



Pampisford Neighbourhood Plan

Site Options and Assessment

Pampisford Parish Council

March 2020

Quality information

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
Ha	Hectare
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PNP	Pampisford Neighbourhood Plan
PPC	Pampisford Parish Council
PPG	Planning Practice Guidance
SCDC	South Cambridgeshire District Council
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

Executive Summary

Pampisford Neighbourhood Plan is being prepared in the context of the adopted South Cambridgeshire Local Plan. Pampisford Parish Council seeks to identify sites which are potentially suitable 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 Pampisford.

Pampisford is defined as an Infill Village in the adopted Plan. Infill Villages do not have a set housing requirement and schemes are restricted to the size of maximum two dwellings, with exceptional circumstances on previously developed land of up to eight dwellings. Pampisford are therefore under no obligation to allocate sites in the Neighbourhood Plan. However, a comprehensive review of sites will help to inform neighbourhood plan policies to influence future development in the village.

This site assessment considers 13 potential development sites, taking into account policies in the Local Plan as well as national planning criteria to establish which, if any, of the sites are suitable for development. The sites included in the assessment were either promoted through the Neighbourhood Plan Call for Sites or have been identified by the Parish Council.

The conclusions of the site assessment are that three sites are suitable for allocation, these are;

- Site 4, land High Street (House number 10). Up to 1 dwelling.
- Site 5, land at High Street. Up to 2 dwellings.
- Site 9, Nightingales Garage site, London Road. Up to 5 dwellings.

A further three sites are suitable for allocation, subject to establishing availability, these are;

- Site 2, Church Lane (centre). Up to 2 dwellings.
- Site 3, Church Lane (south). Up to 2 dwellings.
- Site 11, Church Lane (north). Up to 2 dwellings.

Six sites are not suitable for allocation however, they could potentially be identified for affordable housing through a rural exception policy. These are;

- Site 6, Land to the north of Brewery Road. *The level of affordable housing to be delivered on site is subject to local identified need.*
- Site 7, Rectory Farm, Brewery Road. Up to 8 dwellings.
- Site 8, Dixons, Brewery Road. Up to 8 dwellings.
- Site 10, Land to the south of Brewery Road (west). *The level of affordable housing to be delivered on site is subject to local identified need.*
- Site 12, Land to the south of Beech Lane. *The level of affordable housing to be delivered on site is subject to local identified need.*
- Site 13, Land to the south of Brewery Road (east). *The level of affordable housing to be delivered on site is subject to local identified need.*

This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Parish Council should engage with South Cambridgeshire District Council 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 Pampisford Neighbourhood Plan (PNP) undertaken on behalf of Pampisford Parish Council (PPC). 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.
- 1.1 The neighbourhood area (which covers the Parish) was designated in March 2018 and the PPC are in the early stages of preparing the Plan. While there are no formal themes or vision documents available publicly at the time of writing, the key themes, as consulted by PPC householder survey in 2018¹, for the Neighbourhood Plan are: housing, transport, environment, community facilities and energy.
- 1.2 There are a number of transport links connecting the neighbourhood area to surrounding districts. The M11 links Pampisford to Cambridge to the north and London to the south. Whittlesford Parkway is the nearest train station with links to Norwich, Cambridge and London.
- 1.3 There are several heritage considerations within the neighbourhood area, including over 20 Listed Buildings, mainly clustered around the core of the village. To the east of the neighbourhood area there is Grade II* Listed Pampisford Hall park and garden. There is also a scheduled monument the north east of the village.
- 1.4 Pampisford has limited services and facilities; however, the adjoining village of Sawston, provides all the key services and facilities for residents of Pampisford.
- 1.5 In terms of environmental constraints to development, the neighbourhood area encompasses and is close to a variety of high-quality landscapes. An assessment of landscape is being carried out which is not available at time of writing.
- 1.6 Pampisford is surrounded by Cambridge's Green Belt and is classified as a rural infill village in the adopted South Cambridgeshire Local Plan. Given its proximity to Sawston Hall Meadows SSSI, the whole neighbourhood area falls within a SSSI Impact Risk Zone. This risk zone is phased with less stringent requirements the further away development falls from the SSSI however, all the sites considered for assessment are required to consult with Natural England if over 100 dwelling units is proposed, or over 50 dwellings outside existing settlements/ urban areas.
- 1.7 Figure 1-1 shows the proximity of the SSSI to the village and the areas of priority habitat in the village.

¹ Available at: http://www.pampisford.org.uk/PCMinutes/Pampisford_questionnaire.pdf

