



BLETSOE NEIGHBOURHOOD PLAN

Your Parish – Your Plan – Your Future

Site Assessments Report

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Bletsoe Neighbourhood Plan Site Assessments Report

1 Introduction

- 1.1 The purpose of this report is to provide an assessment of all of the sites evaluated in terms of their suitability for potential allocation for future development in the Bletsoe Neighbourhood Plan (BNP). The assessment forms part of the BNP and will inform the means by which the proposed housing site allocations in the BNP have been selected. It has been prepared by Woods Hardwick Planning Ltd with assistance from the BNP Steering Group.
- 1.2 The report shows that sustainable development, as defined in the National Planning Policy Framework (NPPF) within Paragraphs 18 - 219, will be achieved through the development of certain sites within the Parish of Bletsoe and that the proposed developments will be in conformity with the NPPF and in general conformity with the Bedford Borough Council Local Plan and the Emerging Local Plan 2035. Figure 1 identifies the Bletsoe Settlement Policy Area and Figure 2 the Bletsoe Neighbourhood Plan area.
- 1.3 As part of the assessment the Borough Council's most recent Strategic Housing Land Availability Assessment (December 2015) has been examined. It identified the Full Objectively Assessed Need for Housing in Bedford to be 17,672 dwellings over the 20-year period 2012-32, equivalent to an average of 884 dwellings per year. This includes the Objectively Assessed Need of Affordable Housing for 5,110 dwellings over the same period, equivalent to an average of 256 per year.
- 1.4 The Draft Development Strategy and Site Selection Methodology Background Paper, published in September 2015 as part of the Local Plan consultation, set out the proposed approach to apportionment of the housing numbers (page 22). Within the Paper, Bletsoe is characterised as a Group 3 village where development will be limited in scale, however it suggests an appropriate level of growth within the village over the plan period will be between 10 and 20 new dwellings (an average of 15 in such villages). At this stage it should be noted that the Local Plan is still only at draft stage and this Development Strategy is not adopted.
- 1.5 Based on the above, and having regard to the analysis of the housing needs survey for Bletsoe which was undertaken by Bedfordshire Rural Communities Charity

(BRCC) which identified a particular need for smaller market housing (2-3 bedrooms) in Bletsoe and that the provision of up to 10 units would meet a reasonable proportion of local need, the BNP proposes allocation of suitable and acceptable sites for residential development within Bletsoe in order to meet the identified needs of the community and to broadly comply with the strategic approach to housing need.

2 Assessment Methodology

- 2.1 For the Parish of Bletsoe a number of potential development sites have already been submitted to Bedford Borough Council as part of their Call for Sites exercise undertaken in conjunction with the preparation the new Local Plan to 2035 all of which are located outside of the existing Settlement Policy Area. Figure 3 identifies the submitted sites by their Call for Sites reference number.
- 2.2 Details of the sites submitted during the initial Call for Sites in 2014 were subject to an initial consultation in December 2014 with Bletsoe residents during the early stages of the Neighbourhood Plan preparation as explained within the BNP Consultation Statement. A second 'Call for Sites' was later carried out by the Borough Council which closed on 14th December 2015. The second round of the Call for Sites brought forward additional sites in the Parish of Bletsoe and a further Issues and Options Consultation, taking place in September/October 2016, includes consultation on the additional sites and alternative proposals for sites that had already been submitted.
- 2.3 Additionally through the Call for Sites exercise two proposals for new settlements have been submitted to Bedford Borough Council both of which overlap the boundary of the Bletsoe Neighbourhood Area Plan, but are largely located within the adjoining parishes of Thurleigh and Milton Ernest. Both sites are located some distance from the village of Bletsoe itself. Given the scale of the sites they are of a strategic nature and will be carefully considered in greater detail at a strategic level as part of the new Local Plan procedures, however for completeness both sites are included within the Site Assessment criteria but have not been assessed using the RAG assessment.
- 2.4 Given the modest scale of the BNP area, no other sites have been considered.
- 2.5 The site assessment methodology aims to balance sustainability and deliverability objectives in a way which ensures that the BNP intentions are met. Each site has been assessed against its suitability, availability and achievability, (as set out in National Planning Policy Framework paragraph 47) and finally acceptability, which is

a requirement of Neighbourhood Planning, and takes into account the advice in the Planning Practice Guidance on how to assess and allocate sites in a neighbourhood plan. The definition of the site assessment terminology can be found in Appendix B.

2.6 The detailed site assessment covered a four stage process to establish which sites best fit the plan objectives and provides the basis for making a decision about which sites should be allocated. The four stages are as follows:

1. Identifying the sites which are in locations identified as being suitable for development. At this stage sites which have overriding physical or environmental constraints will be filtered out.
2. Assessing the availability of each potential site.
3. Assessing the achievability of each site including viability.
- 4: Assessing the acceptability of each site as an allocation within the BNP.

2.7 The tables below provide a summary of the site assessments and are based upon on the results of the detailed assessment criteria applied to individual sites. For simplicity the sites are referred to by their Call for Sites reference number and can easily be identified on Figure 3. All of the sites were assessed using a Red, Amber or Green (RAG) rating (Green = 3 points, Amber = 2 and Red =1), scored appropriately based upon the following key areas:

- Location; is it in a suitable location for development and would it contribute to the creation of sustainable, and mixed communities;
- Policy restrictions; e.g. designations, protected areas, existing planning or other policy or strategy;
- Physical problems or limitations; e.g. access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts – including effect upon landscape features and conservation;
- Environmental conditions which would be experienced by prospective residents.

2.8 If Green (3 points) is awarded for each key area the maximum score any site could receive is 57. Where a site has failed the initial 'suitability' assessment stage, for example due to its remote location or the impact it would have on Heritage Assets,

the concluding summaries do not consider availability and achievability as an unsuitable site would need no assessment of these stages. The detailed RAG assessments are included within Appendix A. Based on the assessments, sites considered most appropriate for allocation in the Neighbourhood Plan are those which scored highest and marked **Green** in the Assessment Summaries.

- 2.9 It is important to note that this assessment is for the purpose of the BNP and does not rule out strategic consideration of sites in the Bedford Borough Local Plan Preparation.
- 2.10 The results and structure of the Assessment originated from a number of sources as listed below, current available information and any relevant evidence was taken into account.
- The Neighbourhood Plan Survey conducted with all residents;
 - Neighbourhood Plan Objectives and Vision;
 - The Housing Needs Survey;
 - Consultation events and feedback from residents;
 - Consideration of NPPF, NPPG Guidelines and Bedford Borough Council Policies;
 - Information within the Call for Sites submissions;
 - Bletsoe Conservation Area Appraisal (March 2008)
- 2.11 Setting aside the BNP Site Assessments, Bedford Borough Council have published their own Draft Initial Sustainability Appraisal of Sites (DSA). The document includes an appraisal of the sites within Bletsoe Parish that were submitted as part of the first round of the Call for Sites. Whilst in draft format, the contents of the DSA have been considered and the comments taken into account throughout the BNP site assessment process. A copy of the DSA can be found on the Council website the following address www.bedford.gov.uk

Figure 1 . Bletsoe Settlement Policy Area.

