planning application conclusions will be reviewed, alongside any other relevant material considerations such as planning history, to evaluate whether the sites are potentially suitable to be allocated within the Neighbourhood Plan.

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<sup>9</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>10</sup> <https://locality.org.uk/>

- 3.9 Point c) is for sites that have yet to be assessed through the planning system. These sites will be assessed to establish whether they are potentially suitable for development and if so, whether they are appropriate for allocation in the Neighbourhood Plan.

## Task 4: Site Assessment

- 3.10 Sites are assessed according to which of the categories they fall into above, in Task 2.
- 3.11 Sites that have previously been assessed through the SHELAA or a planning application will be assessed at a high level within this appraisal against a range of planning criteria (based on the Neighbourhood Plan's aims and objectives).
- 3.12 Sites that have not previously been assessed through a SHELAA or a planning application will be assessed in more detail using an assessment pro-forma.
- 3.13 A site appraisal pro-forma has been developed 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)<sup>11</sup> 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.
- 3.14 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability

## Task 5: Consolidation of Results

- 3.15 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.
- 3.16 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 3.17 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 the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:

<sup>11</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
- **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
- **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

## Task 6: Indicative Housing Capacity

- 3.18 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has not already been put forward for the site, e.g. through planning application or in the call for sites, or through another document such as the SHELAA, a figure has been provided to indicate the amount of development that could be possible on the site.
- 3.19 For sites being considered for housing where a capacity figure does not already exist, a simple calculation has been made to exclude a part of the site for non-residential use (e.g. open space) and then apply an appropriate density expressed in number of dwellings per hectare. For the sites assessed, a density of 25-30 dwellings per ha was used, based on the average density of sites within the SHELAA, to make the assessment as consistent as possible. The amount of space excluded for non-residential uses has been 10% for sites up to 0.4 hectares, 20% for sites up to 2 hectares and 25% for larger sites.
- 3.20 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints. Therefore, the densities designated as appropriate by GPC in the GNP may differ from the densities as set out in this report.
- 3.21 All sites, not previously assessed by the SHELAA, did not provide a site size or capacity. Site sizes have been estimated from satellite mapping (Google Earth) and the method for calculating densities used, is as outlined above.

## 4. Site Assessment

### 4.1 Identified sites

- 4.1 The list of the Parish Councils sites was checked against the ‘submitted sites’ and SHELAA evidence base to ensure that all known sites were included, as well as any sites which were subject to current planning permission.
- 4.2 **Table 4-1** sets out the sites included in the assessment and **Figure 4-1** maps the sites included in the assessment.

**Table 4-1: Sites included in the assessment**

Sites	Taken forward for assessment
1 - Land to the north west of Low Street	Yes
2 - Land to the east of Park Lane	Yes
3 - Land to the north east of Park Lane	Yes
4 - Land east of Duffs Hill	Yes
5 – Land adjacent to Tye Green	Yes
6 – Land adjacent to Glemsford Library	No – The whole site is overlapped by Site 5.
7 – Land to the south east of Angel Lane	Yes
8- Land west of Duffs Hill	Yes
9 – Land South of Kings Road	Yes
10- Land south east of George Lane	Yes
11 – Land adjacent to Schoolfield, Glemsford	Yes
12- Land east of Brook Street and Chequers Lane	Yes