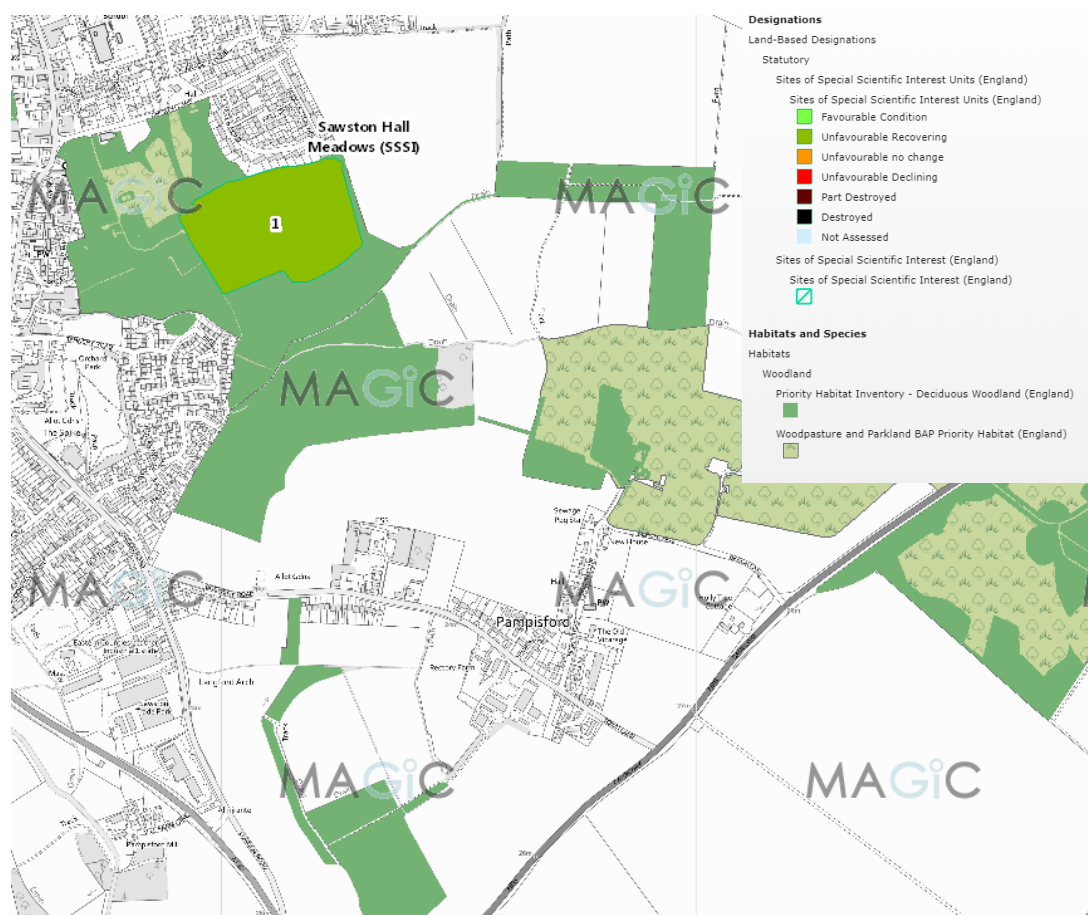


Figure 1-1 Environmental Designations in Pampisford

Source: Extract from MagicMaps²

- 1.8 The parish council note the lack of opportunities for downsizing in the village as well as a problem with the affordability of housing for young people and families.
- 1.9 The Local Authority is South Cambridgeshire District Council (SCDC) and the Local Development Framework includes South Cambridgeshire Local Plan³ (adopted 2018).
- 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 Pampisford, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.11 The Local Plan does not set Pampisford a housing requirement. However, review of this Plan was set to commence by the end of 2019, which may change the planning policy context for the parish. Therefore, although PPC are under no obligation to allocate housing in the Neighbourhood Plan, a comprehensive review of sites will help to inform neighbourhood plan policies to influence future development in the village.
- 1.12 This assessment in itself does not allocate sites and PPC are under no obligation to allocate sites included in this assessment or from any other sources. It is the intention that this report will inform decisions regarding future development, along with other available information, to meet Neighbourhood Plan objectives.
- 1.13 **Figure 1-2** provides a map of the designated Pampisford Neighbourhood Plan Area.

² Available at: <https://magic.defra.gov.uk/magicmap.aspx>

³ Available at: https://www.scambs.gov.uk/media/12740/south-cambridgeshire-adopted-local-plan-270918_sml.pdf



Figur-1-2: Pampisford Neighbourhood Plan Designated Area (2018)

Source: Extract from Pampisford Neighbourhood Plan Webpage.⁴

⁴ Available at: https://www.scambs.gov.uk/media/3620/pampisford_neighbourhood_area_designated_-_march_2018.pdf

2. Planning Policy and Evidence Base

- 2.1 All Neighbourhood Plan policies (including site allocations) must be in accordance with national planning guidance, notably the National Planning Policy Framework and associated Planning Practice Guidance. Policies must also be consistent with the strategic policies of the adopted Development Plan and have regard to the emerging Local Plan.
- 2.2 The key document for the SCDC planning framework is the South Cambridgeshire Local Plan, adopted in 2018. There is a new Local Plan in preparation, but it is in the early stages so would not carry significant weight.

National Planning Policy Framework (2019)

- 2.3 NPPF⁵ (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.
- 2.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside.
- 2.6 Chapter 13 discusses the importance of Green Belt and defines what development would be acceptable. Most importantly, new buildings in the Green Belt are considered inappropriate, exceptions to this relevant to this site assessment are:
- Limited infilling in villages;
 - Limited affordable housing for local community needs (e.g. rural exception sites); and
 - Limited infilling or redevelopment of previously developed land which would not have greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt where identified affordable housing need would be met.

South Cambridgeshire Local Plan (2018)

The policies relevant to the location of new development in the Pampisford Neighbourhood Plan are listed below.

- 2.7 **Policy S/4 Cambridge Green Belt:** the policy states that new development in the Green Belt will only be approved in accordance with Green Belt policy outlined in the NPPF.
- 2.8 **Policy S/11 Infill Villages:** Pampisford is identified as an Infill Village, within which residential development will be restricted to scheme sizes of no more than 2 dwellings comprising:
- A gap in otherwise built up frontage to an existing road;
 - The redevelopment or sub division of an existing residential curtilage;
 - The sub division of an existing dwelling; or
 - The conversion or redevelopment of a non-residential building where this would not result in loss of local employment.

In addition, the policy states that in very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of brownfield site bringing positive overall benefit to the village.

⁵Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

- 2.9 **Policy S/13 Review of the Local Plan:** The Council committed to undertake an early review of the Local Plan to commence before the end of 2019 which is anticipated to be adopted by the end of summer 2022. Specific matters to be reviewed include an updated assessment of housing needs, the spatial strategy for Greater Cambridge.
- 2.10 **Policy H/8 Housing Density:** identifies appropriate housing densities; however, no figure is given for Infill Villages.
- 2.11 **Policy H/11 Rural Exception Site Affordable Housing:** affordable housing developments to meet identified local housing needs on small sites adjoining the development framework boundary will be permitted as long as there are no alternative sites that would have less impact on Green Belt. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.
- 2.12 **Policy NH/13 Important Countryside Frontage:** Important Countryside Frontages are defined where land with a strong countryside character either penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area, or provides an important rural break between two nearby but detached parts of a development framework. Planning permission for development will be refused if it would compromise these purposes.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's National Planning Policy Framework (updated 2019) and associated National Planning Practice Guidance⁶ 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 the same. This includes an assessment of whether a site is suitable, available and achievable for the proposed use.
- 3.3 In this context, the methodology for carrying out the site appraisal is presented below.