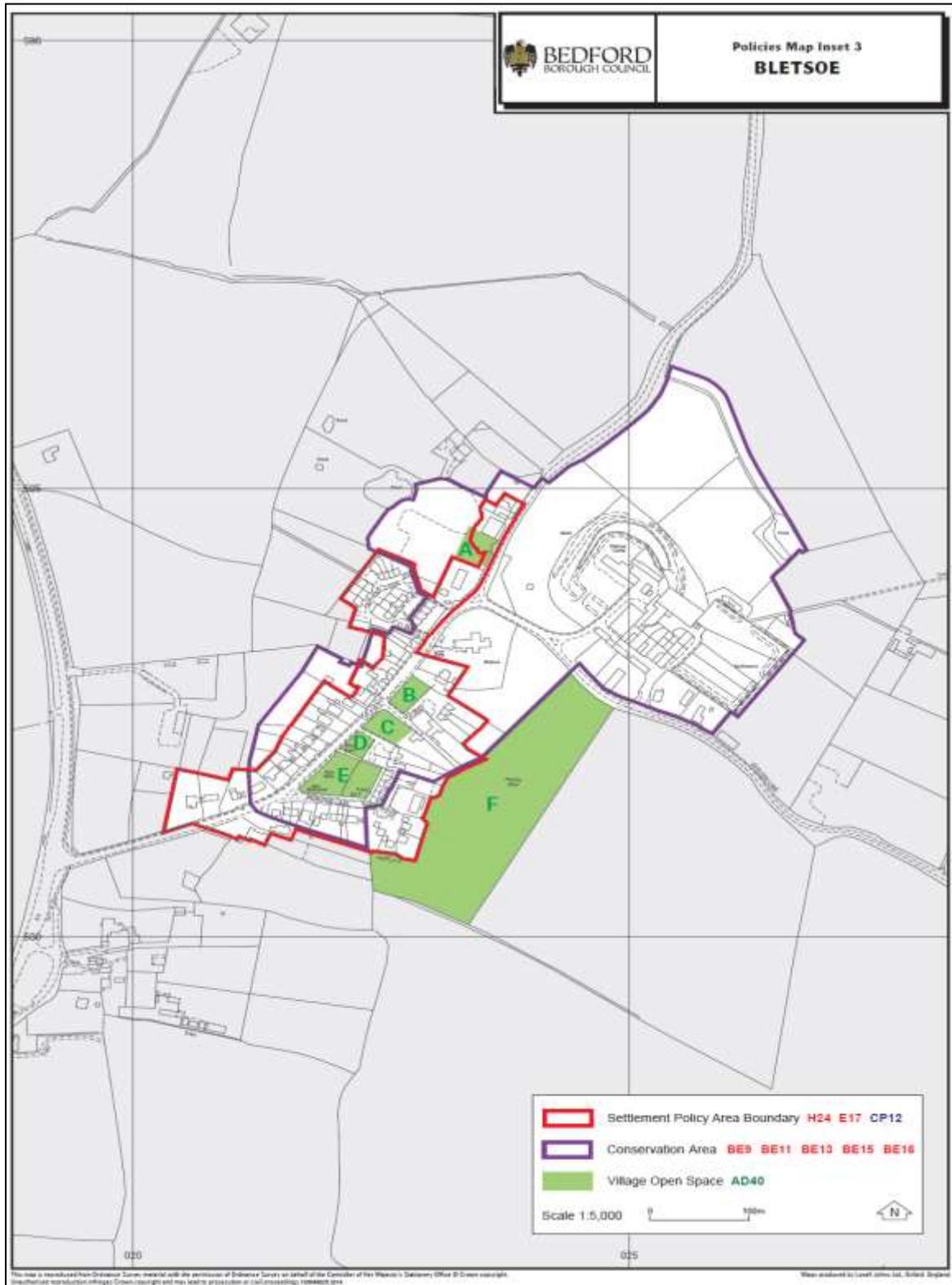
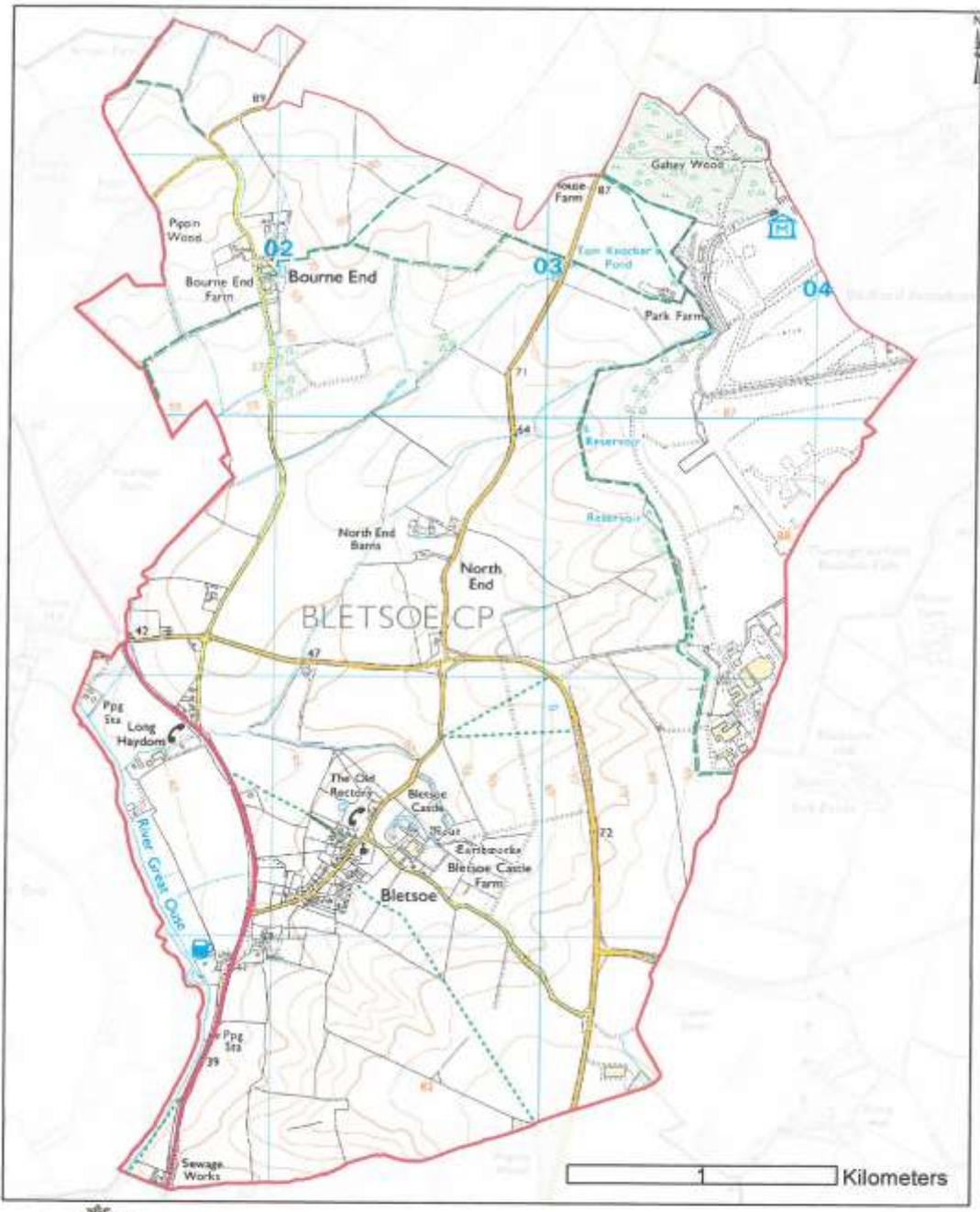