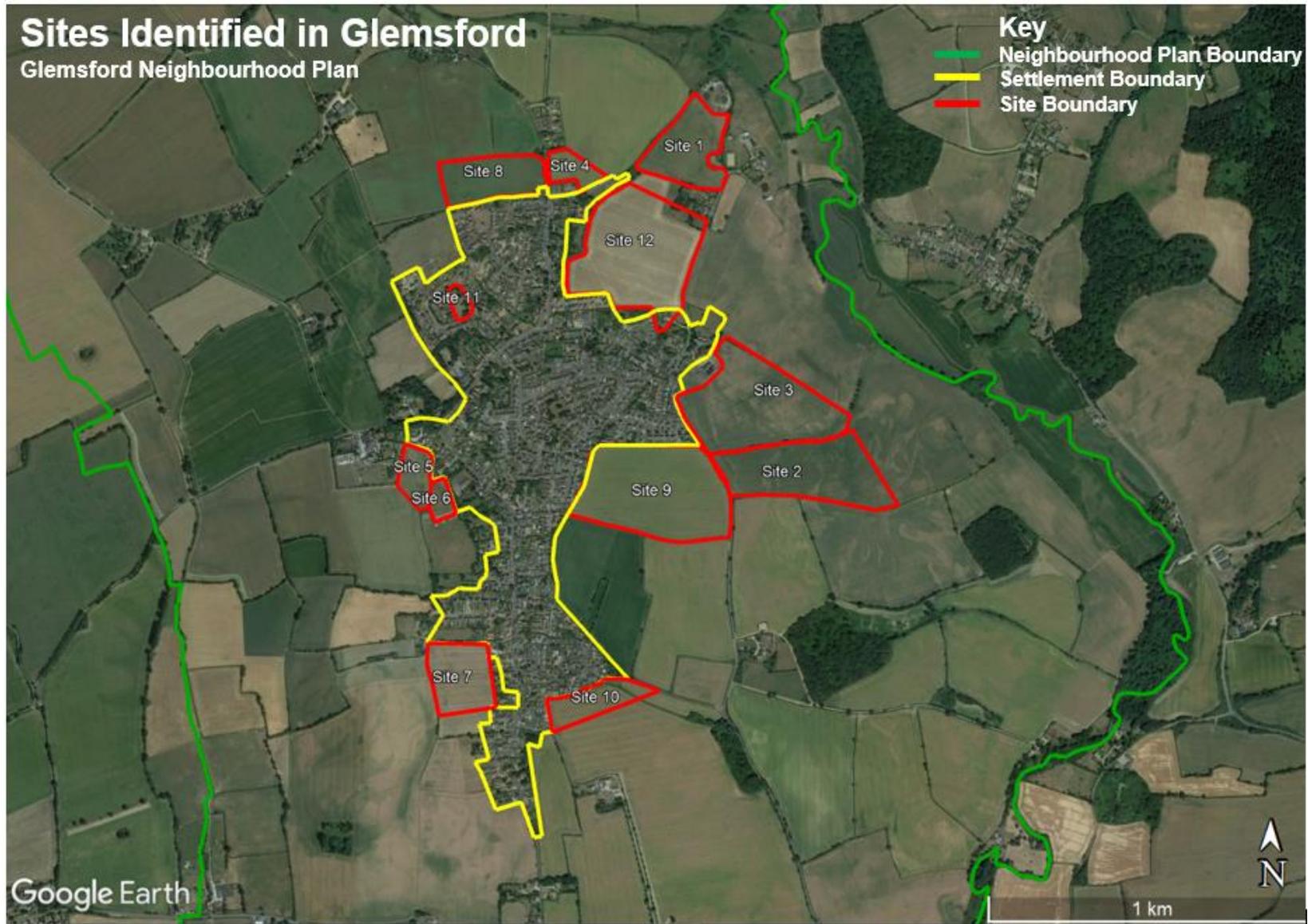


Figure 4-1 Sites identified in Glemsford

## 5. Site Assessment Summary

- 5.1 All 11 sites were assessed to consider whether they would be suitable for allocation in the GNP for housing.
- 5.2 **Table 5-1** sets out a summary of the site assessments, which should be read alongside the full assessments available in the proformas in Appendix A and Appendix B.
- 5.3 The last column on the table gives a 'traffic light' rating for each site, indicating whether each site is suitable and available for development and therefore could be considered as a potential site for allocation. Red indicates the site is not suitable, green indicates it is suitable. Amber indicates that there are issues that would need to be resolved or mitigated before it was allocated.
- 5.4 Where sites are outside the defined settlement boundary but are potentially suitable should the settlement boundary be redrawn, they have been given an amber rating. In order to allocate these sites for development in the Neighbourhood Plan, GPC would need to engage with BDC to determine whether amendments to the settlement boundary would be supported. This is in addition to any other constraints noted in the assessments being addressed or mitigated through development proposals or Neighbourhood Plan policies.