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 Pampisford Neighbourhood Plan Area through:
 - Sites identified by the Neighbourhood Plan 'Call for Sites';
 - Potential development opportunities identified by members of the Neighbourhood Plan group; and
 - Planning applications pending consideration.

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 Following the completion of the initial sift, sites are assigned one of two 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 detailed site pro-forma assessment – for sites that have not been ruled out at the sifting stage and have not been assessed through a SHLAA or planning application.
- 3.7 Point b) 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 3: Site Assessment

- 3.8 Sites are assessed according to which of the categories they fall into above, in Task 2.
- 3.9 Sites that have not previously been assessed through a SHLAA or a planning application are assessed in more detail using an assessment pro-forma. This is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.10 The pro-forma used for the assessment enables a range of information to be recorded, including the following:
 - General information:
 - Site location and use; and
 - Site context and planning history.

⁶ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

- 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 4: Consolidation of Results

- 3.11 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.
- 3.12 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.
- 3.13 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**:
- **'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.
- 3.14 While the assessment indicates whether a site is appropriate for allocation or not, it is important to note that there is also no obligation for PPC to allocate any of the sites, based on the results of this assessment.

4. Site Assessment

4.1 Identified sites

- 4.1 12 sites included in the assessment have been identified by the neighbourhood planning group or through the Neighbourhood Plan Call for Sites. There were no sites identified for the neighbourhood area in the SCDC Strategic Housing Land Availability Assessment (SHLAA) There is one site which has recently been refused planning permission in the parish.
- 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	Availability
1- Brewery Road, opposite Pampisford Place	Available – submitted through Call for Sites
2- Church Lane (centre)	Availability unknown – Council owned
3- Church Lane (south)	Availability unknown – Council owned
4- High Street (House number 10)	Availability unknown
5- High Street	Availability unknown
6- Land to the north of Brewery Road	Available – submitted through Call for Sites
7- Rectory Farm, Brewery Road	Not currently available
8- Dixons, Brewery Road	Not currently available
9- Nightingales Garage site, London Road	Available – planning application
10- Land to the south of Brewery Road	Availability unknown
11- Church Lane (north)	Availability unknown
12- Land to the south of Beech Lane	Availability unknown
13- Land to the south of Brewery Road (east)	Availability unknown

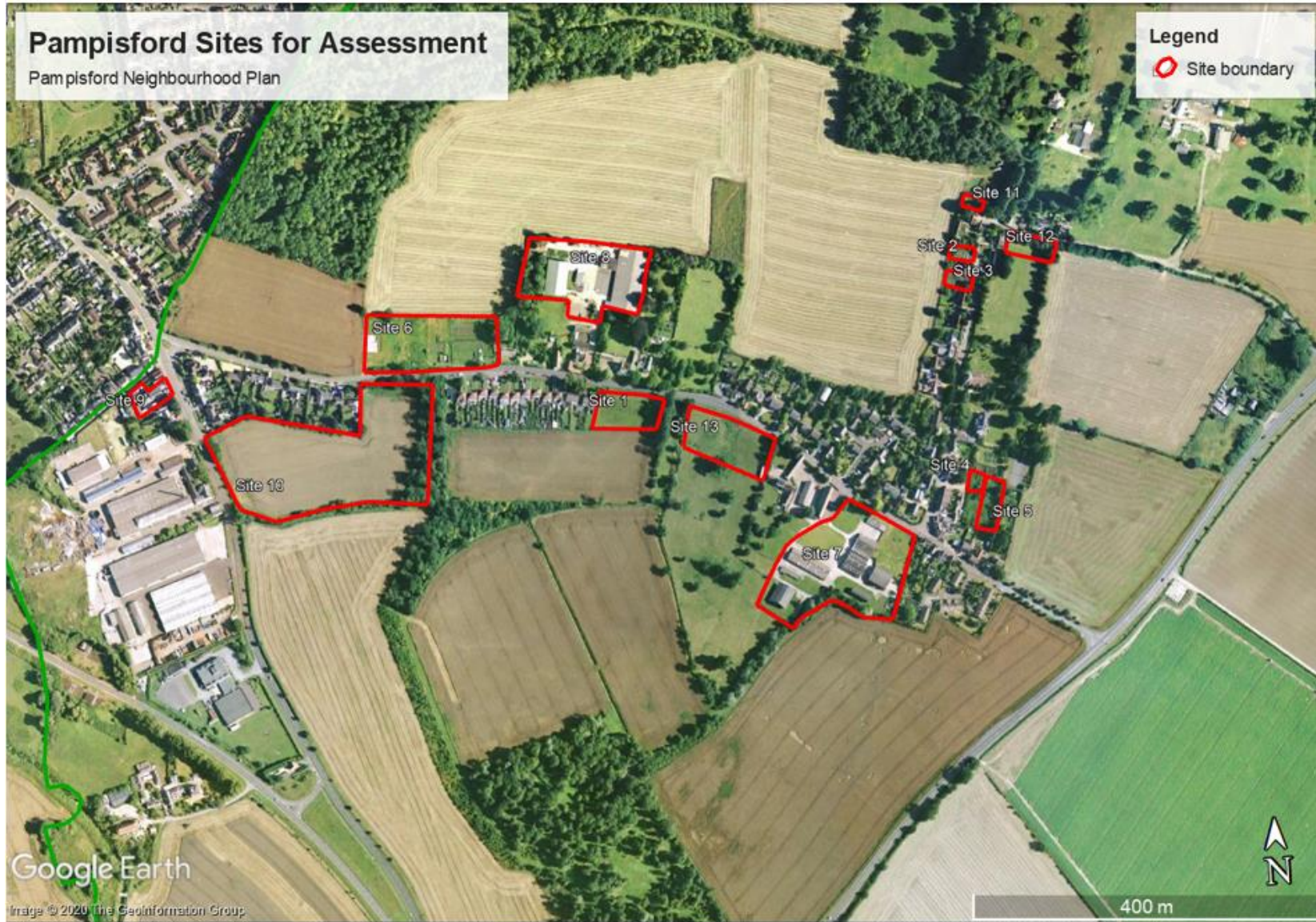


Figure 4-1 Sites included in the assessment

5. Site Assessment Summary

- 5.1 All 13 sites were assessed to consider whether they would be suitable for allocation in the PNP for housing. Given there is no housing requirement, an evidence of need for this type of development would need to be demonstrated for the neighbourhood plan to propose housing allocations.
- 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.
- 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 A plan showing all of the sites assessed and the red /amber / green rating for each is shown in **Figure 5-1**.