Figure 2 Bletsoe Neighbourhood Plan Area.



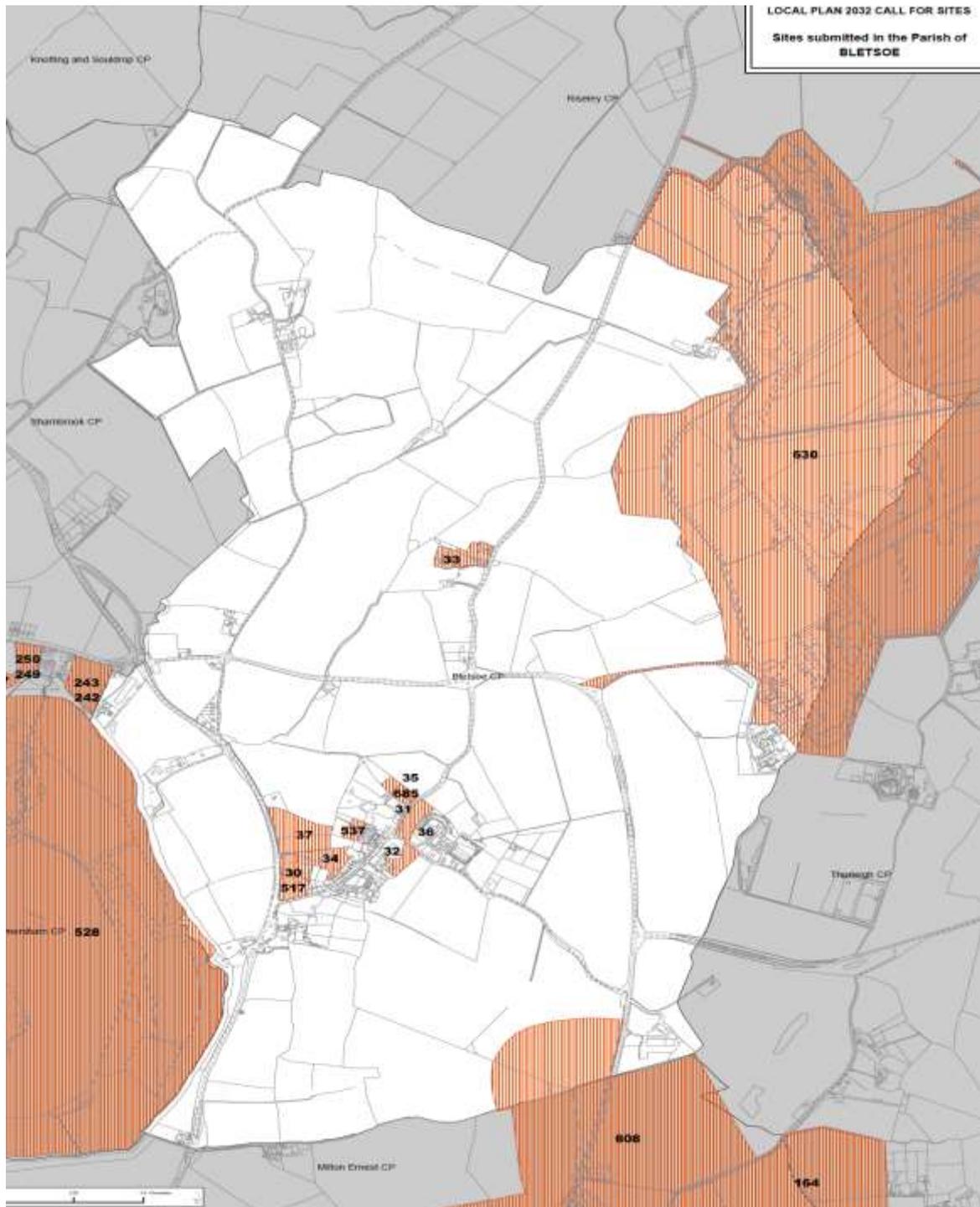
Bletsoe Neighbourhood Area

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Figure 3 Sites submitted in Bletsoe



Site Assessment Summaries

Site Reference	030 
Location and description	First Field, The Avenue The site is adjacent to the edge of the existing village boundary. The A6 is to the west and to the north there is grazing land and caravans
Current Use	Open fields
Proposed Use	Residential development of 3-5 dwellings
Gross site area (ha)	0.951
Suitability	The site is located on the south western edge of Bletsoe. It is outside of the SPA (Settlement Policy Area) but adjoins its eastern boundary and is within walking distance of the village centre. The A6 runs along the western boundary of the site which could create potential noise issues that would require mitigation. There are no other constraints that would prevent development of the site and a modest development would contribute towards new housing provision in the village. The site is therefore suitable for development subject to any noise mitigation required.
Availability	The land is put forward as being available but is privately owned by more than one individual and therefore would require collaboration of all land owners, however there is an option agreement on the land. This site is therefore available and has the benefit of an option agreement with a developer.
Achievability	Aside from noise mitigation measures there are no known major constraints that could affect viability of the site. Development of the site for residential purposes is therefore achievable and it appears feasible for a new access to be created off The Avenue
Acceptability	Bletsoe residents will need to comment on whether the site is considered acceptable as an allocation in the BNP.
Concluding assessment	Whilst the development of the site would extend the built form of the village closer to the A6 the location of the site would be an appropriate location for a small extension to the village. The Call for Sites submission suggests the site could provide a maximum of 5 dwellings however given the size of the site it could potentially provide more. Noise mitigation measures would be required due to the proximity of the site to the A6. This site scored well in the traffic light assessment with a total of 48 points. The site is suitable, available and achievable. It could be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.
Total RAG score	48