**Table 5-1: Site Assessment Summary Table**

Site Reference	Site Size (Hectares)	Capacity (Indicative number of homes)	SHELAA Conclusions	AECOM Conclusions	Overall RAG rating
1	4.6	86-103	N/A	<p>This is a greenfield site located at the northern end of the village. It is disconnected from the village amenities and access would be difficult to provide for a large number of dwellings.</p> <p>The site is not compliant with Core Strategy Policy CS11 as it is not adjacent to the built-up area, or well related to services and facilities. In addition, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the disconnection from the existing settlement.</p>	
2	8.1	152-183	N/A	<p>This is a greenfield site located to the east of the village. It is disconnected from the village and its amenities. However, it would be possible to create access.</p> <p>The site is not compliant with Core Strategy Policy CS11 as it is not adjacent to the built-up area, or well related to services and facilities. In addition, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p>	

				The site is not suitable for allocation in the Neighbourhood Plan due to the disconnection from the existing settlement and impact upon landscape.	
3	10.3	192-231	N/A	<p>This is a greenfield site located to the east of the village. It is adjacent to the current built up area of the village and access could be created.</p> <p>The site is covered by the Special Landscape Area, both of which adjoin the Conservation Area to the west. It is outlined in the Landscape Character Appraisal that where the Conservation Area meets open countryside is an important relationship as the landscape gives meaning to the historic core and vice versa. The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Plan due to significant constraints, primarily the impact on the landscape.</p>	
4	1.29	5	Ref SS1111: Unsuitable SHELAA site.	<p>This is a greenfield site located at the northern end of the village and is adjacent to the existing built up area. The road off which access would be provided is narrow and may not be able to support a significant amount of new vehicle movement arising from new development. Access should be discussed with Highways officers.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site is potentially suitable for a limited amount of development in line with</p>	

				Policy CS11 of the adopted Core Strategy or superseding policy, if access is confirmed as possible.	
5	2.2	41-49	N/A	<p>This is a greenfield site located to the west of the village. It is adjacent to the current built up area of the village. There is no current access to the site, and to provide access would require the demolition of existing buildings.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the lack of evidence of a feasible access point to the site.</p>	
7	3.8	71-85	N/A	<p>This is a greenfield site located to the west of the village. It is adjacent to the current built up area of the village. There is no current access to the site and there is no possibility of creating access.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the lack of access.</p>	
8	4.02	10	Ref SS1110: Partial development along road frontage is recommended. Site is available and no known viability costs. Site is	The conclusions from the SHELAA are appropriate to carry forward into this assessment.	

			<p>potentially considered suitable for residential development taking any constraints into consideration.</p>	<p>The road off which access would be provided is narrow and may not be able to support a significant amount of new vehicle movement arising from new development. Access should be discussed with Highways officers.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site is potentially suitable for a limited amount of development in line with Policy CS11 of the adopted Core Strategy or superseding policy, if access is confirmed as possible.</p>	
9	11.4	20-30	<p>Ref SS0286: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Heritage - potential impact upon Conservation Area and heritage assets. Visual impact due to topography and sensitive landscape. Minerals - site lies within Mineral Consultation Zone. The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 4ha.</p>	<p>The conclusions from the SHELAA are appropriate to carry forward into this assessment.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site has only minor physical constraints and may become suitable.</p> <p>If the site is proposed for allocation, the northern part adjacent to the current built up area form is most appropriate. Discussions could also be had with BDC on the potential to include this site in the Neighbourhood Plan as a larger urban extension to the village, to include the necessary physical, social and 'green' infrastructure.</p>	