Table 5-1: Site Assessment Summary Table

Site Reference	Site Size (Hectares)	Capacity (Indicative number of homes)	AECOM Conclusions	Overall RAG rating
Site 1	0.29	Up to 2	<p>Greenfield site in the centre of the village. Access could be provided off Brewery Road.</p> <p>While the site does meet Policy S/11 Infill Villages for up to 2 dwellings, almost the entire site is covered by Flood Zone 2 which puts it in the flood risk zone. The site is also within the Green Belt. The site is therefore unsuitable for allocation in the Neighbourhood plan.</p>	
Site 2	0.04	Up to 2	<p>Greenfield site located in the north east of the village and would constitute infill development between existing dwellings. Access could be provided off High Street.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage. Deliverability and viability of site would need to be discussed with the landowner. Therefore, if availability and viability can be demonstrated, the site is suitable for allocation in the Neighbourhood Plan.</p>	
Site 3	0.1	Up to 2	<p>Greenfield site located in the north east of the village and would constitute infill development between existing dwellings. Access could be provided off High Street.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage. Deliverability and viability of site would need to be discussed with SCDC. Therefore, if availability and viability can be demonstrated, the site is suitable for allocation in the Neighbourhood Plan.</p>	
Site 4	0.23	Up to 2	<p>This greenfield site is located to the east of the village and would constitute infill development between existing dwellings. One dwelling opposite this site has recently been completed, and this could be replicated.</p> <p>Access to the recently completed dwelling is already established and this site could use the same access. This would need to be confirmed with the Highways Authority.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage. Therefore, the site is suitable for allocation in the Neighbourhood Plan, subject to access being confirmed.</p>	

Site 5	0.13	Up to 2	<p>This greenfield site is located to the east of the village and would constitute infill development between existing dwellings and their curtilage. One dwelling adjacent to this site has recently been completed and site 4 is also adjacent.</p> <p>Access to the recently completed dwelling is already established and this site could use the same access. This would need to be confirmed by the Highways Authority.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage. Therefore, the site is suitable for allocation in the Neighbourhood Plan.</p>	
Site 6	0.95	Up to 2	<p>Greenfield site located to the north west of the village. The site is currently occupied by allotments; however, it is possible these could be relocated as to not lose this community value.</p> <p>Access could be provided off Brewery Road.</p> <p>The site is located within the Green Belt. The southern boundary is an Important Countryside Frontage (Policy NH/13), however this should not impact development on this site as significant open countryside meets the roadside to the west of the site.</p> <p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation for market housing in the Neighbourhood Plan. However, the site is possibly suitable for affordable housing under the rural exception policy, subject to relocating the allotment and evidence to support the need for affordable housing.</p>	
Site 7	1.62	Up to 8	<p>In use as a farm and not currently available for redevelopment/change of use. If the site became available in future, either during the neighbourhood plan period or in future reviews of the neighbourhood plan, it could be allocated for housing. Under current policy it would be suitable for up to 8 homes as it comprises previously developed land. Alternatively, the unoccupied land fronting Brewery Road could be suitable for 2 dwellings in addition to the current use.</p> <p>Access is already established. The site is located within the Conservation Area and is adjacent to Grade II Listed Building.</p> <p>The site could also be included in the neighbourhood plan as an 'aspiration' for future housing. The plan could include details of the type, scale, layout and design of development that would be supported, should the site become available.</p>	
Site 8	1.1	Up to 8	<p>Site is currently in employment use and is not available for redevelopment/change of use. If the site became available in future, either during the neighbourhood plan period or in future reviews of the neighbourhood plan, it could be allocated for housing. Under current policy it would be suitable for up to 8 homes as it comprises previously developed land. Access is already established.</p>	

			<p>The site could also be included in the neighbourhood plan as an 'aspiration' for future housing. The plan could include details of the type, scale, layout and design of development that would be supported, should the site become available.</p>	
Site 9	0.42	Up to 8	<p>Previously developed site located to the west of the village. This is a discussed car garage and has had a recently refused planning application on the site (Planning Application Ref. S/3961/19/FL). This application was refused on the design and detailed of the scheme rather than the principle of development and there are no notable constraints to the site.</p> <p>The site does meet Policy S/11 Infill Villages as it is a previously developed site and could lead to the sustainable recycling of brownfield land. Therefore, the site is suitable for allocation in the Neighbourhood Plan.</p>	
Site 10	2.78	Up to 2	<p>Greenfield site located to the south west of the village. Access could be provided to the site off London Road.</p> <p>The majority of the site falls within Flood Zone 2 and the eastern boundary of the site is adjacent to a priority habitat (deciduous woodland).</p> <p>The site is within the Green Belt and the boundary of the site that meets Brewery Road is constrained by Policy NH/13 Important Countryside Frontage. This would impact development at this boundary as if developed the 'rural break' between two separate parts of the development framework would be lost.</p> <p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, a small portion of the site adjacent to the houses on London Road is outside of FZ2 could be suitable for housing under the rural exception policy, subject to identification of local affordable housing need.</p>	
Site 11	0.03	1	<p>Part of a garden located to the north east of the village. Access could be provided via the existing dwelling.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage. Therefore, if availability can be established, the site is suitable for allocation in the Neighbourhood Plan.</p>	
Site 12	0.14	Up to 2	<p>Greenfield site located to the north east of the village. The site is currently occupied by a recreation ground. There is a possibility that housing could be developed on the northern edge of the recreation ground, along Beech Lane. To avoid community value loss, the recreation ground could be redesigned and extended to the east.</p> <p>Access could be provided from Beech Lane. The site is adjacent to a Grade II Listed Building, is located in the Conservation Area and the Green Belt.</p>	