Site Reference	031 - Note: both parcels of land form site 031 
Location	Land North of the Old Rectory 1 Surrounded by agricultural fields to the north, east, and west, the site adjoins residential to the south and is located on the northerly edge of the village. It is outside of the SPA and adjoins the Conservation Area Boundary.
Current use	Agricultural
Proposed use	Residential: up to 10 dwellings
Gross site area (ha)	0.45
Suitability	The site is located on the northern edge of Bletsoe. It is outside of the SPA and separated from it by a small field but is within walking distance of the village centre. The site is also opposite Bletsoe Castle, a scheduled monument and other heritage assets. There are no other constraints that would prevent development of the site. It could be suitable for development.
Availability	The site is made up of two parcels of land separately owned by private individuals but submitted jointly and therefore development of the site would require collaboration of all land owners. Ownership issues may affect future availability of the site.
Achievability	The potential to affect the setting of the heritage assets does pose a constraint that may affect viability of the site, however with careful design and layout the affects may be negated and it appears feasible for a new access to be created off The Avenue. Development of the site for residential purposes could be achievable.
Acceptability	Bletsoe residents would need to comment on whether the site is considered acceptable as an allocation in the BNP.
Concluding assessment	<p>Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a maximum of 10 dwellings which would contribute towards provision of new housing in the village, however it is not adjacent to the existing SPA. A small development utilising the frontage of the site may be more appropriate for this location subject to minimising the visual impact on the character of the village when approaching from the north and providing a heritage assessment demonstrates there would be less than substantial harm. Public benefits of the development would need to be weighed against the less than substantial harm.</p> <p>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development however having more than one land owner could present an issue with availability.</p>
Total RAG Score	46

Site Reference	032 
Location	Land south of Coplowe Lane Located to the east of the village the site is outside of the SPA but within the Conservation Area boundary. It lies between Village Open Space and St Mary's Church, a Grade II* listed building at the historic core of the village.
Current Use	Agricultural (grazing)
Proposed Use	Residential: approx. 5-10 dwellings
Gross site area (ha)	0.8
Suitability	<p>The site is located outside of the SPA but within the Conservation Area boundary. It lies between Village Open Space and St Mary's Church, a Grade II listed building. The development of this site would enclose the church restricting views of the church currently enjoyed from the Village Open Space and from Coplowe Lane which would affect its setting. Both the NPPF and Policy CP23 of the CSRIP# seek to protect the historic environment therefore the site is unlikely to be a suitable extension to the village and because development here would conflict with National and Local Policy.</p> <p>The site is considered unsuitable for allocation as it would conflict with both Local and National Policy therefore no further assessments have been made.</p>
Availability	Not assessed
Achievability	Not assessed
Acceptability	Bletsoe residents would need to comment on whether the site is considered acceptable as an allocation in the BNP.
Concluding assessment	Although the site scored quite well in the RAG assessment, given the location of the site immediately adjacent to Public Open Space and the Grade II* church, the site is considered to be in conflict with Local and National Policy and therefore would not be appropriate for allocation in the plan at this moment in time as other sites have been submitted which are considered more suitable.
Total RAG score	45

#Core Strategy and Rural Issues Policies

Site Reference	033 
Location	North End Farm The site is located in undeveloped open countryside that surrounds the north of the town. It is completely surrounded by agricultural land.
Current Use Proposed Use	Agricultural Residential approx. 30 units
Gross site area (ha)	1.8
Suitability	<p>The site is isolated from the village being located some 2km to the north of the existing village boundary. Given the extent of separation from the village a development of the scale proposed in this location is considered to be unsustainable and therefore would not accord with the NPPF.</p> <p>The site is considered unsuitable for allocation as it would conflict with both Local and National Policy therefore no further assessments have been made.</p>
Availability	Not assessed
Achievability	Not assessed
Acceptability	Bletsoe residents would need to comment on whether the site is considered acceptable as an allocation in the BNP.
Concluding assessment	Given the isolated location of this site it is not within a sustainable location and therefore new development would conflict with Local and National Policy. The site would not be appropriate as an allocation in the neighbourhood plan.
Total RAG score	40

Site Reference	034 
Location	Land at Waiting for the Sun Farm The site is located to the west of the village and occupies a large expanse of land between the existing housing between the village core on The Avenue and the A6.
Current Use Proposed Use	Gypsy & Traveller site/ paddock Residential: 10 - 20 dwellings and permanent Gypsy and Traveller site 4-8 pitches
Gross site area (ha)	2.0
Suitability	There is extensive planning history on the site and planning enforcement action relating to unauthorised siting of caravans. The most recent Appeal APP/K/0235/A/12/2187276 for a change of use to a caravan site with 4 pitches, erection of two amenity blocks, hardstanding and landscaping without complying with conditions attached to planning permission Ref 07/03706/Ful (Appeal ref APP/K0235/A/08/2082215) dated 24 June 2009, was dismissed by the Secretary of State. The site is located some distance from the village due to there being no access onto The Avenue. A new suitable access would need to be created off the A6 and residents would need to walk along the A6 to access village facilities. The site is considered to be a disproportionately large allocation and would not integrate well due to its location and lack of access to the village. For these reasons the site is not considered suitable as it would conflict with both Local and National Policy.
Availability	Not assessed
Achievability	Not assessed
Acceptability	Bletsoe residents would need to comment on whether the site is considered acceptable as an allocation in the BNP.
Concluding assessment	The site is isolated from the village and considered to be unsustainable and therefore new development would conflict with Local and National Policy. This site is not considered appropriate for allocation in the neighbourhood plan.
Total RAG score	42