10	2.8	20-30	<p>Ref SS0226: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, impact on local roads and infrastructure required. Heritage - potential impact upon nearby Conservation Area. Biodiversity - potentially within 20km of a Natura 2000 site and will therefore require a HRA. The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>	<p>The conclusions from the SHELAA are appropriate to carry forward into this assessment.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site has only minor mitigatable physical constraints and may become suitable.</p>	
11	0.52	10-12	<p>Ref SS0757: Unsuitable SHELAA site.</p>	<p>The conclusions from the SHELAA are appropriate to carry forward into this assessment.</p> <p>The site is allocated as Designated Open Space under policy LP28 in the BMSJLP rendering the site unsuitable for housing allocation in the Neighbourhood Plan.</p>	
12	11.4	213-256	<p>Ref SS0257: Unsuitable SHELAA site.</p>	<p>The conclusions from the SHELAA are appropriate to carry forward into this assessment.</p> <p>Although the SHELAA gives no reason for making the site unsuitable a recent refused planning application (ref. DC/18/01526 for 101 dwellings and 35 retirement living apartments) outline why this site is not suitable.</p> <p>This application covers almost the whole of site 12 and a smaller area could be suitable in principle to the north of Foundry Close (no further east than Foundry Close), but as there is no clear access point this appears to be currently unsuitable. If access could be achieved from Brook Street this could be a potential location for new development.</p>	