			<p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, housing could be provided under the rural exception policy, subject to identification of local affordable housing need.</p>	
Site 13	0.51	Up to 2	<p>Greenfield site located to the south of the village. Access could be provided to the site off Brewery Road.</p> <p>A large section in the middle of the site is within Flood Zone 2 and 3. The site is within the Green Belt and the boundary of the site that meets Brewery Road is constrained by Policy NH/13 Important Countryside Frontage, this should not however impact development on this site as significant open countryside meets the roadside to the west of the site.</p> <p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, the site could be suitable for affordable housing under the rural exception policy, subject to identification of local affordable housing need. If this site were to be identified as a broad location, the eastern half of the site adjacent to Rectory Farm would be most suitable given the constraints on other areas of the site and the existing development framework.</p>	

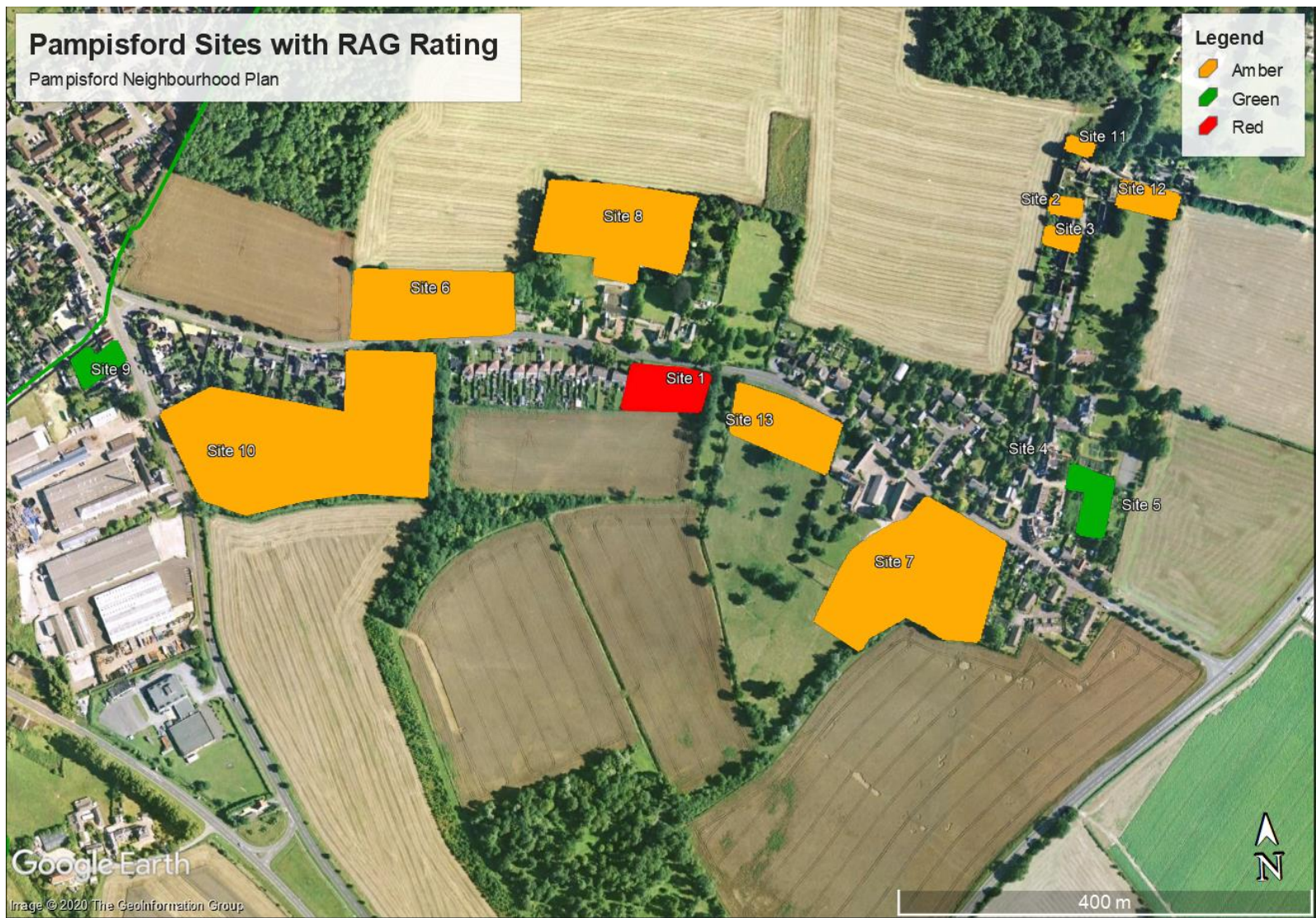


Figure 5-1 Sites with RAG rating

Conclusions

Site assessment conclusions

- 5.5 The site assessment has found that of the 13 sites considered, three sites are suitable for housing and, if found to be viable for the proposed development, would be a recommended shortlist from which PPC could select sites to allocate in the Neighbourhood Plan. These sites are available, free from constraints or have constraints that can be resolved:
- Site 4: this is a greenfield site that would constitute infill development, therefore meets local policy.
 - Site 5: this is a greenfield site that would constitute infill development, therefore meets local policy.
 - Site 9: this is a previously developed site that would result in the recycling of brownfield land, therefore meets policy.
- 5.6 These sites are also free from constraints or have constraints that could be resolved, however, availability has not been established;
- Site 2: this is a greenfield site that would constitute infill development, therefore meets local policy. However, availability has not been established.
 - Site 3: this is a greenfield site that would constitute infill development, therefore meets local policy. However, availability has not been established.
 - Site 11: this is a greenfield site that is part of the curtilage of an existing dwelling. However, availability has not been established.
- 5.7 The following sites are not suitable for allocation in the Neighbourhood Plan, however they could be identified in a rural exception policy or as broad locations for future growth;
- Site 6: this is a greenfield site located in the Green Belt therefore allocation in the Neighbourhood Plan for market housing is not appropriate. However, the site could be identified in rural exception housing to deliver affordable housing.
 - Site 7: this is an operational employment area therefore it is not appropriate to allocation for housing in the Neighbourhood Plan. However, could be an area of 'aspiration' for future housing.
 - Site 8: this is an operational employment area therefore it is not appropriate to allocation for housing in the Neighbourhood Plan. However, could be an area of 'aspiration' for future housing.
 - Site 10: this is a greenfield site in the Green Belt and with a significant proportion of the site in Flood Zone 2, therefore allocation in the Neighbourhood Plan for market housing is not appropriate. However, the site could be identified in rural exception housing to deliver affordable housing.
 - Site 12: this is a greenfield site located in the Green Belt therefore allocation in the Neighbourhood Plan for market housing is not appropriate. However, the site could be identified in rural exception housing to deliver affordable housing.
 - Site 13: this is a greenfield site located in the Green Belt therefore allocation in the Neighbourhood Plan for market housing is not appropriate. However, the site could be identified in rural exception housing to deliver affordable housing.
- 5.8 The remaining site (Site 1) is not suitable for residential development due to significant flood risk and therefore not appropriate for allocation in the plan.

Next Steps

5.9 Should PPC decide to propose sites for allocation, the next steps will be for the Parish Council to decide on which sites should be considered, based on:

- The findings of this site assessment;
- An assessment of viability;
- Community consultation;
- Discussions with South Cambridgeshire 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

5.10 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with South Cambridgeshire 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

5.11 Of the suitable and potentially suitable sites (green and amber), the ones with a capacity to deliver **more than 10 homes** (list these if possible) would be required to include a proportion of affordable housing (then add a footnote: see NPPF para 62-64). The proportion of affordable housing is 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. Affordable housing can include Affordable housing for rent, starter homes, discounted market housing or other affordable housing types (see NPPF Annex 2).

Appendix A - Proformas

1

1. Site Details

Site Reference / Name	1
Site Address / Location	Land to the south of Brewery Road (centre)
Gross Site Area (Hectares)	0.29
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential and 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

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*

High 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*

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

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	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	>1200	>1200	1600-3900	<400	<400

Landscape and Visual Constraints

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

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <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> <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> <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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- It is within the Conservation Area</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The northern boundary of the site is an Important Countryside Frontage (Policy NH/13) and Policy H/11 Rural Exception housing.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

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? <i>Yes / No / Unknown</i></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>	The site does meet Policy S/11 Infill Villages should the scheme not comprise more than two dwellings as it would fill a gap in an otherwise built up frontage.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Red</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>Greenfield site in the centre of the village. Access could be provided off Brewery Road.</p> <p>While the site does meet Policy S/11 Infill Villages for up to 2 dwellings, almost the entire site is covered by Flood Zone2 which puts it in the flood risk zone. The site is also within the Green Belt. The site is therefore unsuitable for allocation in the Neighbourhood plan.</p>