Site Reference	<p>035</p> 
Location	<p>Land North of the Old Rectory 2 Surrounded by agricultural fields to the north, east, and west, the site adjoins residential to the south and is located on the northerly edge of the village. It is outside of the SPA and adjoins the Conservation Area Boundary. The site is largely similar to Site 031 (above).</p>
Current Use	Agricultural
Proposed Use	Residential: approx. 20 dwellings
Gross site area (ha)	1
Suitability	<p>The site is located on the northern edge of Bletsoe. It is outside of the SPA and separated from it by a small field but is within walking distance of the village centre. The site is also opposite Bletsoe Castle, a scheduled monument and other heritage assets. There are no other constraints that would prevent development of the site. It could be suitable for development</p>
Availability	<p>The land is put forward as being available but is privately owned by more than one individual and therefore would require collaboration of all land. Ownership issues may affect future availability of the site.</p>
Achievability	<p>The potential to affect the setting of the heritage assets does pose a constraint that may affect viability of the site, however with careful design and layout the affects may be negated and it appears feasible for a new access to be created off The Avenue. Development of the site for residential purposes could be achievable</p>
Acceptability	<p>Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.</p>
Concluding assessment	<p>The site scored well in the RAG rating assessment with 46 points. Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a maximum of 20 dwellings which would significantly contribute towards housing supply. However, a development of this scale could be overbearing and would be in excess of the village needs. A smaller development utilising the frontage of the site may be more appropriate for this location subject to minimising the visual impact on the character of the village when approaching from the north and providing a heritage assessment demonstrates there would be less than substantial harm. Public benefits of the development would need to be weighed against the less than substantial harm.</p> <p>The site is suitable, available and achievable. It could be appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development however having more than one land owner could present an issue with deliverability.</p>
Total RAG score	46

Site Reference	036 
Location	Land west of Bletsoe Castle, The Avenue/Coplowe Lane The site is located on the junction of Coplowe Lane and The Avenue but predominantly fronts The Avenue. It lies between the road and Bletsoe Castle, a late C16 Grade II* listed building and a scheduled ancient monument at the historic core of the village.. It is centrally located within the village, outside the SPA but within the Conservation Area.
Use	Agricultural (grazing) Residential: approx. 10 dwellings
Gross site area (ha)	1.07
Suitability	The site lies between the Bletsoe's most important Heritage Asset and the main road through the village. Development of this site would affect the setting of the Conservation Area, Bletsoe Castle and its surrounding open space resulting in significant harm to heritage assets. Both the NPPF and Policy CP23 of the CSRIP seek to protect the historic environment therefore the site is unlikely to be a suitable extension to the village and development here would conflict with National and Local Policy. The site is not considered to be suitable due to the adverse impact on Heritage Assets which would conflict with both Local and National Policy therefore no further assessments have been made.
Availability	Not assessed
Achievability	Not assessed
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding assessment	Given the heritage assets on and adjacent to the site, development would conflict with Local and National Policy therefore would not be appropriate for allocation in the plan at this moment in time as other sites have been submitted which are considered more suitable.
Total RAG score	43

Site Reference	037 
Location	Land south of The Grange The site lies to the west of the village and adjacent to the A6. It is separated from the village and surrounded by open fields/paddock. It also lies immediately to the North of Site 034 and south of The Grange, an isolated residential property.
Use	Paddock/grazing Residential: approx. 70 dwellings
Gross site area (ha)	2.93
Suitability	The site is to the west of Bletsoe and isolated from the village. It does not relate well to the village and development of this scale would be overbearing and superfluous to the needs of the village. This site is not considered to be suitable for allocation within the BNP. It is also located adjacent to the A6 with no access to the village. Access would need to be formed off the A6 which may require significant highway works. The site is remote from the village cores and considered unsuitable for allocation as it would conflict with both Local and National Policy therefore no further assessments have been made.
Availability	No further assessment made
Achievability	No further assessment made
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding assessment	Given the isolated location and proposed scale of the site, it is not considered to be a sustainable location for residential development and therefore new development would conflict with Local and National Policy. This site is not considered appropriate for allocation in the neighbourhood plan.
Total RAG score	39

Site Reference	517 
Location	The Avenue The site is adjacent to the edge of the existing village boundary. The A6 is to the west and to the north there is grazing land caravans. The site is effectively the same as Site 030 (above) but this proposed is submitted to the Call for Sites on behalf of a developer.
Current Use	Paddock
Proposed Use	Residential – number not specified but indicative layout plans illustrate 8 dwellings.
Gross site area (ha)	0.932
Suitability	The site is located on the south western edge of Bletsoe. It is outside of the SPA (Settlement Policy Area) but adjoins its eastern boundary and is within walking distance of the village centre. The A6 runs along the western boundary of the site which could create potential noise issues that would require mitigation. There are no other constraints that would prevent development of the site and a modest development would contribute towards new housing provision in the village. The site is therefore suitable for development subject to any noise mitigation required.
Availability	This site has been put forward by a developer as available but is privately owned by more than one individual and therefore would require collaboration of all land owners however there is an option agreement on the land. This site is available and has an option agreement.
Achievability	Aside from noise mitigation there are no known major constraints that could affect viability of the site and access from The Avenue appears to be feasible. Development of the site for residential purposes is achievable.
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding assessment	<p>This site scored well in the RAG rating with a total of 48 points. Whilst the development of the site would extend the built form of the village closer to the A6 a well-designed development could be viewed as sensitive entrance to the village. It could provide a maximum of 8 dwellings which would contribute towards the housing needs of the village, but noise mitigation measures would be required due to the proximity of the site to the A6.</p> <p>The site is suitable, available and achievable. It is considered to appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.</p>
Total RAG score	48

Site Reference	537 
Location	Land north west of St Marys Close The site is outside of the SPA but adjoins existing development to the east. It is centrally located within the village and extends St Marys Close in a westerly direction.
Use	Grazing land Residential: approx. 9 dwellings (2-3 bedrooms)
Gross site area (ha)	0.4
Suitability	The site is adjacent to the SPA boundary. There are no physical or environmental constraints that affect development of the site.
Availability	Owned by Bletsoe Parish Council. This site is available for development.
Achievability	There are no known major constraints that could affect viability of the site however access to the site would be from St Marys Close/Captains Close believed to be under private ownership of a Registered Social Landlord. It is possible that the RSL may grant use of the access if they are involved in the delivery of any development at the site. Development of the site for residential purposes may be achievable.
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding Assessment	Whilst the development of the site would extend the built form of the village closer to the A6 and add a further layout of development behind St Mary's Close, a well-designed development could be viewed as sensitive extension to the village. It could provide a maximum of 8 dwellings which would contribute towards the housing needs of the village as defined in the 2015 Housing Needs Survey, but noise mitigation measures would be required due to the proximity of the site to the A6. The site scored well in the RAG assessment with a total of 48. The site is suitable, available and achievable. It is considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.
Total RAG Score	48