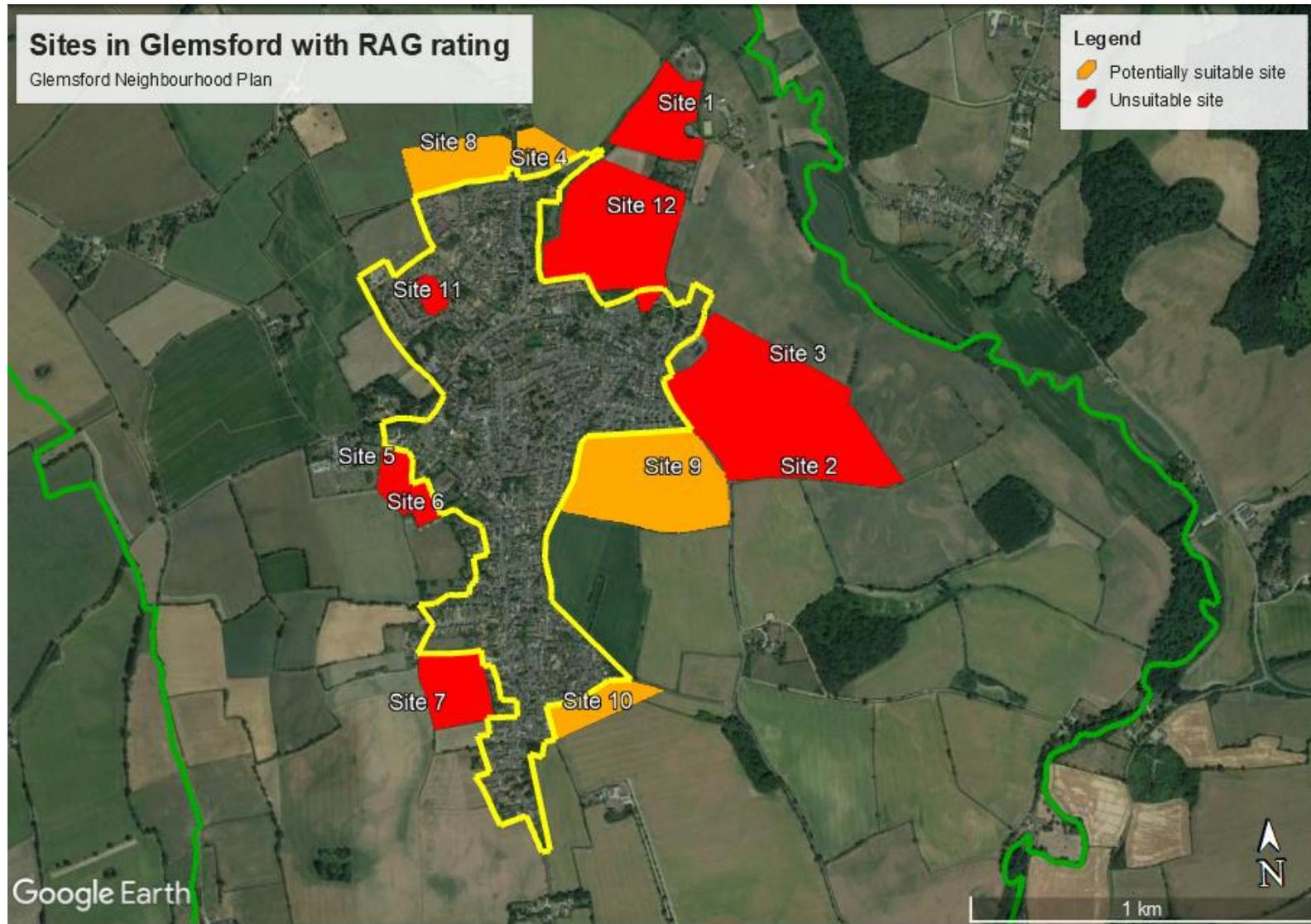


Figure 5-1 Sites with RAG rating

# Conclusions

## Site assessment conclusions

- 5.5 The site assessment has found that of the 11 sites considered four sites are potentially suitable for allocation in the Neighbourhood Plan subject to policy change on the inclusion of sites adjacent to the settlement boundary. These sites are;
- Site 4: This is a greenfield site to the north of the village, provision of access may not be able to support a significant amount of new vehicle movement arising from new development and it is located in the Special Landscape Area, however, has no major environmental constraints.
  - Site 8: This is a greenfield site to the north of the village, provision of access may not be able to support a significant amount of new vehicle movement arising from new development and it has no major environmental constraints.
  - Site 9: This is a greenfield site in the south east of the village centre, it has a limited number of constraints which are highlighted in the SHELAA.
  - Site 10: This is a greenfield site to the south of the village, it has a limited number of constraints which are highlighted in the SHELAA.
- 5.6 The remaining seven sites are not suitable for allocation in the Neighbourhood Plan due to significant constraints such as access, landscape and heritage impact.

## Next Steps

- 5.7 Should GPC decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - An assessment of viability;
  - Community consultation;
  - Discussions with Babergh District Council;
  - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
  - Any other evidence that becomes available, such as assessments of constraints such as local transport or infrastructure capacity; and
  - Other considerations such as the appropriate density of the proposed sites to reflect local character.

## Other considerations

### Viability

- 5.8 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with Babergh District Council and with landowners and site developers. The Local Plan evidence bases may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

## Affordable Housing

5.9 Four of the 11 sites considered in this assessment are potentially suitable for allocation. Three of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing<sup>12</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>13</sup>), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.

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<sup>12</sup> see NPPF para 62-64

<sup>13</sup> Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

# Appendix A - Proformas

# Site 1

1. Site Details	
Site Reference / Name	Site 1
Site Address / Location	Land to the north west of Low Street
Gross Site Area (Hectares)	4.60
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	86-103
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant.
Neighbouring uses	Agriculture/ residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units (or of over 50 units outside existing settlements/ urban areas) would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Special Landscape Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

Yes / No / Unknown

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No - However, there is PROW along all boundaries of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes, Anglian Water, water treatment works adjoining the northern boundary.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-800	>1200	>1200	>3900	<400	No known cycle routes

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	High sensitivity
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact - Grade II\* Listed Monks Hall is adjacent to the site boundary.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

No impact

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Core Strategy CS11 Development Strategy for Core Villages, BMSJLP Policy SP03 Settlement Hierarchy and CR04 Special Landscape Areas.

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Outside

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Outside

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p>Is the site available for development? Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown</p>	No
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now

### 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?  Yes / No / Unknown</p>	Unknown
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	0
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> Are there any known viability issues? Yes / No</p>	<p><b>Red</b>  Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located at the northern end of the village. It is disconnected from the village amenities and access would be difficult to provide access for a large number of dwellings.</p> <p>The site is in close proximity to a SSSI and any development over 50 units would require consultation with Natural England. In addition, it is within the Special Landscape Area and there is a water treatment works</p>

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	<p>adjoining the site on the northern boundary which may put a limit on the level of development appropriate on the site.</p> <p>The site is not compliant with Core Strategy Policy CS11 as it is not adjacent to the built-up area, or well related to services and facilities. In addition, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the disconnection from the existing settlement.</p>
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## Site 2

1. Site Details	
<i>Site Reference / Name</i>	Site 2
<b>Site Address / Location</b>	Land to the east of Park Lane
<b>Gross Site Area</b> (Hectares)	8.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	152-183
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant.
<b>Neighbouring uses</b>	Agriculture