2

1. Site Details	
Site Reference / Name	2
Site Address / Location	Church Lane (centre)
Gross Site Area (Hectares)	0.04
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Space between houses
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red; text-align: center;">Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: green; text-align: center;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green; text-align: center;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p style="color: green; text-align: center;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red; text-align: center;">Yes</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <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> • <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> • <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> 	<p style="color: green; font-weight: bold;">Low</p>
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Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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 style="color: orange;">Some impact- It is within the Conservation Area</p>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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 style="color: green;">No Impact</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
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<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
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<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
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<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: red;">Greenfield</p>
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<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p style="color: green;">Within</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A</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

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>Is the site available for development? Yes / No / Unknown</p>	No
<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>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

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>	1
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	Amber Unknown
<p>Summary of justification for rating</p>	Greenfield site located in the north east of the village and would constitute infill development between existing dwellings. Access could be provided off High Street. The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage. Deliverability and viability of site would need to be discussed with the landowner. Therefore, if availability and viability can be demonstrated, the site is suitable for allocation in the Neighbourhood Plan.

3

1. Site Details

<i>Site Reference / Name</i>	3
Site Address / Location	Church Lane (south)
Gross Site Area (Hectares)	0.10
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Space between houses
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes- telegraph poles on boundary of site
Would development of the site result in a loss of social, amenity or community value? <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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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- It is within the Conservation Area</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

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? <i>Yes / No / Unknown</i></p>	Potentially - telegraph poles on boundary of 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>	2
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber</p> <p>Potentially - telegraph poles on boundary of site</p>
<p>Summary of justification for rating</p>	<p>Greenfield site located in the north east of the village and would constitute infill development between existing dwellings. Access could be provided off High Street. The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and would fill a gap in otherwise built up frontage. Deliverability and viability of site would need to be discussed with SCDC. Therefore, if availability and viability can be demonstrated, the site is suitable for allocation in the Neighbourhood Plan.</p>

4

1. Site Details

Site Reference / Name	4
Site Address / Location	High Street (House number 10)
Gross Site Area (Hectares)	0.04
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrubland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Unknown
Planning history	Planning Application Ref. S/0716/19/FL - Application for 2 new dwellings was withdrawn (2019).
Neighbouring uses	Residential and gardens



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?*

No

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>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <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> • <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> • <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> 	<p style="color: green; font-weight: bold;">Low</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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 style="color: orange;">Some Impact - adjacent to 5 Grade II Listed Buildings and within the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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 style="color: green;">No Impact</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: red;">Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p style="color: green;">Within</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> Yes / No / Unknown	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>	<p>1</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>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>This greenfield site is located to the east of the village and would constitute infill development between existing dwellings. One dwelling opposite this site has recently been completed, and this could be replicated. Access to the recently completed dwelling is already established and this site could use the same access. This would need to be confirmed with the Highways Authority. The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage. Therefore, the site is suitable for allocation in the Neighbourhood Plan, subject to access being confirmed.</p>

5

1. Site Details

<i>Site Reference / Name</i>	5
Site Address / Location	High Street
Gross Site Area (Hectares)	0.13
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrubland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Unknown
Planning history	None recent or relevant
Neighbouring uses	Residential and gardens



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

2. Assessment of Suitability

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

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

Unknown

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)	>1200	<400	>1200	>1200	1600-3900	<400	<400

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

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 - views across to church

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 - in close proximity to 5 Grade II Listed Buildings and within the Conservation Area.