Site Reference	685 
Location	Land North of the Old Rectory Agricultural fields to the north, east, and west. The site adjoins residential to the south and is located on the northerly edge of the village. It is outside of the SPA and adjoins the Conservation Area Boundary. It has been submitted as an amendment to site 031 showing a smaller scale development.
Current Use	Agricultural
Proposed Use	Residential – up to 3 dwellings
Gross site area (ha)	0.3
Suitability	The site is located on the northern edge of Bletsoe. It is outside of the SPA and separated from it by a field. The site is not within a Flood Risk Zone There are no other constraints that would prevent development of the site. It is therefore suitable for development.
Availability	The site is under private ownership. It is therefore available for development.
Achievability	There are no known major constraints that could affect viability of the site and access from The Avenue appears to be feasible Development of the site for residential purposes is achievable.
Acceptability	Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a modest small scale development of up to 3 dwellings which would contribute towards new housing provision.
Concluding assessment	The site scored reasonably well in the RAG rating assessment. Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a modest small scale development of up to 3 dwellings along the site frontage which would contribute towards the housing needs of the community subject to minimising the visual impact on the character of the village when approaching from the north. The site is suitable, available and achievable. It is considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.
Total RAG Score	47

Site Reference	630 Thurleigh Airfield Business Park
Location	The site is located on the eastern edges of Bletsoe Parish boundary; the majority of the site lies within neighbouring Thurleigh.
Current Use	B1, B2 and B8 uses.
Proposed Use	Mixed use comprising Residential (1000 dwellings) and 70ha of Employment Land together with associated green space and infrastructure.
Gross site area (ha)	149.37
Suitability	The site is not within a Flood Risk Zone. It is previously developed land. There are no other constraints that would prevent development of the site. The suitability of the site in terms of strategic planning will need to be assessed through the Local Plan process.
Availability	The site is under private ownership. It is therefore available for development.
Achievability	There are no major constraints that could affect viability of the site. Development of the site for residential purposes is achievable.
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding assessment	Given the strategic nature of the proposed site it is not felt appropriate to allocate the site within the Neighbourhood Plan.
Total RAG Score	N/A

Site Reference	608 Twinwoods New Settlement
Location	The site is located on the southern edges of Bletsoe Parish boundary; the majority of the site lies within neighbouring Milton Ernest Parish.
Current Use	Employment use & Agricultural land
Proposed Use	Mixed use New Settlement comprising Residential use (6000 dwellings), employment land and associated green space and infrastructure.
Gross site area (ha)	900
Suitability	The site is not within a Flood Risk Zone. It is previously developed land. There are no other constraints that would prevent development of the site. The suitability of the site in terms of strategic planning will need to be assessed through the Local Plan process.
Availability	The site is under private ownership. It is therefore available for development.
Achievability	There are no major constraints that could affect viability of the site. Development of the site for residential purposes is achievable.
Acceptability	Bletsoe residents would need to comment on whether the site is acceptable as an allocation in the BNP.
Concluding assessment	Given the strategic nature of the proposed site it is not felt appropriate to allocate the site within the Neighbourhood Plan.
Total RAG Score	N/A

Appendix A

Detailed Site Assessments

For the purpose of the site assessments the village centre is defined as the junction of The Avenue and Old Way and a reasonable walking distance is defined as 400m.

SITE REFERENCE 030		Score 48	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	No historic features known
Is the site within a Conservation Area	BBC maps	3	No
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site is undeveloped
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	2	The site is classified as Grade 2 very good quality agricultural land but it is adjacent to the village boundary. (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No topography constraints or features, but will require noise mitigation due to proximity to A6.
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues as site is adjacent to existing housing that are connected.
Is the site known to be contaminated?	BBC maps/local knowledge	3	No known contamination issues

Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	3	It appears feasible that an access can be created off The Avenue
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to village centre
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	2	Outside of SPA but adjoins the boundary.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	2	There are no neighbouring developments that would affect amenity of future occupants. The proximity of the A6 has the potential to result in noise and air pollution.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites submission	3	No legal or ownership problems
Is the site delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 031			
Topic	Source	Total score = 46 R/A/G RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC Maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	Site lies opposite historic buildings and environment
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site

Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site is undeveloped agricultural land
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 good quality agricultural land and does not adjoin the village boundary (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues given proximity to existing houses that are connected.
Is the site known to be contaminated?	BBC maps/local knowledge	3	No known contamination issues.
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	3	It appears feasible that suitable access can be created from The Avenue.
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to village centre
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA and does not adjoin, but is close to boundary.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit/observation	3	There are no neighbouring developments that would affect amenity of future occupants. No issues have been identified that would affect amenity of future occupants.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites submission	2	Private ownership of two separate parcels of land but submitted jointly. Potential issues if only one land owner is intent on developing the site in the future
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for		3	No specific constraints to development. Low probability of viability issues

affordable housing, CIL and S106 requirements?			
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SITE REFERENCE 032		Score 45	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site in a Conservation Area?	BBC Maps	1	Yes
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	1	The site does not contain any known historic features however it lies adjacent to and is considered to form part of the setting of the Grade I listed St Marys Church, and is also within the Conservation Area.
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site is undeveloped
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	2	The site is classified as Grade 2 very good quality agricultural land however it lies between the Church and Village Open Space (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No Topography constraints or features
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity to existing housing

Is the site known to be contaminated?	BBC maps/local knowledge	3	No contamination issues
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access point be created?	Site visit	3	It appears feasible to create an access off Coplowe Lane
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to village centre
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	2	Outside of SPA but adjoins boundary.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	3	There no neighbouring developments that would affect amenity of future occupants. No issues have been identified that would affect the amenity of future occupants.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites submission	3	No legal or ownership problems
Is the site delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 033		Score 40	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	The site does not contain any known historic assets.
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations

Is the site previously developed land?	BBC planning history/site visit	1	Site contains a number of agricultural barns but these do not fall within the definition of previously developed land (NPPF)
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 very good quality agricultural land and still appears to be in agricultural use (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	2	Existing buildings on site will require demolition and potential relocation.
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	1	Unknown but potential issues due to isolated location of the site.
Is the site known to be contaminated?	BBC maps/local knowledge	2	No contamination issues, however existing farm buildings may be subject to contamination depending on existing and former use. More information would be required.
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access point be created?	Site visit	3	It would appear feasible to create a new access off North End
What distance is the site from the village centre?	Site visit/on line mapping	1	The site is very isolated from the village centre and not within reasonable walking distance.
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA and isolated within open countryside
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit/Call for sites submission	1	It is not clear from the information available whether the existing farming business will continue to operate which may affect amenity of future occupants
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Land owners/ Call for sites submission	3	No legal or ownership problems

Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues
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SITE REFERENCE 034		Score 42	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	The site does not contain any known historic features.
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site contains a number of structures of a temporary nature and stables. It is therefore not considered to be previously developed land
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 very good quality agricultural land (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	There are no physical constraints
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power,	Local knowledge/utility providers	2	Unknown, but unlikely to be issues as site is adjacent to existing housing.

telecoms? .			
Is the site known to be contaminated?	BBC maps/local knowledge	3	
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	1	Access would need to be formed off the A6. There is an existing access however it would need to be significantly upgraded to be capable of accommodating the number of units proposed.
What distance is the site from the village centre?	Site visit/on line mapping	1	Whilst the site adjoins the SPA it is isolated from the village centre with no direct access through existing dwellings to the east. It is not within reasonable walking distance to the village centre.
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	2	Outside of SPA but adjacent to SPA along eastern boundary
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	2	The site is adjacent to existing residential development to the east and the A6 to the west. The site lies adjacent to the A6 to the west therefore noise/dust and pollution mitigation measures would likely be required
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Land owners	3	No legal or ownership problems
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		2	Access to the site from the A6 would require significant upgrading. Whilst this may not be a constraint to development the cost of the highway works may result in an increased probability of viability issues

SITE REFERENCE 035		Score 46	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC Maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	The site does not contain any known historic features but it does lie opposite the historic environment
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	No previous development
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 very good quality agricultural land (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity of existing housing
Is the site known to be contaminated?	BBC maps/local knowledge	3	Not known to be contaminated
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	3	It appears feasible that an access can be created off The Avenue.
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to centre of village.
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA
Amenity			

Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	3	There no neighbouring developments that would affect amenity of future occupants. No issues have been identified that would affect the amenity of future occupants.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for Sites information	2	Privately owned by more than one individual. No promotion agreement in place.
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 036		Score 43	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	1	Yes
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	1	The site does not contain any known historic features but is immediately adjacent to the Grade I listed Bletsoe Castle and has the potential to affect its setting and the setting of the Conservation area.
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	No previous development
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 very good quality agricultural land

			and still in agricultural use (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity of existing housing.
Is the site known to be contaminated?	BBC maps/local knowledge	3	Not known to be contaminated.
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access point be created?	Site visit	3	It appears feasible to create an access off The Avenue
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to the village centre
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA and does not adjoin it.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	3	There are no potential amenity impacts identified.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites information	3	No legal or ownership problems
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 037		Score 39	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	The site does not contain any known historic.
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	The site is not developed.
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 very good quality agricultural land and still in agricultural use (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	None
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	1	Unknown but potential issues due to isolated location of the site
Is the site known to be contaminated?	BBC maps/local knowledge	3	The site is unlikely to be contaminated.
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	1	Access would need to be created off the A6 which is likely to require significant highway works.
What distance is the site from the village centre?	Site visit/on line mapping	1	The site is isolated from the village centre and is not within reasonable walking distance.

Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA and isolated within open countryside
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	1	The site lies adjacent to the A6 to the west therefore noise/dust and pollution mitigation measures would likely be required
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Land owners	3	No legal or ownership problems
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		2	Access to the site from the A6 would require significant upgrading. Whilst this may not be a constraint to development the cost of the highway works may result in an increased probability of viability issues.

SITE REFERENCE 517		Score 48	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site is undeveloped
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	2	The site is classified as Grade 2 very good quality agricultural land but is adjacent to the

			village boundary (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity of existing housing.
Is the site known to be contaminated?	BBC maps/local knowledge	3	Not known to be contaminated.
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	3	It appears feasible to create an access off The Avenue
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to village centre.
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	2	Outside of SPA but adjoins boundary
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	2	There are no major potential amenity impacts identified however the proximity of the A6 has the potential to result in noise and air pollution
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites information	3	No legal or ownership problems
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 537		Score 48	
Topic	Source	R/A/G Score RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	Outside conservation area
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	No previous development
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	2	The site is classified as Grade 2 very good quality agricultural land but is adjacent to village boundary (See Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity of existing housing
Is the site known to be contaminated?	BBC maps/local knowledge	3	Not known to be contaminated
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	2	It appears feasible to create access off St Marys Close, however there are third party owners which may raise highway issues.
What distance is the site from the village centre?	Site visit/on line mapping	3	The site is close to the village centre

Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	2	Outside of SPA but adjoins boundary.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit	3	There are no potential amenity impacts identified.
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites information	3	No legal or ownership problems. Site is owned by Parish Council
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

SITE REFERENCE 685			
Topic	Source	Total score = 47 R/A/G RED = 1 AMBER = 2 GREEN = 3	Justification
Environmental			
Is the site within Environment Agency (EA) flood zone 2 or 3 ?	EA Planning maps	3	Not within a Flood zone
Is there a national environmental designation on the site or a significant part of the site e.g. Site of Special Scientific Interest or Area of Outstanding Natural Beauty?	BBC maps	3	No designations
Is the site within a Conservation Area?	BBC maps	3	No
Does the site contain any features designated for Historic importance? e.g: listed buildings, scheduled monuments	BBC maps/local knowledge	3	No historic features known
Does the site contain trees covered by Tree Preservation Orders?	BBC maps	3	No TPO's on site
Is the site or does the site contain a local nature reserve or a local geological site?	BBC maps	3	No designations
Is the site previously developed land?	BBC planning history/site visit	1	Site is undeveloped agricultural land
Current land use/constraints			
Does the site contain good quality agricultural land? (Best and most versatile land)	Agricultural Land Classification Maps	1	The site is classified as Grade 2 good quality agricultural land and does not adjoin the village boundary (See

			Appendix C for scoring justification)
Does the site contain a key community asset, such as a school, village hall, health centre, recreation ground etc.?	Site visit	3	No
Does the site contain overhead cables, pylons or have any obvious physical constraint e.g in relation to topography?	Site visit	3	No
Does the site have any known utilities access or capacity issues e.g access to water, sewerage, power, telecoms? .	Local knowledge/utility providers	2	Unknown but unlikely to be issues due to proximity of existing housing.
Is the site known to be contaminated?	BBC maps/local knowledge	3	Not known to be contaminated and unlikely due to former use
Access and Proximity			
Does the site have suitable vehicle and pedestrian access points or could an access points be created?	Site visit	3	Suitable access can be created from the main road through the village.
What distance is the site from the village centre?	Site visit/on line mapping	3	Within reasonable walking distance to village centre
Is the site outside the Settlement Policy Area as defined by the BBC Proposals Maps ?	BBC Proposals Maps	1	Outside of SPA and does not adjoin, but very close to boundary.
Amenity			
Is the site affected, or has the potential to be affected by neighbouring development and current uses? Is the site likely to be affected by either noise, air pollution or contamination?	Site visit/observation	3	There no neighbouring developments that would affect amenity of future occupants. There no identified issues that would affect amenity of future occupants
Deliverability			
Is the landowner or developer of the site willing for it to be developed for housing or other uses over the plan period? –	Call for sites submission	3	Private ownership.
Is the delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		3	No specific constraints to development. Low probability of viability issues

APPENDIX B

DEFINITIONS OF TERMINOLOGY

Deliverable sites are available now, in a suitable location for housing and are physically and financially achievable, offering a reasonable prospect of housing delivery in the first five years.