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units (or of over 50 units outside existing settlements/ urban areas) would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Special Landscape Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes, telegraph poles on site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200	400-800	>1200	400-1200	>3900	<400	No known cycle routes

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	High sensitivity
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Core Strategy CS11 Development Strategy for Core Villages, BMSJLP Policy SP03 Settlement Hierarchy and CR04 Special Landscape Areas.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues due to telegraph poles on the site.</p>
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5. Conclusions	
<i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i>	0
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Unknown
<i>Other key information</i>	N/A
<p>Overall rating (Red/Amber/Green)</p> <p><b>The site is suitable and available</b></p> <p><b>The site is potentially suitable, and available.</b></p> <p><b>The site is not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>Red</b></p> <p>Potential viability issues due to telegraph poles on the site.</p>
<i>Summary of justification for rating</i>	<p>This is a greenfield site located to the east of the village. It is disconnected from the village and its amenities. It would be possible to create access.</p> <p>The site is in close proximity to a SSSI and any development over 50 units would require consultation with Natural England. In addition, it is within the Special Landscape Area which may put a limit on the level of development appropriate on the site. In addition, the Glemsford Landscape Character Appraisal highlights the view across this site as a key long distance view which may again limit development.</p> <p>The site is not compliant with Core Strategy Policy CS11 as it is not adjacent to the built-up area, or well related to services and facilities. In addition, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the disconnection from the existing settlement and impact upon landscape.</p>

## Site 3

1. Site Details	
<i>Site Reference / Name</i>	Site 3
<b>Site Address / Location</b>	Land to the north east of Park Lane
<b>Gross Site Area</b> (Hectares)	10.30
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	192-231
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant.
<b>Neighbouring uses</b>	Agriculture/ residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units (or of over 50 units outside existing settlements/ urban areas) would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Special Landscape Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Yes, telegraph poles on site.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	400-1200	>3900	<400	No known cycle routes

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact - the site is adjacent to the Conservation Area, and Grade I and II Listed Buildings join the site to the north. Development on this site could have a detrimental impact on views from Park Road to these Listed Buildings.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

No impact

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Core Strategy CS11 Development Strategy for Core Villages, BMSJLP Policy SP03 Settlement Hierarchy and CR04 Special Landscape Areas.

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	No

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <i>Yes / No / Unknown</i>	Potential viability issues due to telegraph poles on the site.
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Red</b></p> <p>Potential viability issues due to telegraph poles on the site.</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the east of the village. It is adjacent to the current built up area of the village and access could be created.</p> <p>The site is in close proximity to a SSSI and any development over 50 units would require consultation with Natural England. In addition, it is within the Special Landscape Area which may put a limit on the level of development appropriate on the site. In addition, the Glemsford Landscape Character Appraisal highlights the view across this site as a key long distance view which may again limit development.</p> <p>The site is covered by the Special Landscape Area, both of which adjoin the Conservation Area to the west. It is outlined in the Landscape Character Appraisal that where the Conservation Area meets open countryside is an important relationship as the landscape gives meaning to the historic core and vice versa. The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Plan due to significant constraints, primarily the impact on the landscape.</p>

# 4

## 1. Site Details

<b>Site Reference / Name</b>	4
<b>Site Address / Location</b>	Land east of Duffs Hill, Glemsford
<b>Gross Site Area</b> (Hectares)	1.29
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25- 30
<b>Site identification method / source</b>	SHELAA- given the lack of information provided for the red rating of this site in the SHELAA it has been reassessed using a standard site assessment proforma.
<b>Planning history</b>	None recent or relevant.
<b>Neighbouring uses</b>	Agriculture/ residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units (or of over 50 units outside existing settlements/ urban areas) would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

Yes / No / Unknown

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200	400-800	>1200	400-1200	>3900	<400	No known cycle routes