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?

N/A

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*

Within

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*

N/A

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> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> Yes / No / Unknown	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>	<p>2</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>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>This greenfield site is located to the east of the village and would constitute infill development between existing dwellings and their curtilage. One dwelling adjacent to this site has recently been completed and site 4 is also adjacent.</p> <p>Access to the recently completed dwelling is already established and this site could use the same access. This would need to be confirmed by the Highways Authority.</p> <p>The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage.</p> <p>Therefore, the site is suitable for allocation in the Neighbourhood Plan.</p>

6

1. Site Details

Site Reference / Name	6
Site Address / Location	Land to the north of Brewery Road
Gross Site Area (Hectares)	0.95
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Allotments
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	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

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

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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> <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> <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> <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The southern boundary of the site is an Important Countryside Frontage (Policy NH/13) and Policy H/11 Rural Exception housing.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A</p>

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- if allotments can be moved</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> Available now / 0-5 years / 6-10 years / 11-15 years</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>Potentially - telegraph poles on boundary of site</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>Dependant on identified local affordable need.</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>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. However, the PC could earmark this site as a potential broad location for a Rural Exception policy.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Potentially - telegraph poles on boundary of site</p>
<p>Summary of justification for rating</p>	<p>Greenfield site located to the north west of the village. The site is currently occupied by allotments; however, it is possible these could be relocated as to not lose this community value. Access could be provided off Brewery Road. The site is located within the Green Belt. The southern boundary is an Important Countryside Frontage (Policy NH/13), however this should not impact development on this site as significant open countryside meets the roadside to the west of the site. The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation for market housing in the Neighbourhood Plan. However, the site is possibly suitable for affordable housing under the rural exception policy, subject to relocating the allotment and evidence to support the need for affordable housing.</p>

7

1. Site Details

Site Reference / Name	7
Site Address / Location	Rectory Farm, Brewery Road
Gross Site Area (Hectares)	1.62
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 8
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Agriculture



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

2. Assessment of Suitability

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

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	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	>1200	>1200	1600-3900	<400	<400

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

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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 1 Grade II Listed Rectory Farmhouse and within the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously Developed Land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A</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

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>	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> <i>Yes / No / Unknown</i>	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>	<p>Up to 8</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>The site does meet Policy S/11 Infill Villages as it is a previously developed site and could lead to the sustainable recycling of brownfield land.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>In use as a farm and not currently available for redevelopment/change of use. If the site became available in future, either during the neighbourhood plan period or in future reviews of the neighbourhood plan, it could be allocated for housing. Under currently policy it would be suitable for up to 8 homes as it comprises previously developed land. Alternatively the unoccupied land fronting Brewery Road could be suitable for 2 dwellings in addition to the current use.</p> <p>The site could also be included in the neighbourhood plan as an 'aspiration' for future housing. The plan could include details of the type, scale, layout and design of development that would be supported, should the site become available.</p> <p>Access is already established. The site is located within the Conservation Area and is adjacent to Grade II Listed Building.</p>

8

1. Site Details

Site Reference / Name	8
Site Address / Location	Dixons, Brewery Road
Gross Site Area (Hectares)	1.10
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Industrial
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 8
Site identification method / source	Identified by neighbourhood planning group
Planning history	Planning Application Ref. S/1033/03/O - Application to convert to residential (no number of dwellings given) - refused on policy grounds (2003).
Neighbouring uses	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

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>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown but potential for contamination due to previous industrial use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown - could result in loss of community value if local workers are no longer able to work there.

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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously Developed Land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A</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

Yes

3. Assessment of Availability

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

<p><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></p>	<p>Up to 8</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>The site does meet Policy S/11 Infill Villages as it is a previously developed site and could lead to the sustainable recycling of brownfield land.</p>
<p><i>Overall rating (Red/Amber/Green)</i> The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p><i>Summary of justification for rating</i></p>	<p>Site is currently in employment use and is not available for redevelopment/change of use. If the site became available in future, either during the neighbourhood plan period or in future reviews of the neighbourhood plan, it could be allocated for housing. Under currently policy it would be suitable for up to 8 homes as it comprises previously developed land. Access is already established. The site could also be included in the neighbourhood plan as an 'aspiration' for future housing. The plan could include details of the type, scale, layout and design of development that would be supported, should the site become available.</p>

9

1. Site Details

Site Reference / Name	9
Site Address / Location	Nightingales Garage site, London Road
Gross Site Area (Hectares)	0.42
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Former garage
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	Recent planning application
Planning history	Planning Application Ref. S/3961/19/FL - Application for 5 dwellings and 2 office units - refused on design grounds.
Neighbouring uses	Residential and industrial



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

2. Assessment of Suitability

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

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	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	>1200	1600-3900	<400	<400

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

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously Developed Land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A</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

Yes

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>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

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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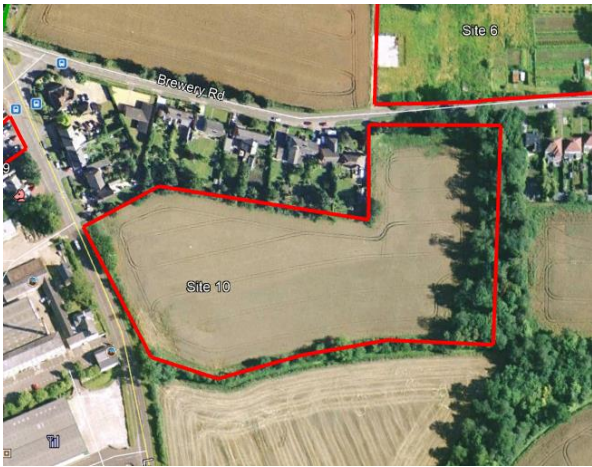
5. Conclusions