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Medium sensitivity
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to three Listed Buildings including Grade II* Listed 13-17 Chequers Lane and it is adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Core Strategy CS11 and BMSJLP Policy SP03-Settlement Hierarchy and CR04 Special Landscape Areas.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i>	5
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Unknown
<i>Other key information</i>	N/A
<p>Overall rating (Red/Amber/Green)</p> <p><b>The site is suitable and available</b></p> <p><b>The site is potentially suitable, and available.</b></p> <p><b>The site is not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p><b>Amber</b></p> <p>Unknown</p>
<i>Summary of justification for rating</i>	<p>This is a greenfield site located at the northern end of the village and is adjacent to the existing built up area. The road off which access would be provided is narrow and may not be able to support a significant amount of new vehicle movement arising from new development. Access should be discussed with Highways officers.</p> <p>The site is in close proximity to a SSSI and any development over 50 units would require consultation with Natural England. In addition, it is within the Special Landscape Area and in close proximity to a number of Listed Buildings which may put a limit on the level of development appropriate on the site. In addition, the Glemsford Landscape Appraisal identifies this site has having low/medium capacity for development however, limited development would be acceptable.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site is potentially suitable for a limited amount of development in line with Policy CS11 of the adopted Core Strategy or superseding policy, if access is confirmed as possible.</p>

## Site 5

1. Site Details	
<b>Site Reference / Name</b>	Site 5
<b>Site Address / Location</b>	Land adjacent to Tye Green
<b>Gross Site Area</b> (Hectares)	2.20
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	41-49
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant.
<b>Neighbouring uses</b>	Agriculture/ residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units outside the existing settlement/ urban area would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>There is no current vehicle access and would not be possible to create access without the removal of current buildings.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is current pedestrian access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Footpath ref. W-268 012/0 crosses the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No - However, there are some adjacent to the site boundary.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400	<400	>1200	<400	>3900	<400	No known cycle routes

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some Impact - Adjacent to the site are three Grade II Listed Buildings (17/19 Tye Green, 31/33 Tye Green and Patches House) and one Grade II* Listed Building (Peverells) are located in close proximity to the site. In addition, the site is adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Core Strategy CS11 and BMSJLP Policy SP03-Settlement Hierarchy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

## 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>          Are there any known viability issues?          Yes / No</p>	<p><b>Red</b>          Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the west of the village. It is adjacent to the current built up area of the village.</p> <p>There is no current access to the site, and to provide access would require the demolition of existing buildings. The sites is in close proximity to a number of heritage assets and the Conservation Area. It is outlined in the Landscape Character Appraisal that where the Conservation Area meets open countryside is an important relationship as the landscape gives meaning to the historic core and vice versa.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the lack of evidence of a feasible access point to the site.</p>

# Site 7

## 1. Site Details

<i>Site Reference / Name</i>	Site 7
<b>Site Address / Location</b>	Land to the south east of Angel Lane
<b>Gross Site Area</b> (Hectares)	3.80
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	71-85
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant.
<b>Neighbouring uses</b>	Agriculture/ residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - SSSI Impact Risk Zone for which any development over 100 units (or of over 50 units outside existing settlements/ urban areas) would require consultation with Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Yes

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No current access and no possibility of creating access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Footpath ref. W-268 005/0, W-268 008/0 and W-268 004/0 all cross the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Yes, telegraph poles on site.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Yes

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	>1200	>3900	<400	No known cycle routes

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited Impact - 11 Grade II listed Buildings and one Grade II* Listed Building (Angel House) are located in relatively close proximity but harm is unlikely due to significant screening. In addition, the site is adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Core Strategy CS11 and BMSJLP Policy SP03-Settlement Hierarchy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<i>Is the site available for development?</i> <b>Yes / No / Unknown</b>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <b>Yes / No / Unknown</b>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <b>Yes / No / Unknown</b>	Potential viability issues due to telegraph poles on the site.
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Red</b></p> <p>Potential viability issues due to telegraph poles on the site.</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the west of the village. It is adjacent to the current built up area of the village. There is no current access to the site and there is no possibility of creating access.</p> <p>The sites is in close proximity to a number of heritage assets and the Conservation Area.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan due to the lack of access.</p>

## Appendix B SHELAA Sites Summary Table

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		
8	SS1110 / 4.02 ha/ 10 dwellings	Partial development along road frontage is recommended. Site is available and no known viability costs. Site is <b>potentially considered suitable</b> for residential development taking any constraints into consideration.	No	No	No	Yes, the site is <b>potentially suitable</b> for allocation.	<p>The road off which access would be provided is narrow and may not be able to support a significant amount of new vehicle movement arising from new development. Access should be discussed with Highways officers.</p> <p>In the Glemsford Landscape Appraisal this site is identified as having medium capacity for development.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is</p>

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	<p>adjacent to the built-up area. However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site is potentially suitable for a limited amount of development in line with Policy CS11 of the adopted Core</p>	

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		
9	S0286/ 11.40 ha/ 20-30 dwellings	Site is <b>potentially suitable</b> , but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Heritage - potential impact upon Conservation Area and heritage assets. Visual impact due to topography and sensitive landscape. Minerals - site lies within Mineral Consultation Zone. The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the	No	No	No	Yes, the site is <b>potentially suitable</b> for allocation.	<p>Strategy or superseding policy, if access is confirmed as possible.</p> <p>The SHELAA highlights a number of constraints, all of which it would be possible to mitigate.</p> <p>In the Glemsford Landscape Appraisal this site is identified as having medium capacity for development.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries</p>

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
		existing settlement. Estimated new net site area: 4ha.	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	demonstrate the extent of land which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site has only minor physical constraints and may become suitable. If the site is proposed for allocation, the northern part adjacent to the current built up area form is most appropriate. Discussions could also be had with BDC on the potential to include this site in the Neighbourhood Plan as a larger urban extension to the village, to	

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			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		
10	SS0226/ 2.80 ha/ 20-30 dwellings	Site is <b>potentially suitable</b> , but the following considerations would require further investigation: Highways – regarding access, impact on local roads and infrastructure required. Heritage - potential impact upon nearby Conservation Area. Biodiversity - potentially within 20km of a Natura 2000 site and will therefore require a HRA. The site is potentially considered suitable for residential development, taking identified constraints into consideration.	No	No	No	Yes, the site is <b>potentially suitable</b> for allocation.	<p>include the necessary physical, social and 'green' infrastructure.</p> <p>The SHELAA highlights a number of physical mitigable constraints.</p> <p>In the Glemsford Landscape Appraisal this site is identified as having medium capacity for development.</p> <p>The site is compliant with Core Strategy Policy CS11 as it is adjacent to the built-up area, is well related to services and facilities However, the site is not compliant with emerging Joint Local Plan Policy SP03 as it is outside the settlement boundary and the policy states that these boundaries demonstrate the extent of land</p>

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		
							which is required to meet the development needs of the Plan. While is not yet adopted it must be given material consideration. Therefore, under current policy the site is not suitable for allocation in the Neighbourhood Plan however, should policy change or subject to consultation with BDC, the site has only minor mitigatable physical constraints and may become suitable.
11	SS0757/ 0.52 ha/ 13-15 dwellings	<b>Unsuitable</b> SHELAA site.	No	No	No	Yes, the site is <b>unsuitable</b> for allocation.	The site is allocated as Designated Open Space under policy LP28 in the BMSJLP rendering the site unsuitable for housing allocation in the Neighbourhood Plan.
12	SS0257/ 11.40 ha/ 222 –	<b>Unsuitable</b> SHELAA site.	No	No	No	Yes, the site is <b>unsuitable</b> for allocation.	Although the SHELAA gives no reason for making the site unsuitable a recent refused

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			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		

267 dwellings

planning application (ref. DC/18/01526 for 101 dwellings and 35 retirement living apartments) outline why this site is not suitable and these conclusions are considered to be equally valid for a neighbourhood plan site assessment.

Reasons for refusal:

- The scale, siting and location would cause harm to Valued Landscape and Special Landscape Area.
- It would fail to enhance or preserve the Conservation Area and cause harm to Listed Buildings in close proximity.
- The primary school does not have capacity to expand therefore, would

Site Ref.	Site Details SHELAA Ref / Site size /Proposed land use.	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	<p>create unsustainable commuting for children in the village.</p> <p>This application covers almost the whole of site 12 and a smaller area could be suitable in principle to the north of Foundry Close (no further east than Foundry Close), but as there is no clear access point this appears to be current unsuitable. If access could be achieved from Brook Street this could be a potential location for new development.</p>	