<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>	5
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	The site does meet Policy S/11 Infill Villages as it is a previously developed site and could lead to the sustainable recycling of brownfield land.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>Previously developed site located to the west of the village. This is a discussed car garage and has had a recently refused planning application on the site (Planning Application Ref. S/3961/19/FL). This application was refused on the design and detailed of the scheme rather than the principle of development and there are no notable constraints to the site.</p> <p>The site does meet Policy S/11 Infill Villages as it is a previously developed site and could lead to the sustainable recycling of brownfield land. Therefore, the site is suitable for allocation in the Neighbourhood Plan.</p>

10

1. Site Details

Site Reference / Name	10
Site Address / Location	Land to the south of Brewery Road (west)
Gross Site Area (Hectares)	2.78
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential and 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

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**

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

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	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	>1200	1600-3900	<400	<400

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

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <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> • <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> • <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> 	<p style="color: green; font-weight: bold;">Low</p>
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Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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 style="color: green; font-weight: bold;">No Impact</p>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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 style="color: green; font-weight: bold;">No Impact</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red; font-weight: bold;">Yes</p>
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<p>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?</p> <p>Yes / No / Unknown</p>	<p style="font-weight: bold;">No</p>
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<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Northern boundary along Brewery Road is an Important Countryside Frontage (Policy NH/13) and Policy H/11 Rural Exception housing.</p>
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<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: red; font-weight: bold;">Greenfield</p>
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<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Partly adjacent and partly within.</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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

<i>Is the site available for development?</i> Yes / No / Unknown	Unknown
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> Yes / No / Unknown	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>	<p>Dependant on identified local affordable need.</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>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. However, the PC could earmark this site as a potential broad location for a Rural Exception policy.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>Greenfield site located to the south west of the village. Access could be provided to the site off London Road. The majority of the site falls within Flood Zone 2 and the eastern boundary of the site is adjacent to a priority habitat (deciduous woodland). The site is within the Green Belt and the boundary of the site that meets Brewery Road is constrained by Policy NH/13 Important Countryside Frontage. This would impact development at this boundary as if developed the 'rural break' between two separate parts of the development framework would be lost. The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, a small portion of the site adjacent to the houses on London Road is outside of FZ2 and could be suitable for housing under the rural exception policy, subject to identification of local affordable housing need.</p>

11

1. Site Details

Site Reference / Name	11
Site Address / Location	Church Lane (north)
Gross Site Area (Hectares)	0.03
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential and agriculture



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red; text-align: center;">Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: green; text-align: center;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green; text-align: center;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p style="color: green; text-align: center;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red; text-align: center;">Yes</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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- within the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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>Is the site available for development? Yes / No / Unknown</p>	Unknown
<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>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

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>	1
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>Part of a garden located to the north east of the village. Access could be provided via the existing dwelling. The site meets Policy S/11 Infill Villages as the scheme would not comprise more than 2 dwellings and is the redevelopment of an existing residential curtilage. Therefore, if availability can be established, the site is suitable for allocation in the Neighbourhood Plan.</p>

12

1. Site Details	
Site Reference / Name	12
Site Address / Location	Land to the south of Beech Lane
Gross Site Area (Hectares)	0.14
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Recreation ground
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential and agriculture



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes -SSSI Impact Risk Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</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? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes due to a reduction in the size of the recreation ground, however this could be mitigated for by extending it in a different direction.

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	>1200	>1200	1600-3900	<400	<400

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? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low
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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.*

Low

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 - adjacent to Grade II Listed Manor Cottage and within the Conservation Area.

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

Yes

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?

Policy H/11 Rural Exception housing.

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*

N/A

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> <i>Yes / No / Unknown</i>	Unknown
<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>	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> <i>Yes / No / Unknown</i>	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>	<p>Dependant on identified local affordable need.</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>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. However, the PC could earmark this site as a potential broad location for a Rural Exception policy.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>Greenfield site located to the north east of the village. The site is currently occupied by a recreation ground. There is a possibility that housing could be developed on the northern edge of the recreation ground, along Beech Lane. To avoid community value loss, the recreation ground could be redesigned and extended to the east. Access could be provided from Beech Lane. The site is adjacent to a Grade II Listed Building, is located in the Conservation Area and the Green Belt.</p> <p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, housing could be provided under the rural exception policy, subject to identification of local affordable housing need.</p>

13

1. Site Details

Site Reference / Name	13
Site Address / Location	Land to the south of Brewery Road (east)
Gross Site Area (Hectares)	0.51
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 2
Site identification method / source	Identified by neighbourhood planning group
Planning history	None recent or relevant
Neighbouring uses	Residential and 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

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*

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

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	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	>1200	>1200	1600-3900	<400	<400

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

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <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> <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> <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> 	<p>Low</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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- within the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Northern boundary along Brewery Road is an Important Countryside Frontage (Policy NH/13) and Policy H/11 Rural Exception housing.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</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> Yes / No / Unknown	Unknown
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	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> Yes / No / Unknown	Unknown
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5. Conclusions

<p><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></p>	<p>Dependant on identified local affordable need.</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. However, the PC could ear mark this site as a potential broad location for a Rural Exception policy.</p>
<p><i>Overall rating (Red/Amber/Green)</i> The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p><i>Summary of justification for rating</i></p>	<p>Greenfield site located to the south of the village. Access could be provided to the site off Brewery Road.</p> <p>A large section in the middle of the site is within Flood Zone 2 and 3. The site is within the Green Belt and the boundary of the site that meets Brewery Road is constrained by Policy NH/13 Important Countryside Frontage, this should not however impact development on this site as significant open countryside meets the roadside to the west of the site.</p> <p>The site does not meet Policy S/11 Infill Villages or Policy S/4 Cambridge Green Belt. Therefore, the site is not suitable for allocation in the Neighbourhood Plan. However, the the site could be suitable for affordable housing under the rural exception policy, subject to identification of local affordable housing need. If this site were to be identified as a broad location, the eastern half of the site adjacent to Rectory Farm would be most suitable given the constraints on other areas of the site and the existing development framework.</p>