Developable sites should be in a suitable location for housing development, with a reasonable prospect of becoming available and achievable at a point in time beyond five years.

Where a site is unlikely to be suitable, available and achievable at any time within the plan period, it is regarded as not currently developable.

Suitability

A site is suitable for housing if it offers an acceptable location for housing development and would contribute to the creation of sustainable, mixed communities. The following broad factors are considered in the assessment of each site:

- Policy restrictions – landscape character, environmental designations, local and national planning policy
- Physical constraints or limitations – access, highway concerns, ground conditions, flood risk
- Potential impacts – on the landscape, listed buildings, Conservation Areas etc
- Residential amenity – for nearby and future residents

Availability

A site is considered available for development if the landowner and/or developer has expressed an intention to develop at some point in time. Where a site is occupied by existing uses, the requirement and time to relocate that use, if appropriate, or the time period within which it may otherwise become available, should be reflected in the proposed phasing of the allocation policy.

Where ownership or intention are unknown, but there is a 'reasonable prospect' of a suitable site being developed at some point in time, it is considered developable in the medium to longer term. If the land is in long-term alternative and viable use or the landowner has categorically stated an intention to withhold the site from development, it is considered unavailable.

Achievability

Achievability relates to the economic viability and physical constraints of a site. This is determined through a consideration of the market against the particular circumstances of each site, such as location and level of affordable housing as well as physical access and topographical considerations. Residual valuation models are not considered necessary given the extent of the study and available resources.

Acceptability

This test applies to Neighbourhood Plans, given the requirement of the Regulations that the plans must win majority support at a referendum before they can become part of the development plan. This is therefore an additional requirement of the site.

APPENDIX C

Rating Assessment for Agricultural Land

Red = Development would result in the loss of the best and most versatile agricultural land. The site is situated on Grade 1 or 2 agricultural land.

Amber = Development would not result in the loss of the best and most versatile agricultural land. Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less*

Green = Development would not result in the loss of any agricultural land. The site is within built up area or the site is on the edge of the built up area and is not in active agricultural use.

*Whilst the best and most versatile agricultural land includes Grade 3a the available mapping did not make this distinction and so 3a is not assessed as part of this exercise.

APPENDIX D

Method of RAG Assessment

Assessing Suitability		Assessment GREEN = 3 points AMBER = 2 points RED= 1 point
Planning History	Does the planning history provide any information as to the likely development of the site?	Permission refused =RED Permission expired=AMBER No planning history=GREEN
Environment		
Proximity to an existing settlement	Does the site relate well to the existing built form / character of the settlement?	Does not adjoin village SPA = RED Adjoins SPA on a single boundary =AMBER Is within SPA or adjoins on two or more boundaries= GREEN
Topography and landscape	Does topography or landscape constrain development?	Topography and landscape would have adverse impact and cannot be mitigated= RED Topography would have adverse impact but can be mitigated = AMBER No constraints = GREEN
Tree Preservation Orders	Are there any Tree Preservation Orders on the site or the boundary of the site?	Yes and would be removed = RED Yes but can be retained as part of any development = AMBER No TPOs = GREEN
Previous development	Is the land previously developed land as per the definition with the NPPF.	Yes = GREEN Partly = AMBER No previous development= RED
Contamination	Is the site likely to be contaminated?	Site is contaminated and no satisfactory mitigation agreed = RED Potentially contaminated but should be able to can be satisfactorily mitigated = AMBER No contamination issues= GREEN
Local ecological designations	Are there natural features to the site that may have ecological value or may affect the design and	Identified features that cannot be mitigated = RED Identified features that can be mitigated = AMBER

	layout? e.g. watercourses, ponds hedgerows etc.	No identified features = GREEN
Flooding (Zone 1 or 2)	What is the probability of river flooding? (NB: Sites wholly or partly within a Zone 3 area have been excluded from this assessment)	Whole of site at risk of flooding (e.g. Zone 2) = RED Part of site at risk of flooding (e.g. Zone 2) = AMBER Site in Zone 1 = GREEN
Historic Environment	Substantial harm or loss to Scheduled Monuments, Registered Historic Parks and Gardens, and Listed Buildings, including their setting, should be exceptional or wholly exceptional.	The site is likely to result in substantial harm or loss = RED The site could result in harm to elements which contribute to the significance of designated heritage asset, which require further investigation = AMBER The proposal is unlikely to harm the significance of any designated heritage asset or its setting = GREEN
Conservation areas status	Development should seek to enhance the significance of Conservation Areas and make a positive contribution.	The site is within or adjoining a conservation area and would have a significant impact = RED The site is within or adjoining a conservation area and would have a less than significant impact = AMBER No impact - GREEN
Agricultural land value	Is the site classified as being the best and most versatile agricultural land? (1, 2 and 3a is = excellent; 2 = very good; 3a = good; 3b = moderate; 4 = poor; 5 = very poor)	Grade 1 or 2 = RED Grade 3a or partly 1 or 2 = AMBER Grade 3b, 4 or 5 / = GREEN
Amenity		
Surrounding / neighbouring land uses:	Is the site affected, or has the potential to be affected by neighbouring development and current uses?	The site would be significantly affected which cannot be mitigated = RED There would be an adverse impact, however this could be mitigated = AMBER no impact = GREEN
Noise and pollution	Is the site likely to be affected by either noise or air pollution?	The site would be significantly affected by noise / pollution which cannot be mitigated = RED The site would be affected by noise / pollution however

		this could be mitigated = AMBER No impact = GREEN
Infrastructure		
Utilities infrastructure (gas, oil, water, telecommunications etc.)	Is the site considered adequately served by existing infrastructure	There are significant infrastructure constraints, for example strategic infrastructure is required = RED There are infrastructure constraints, however they can be overcome through CIL/ developer contributions = AMBER There is sufficient infrastructure in place to serve the development = Green
Cables, pylons, electricity lines, oil pipelines	Are there any cables, pylons, electricity lines or oil pipelines on or in close proximity to the site?	There are constraints in terms of cables, pylons, electricity or oil pipelines and would be deemed 'high risk' = RED There are constraints in terms of cables, pylons, electricity or oil pipelines which be deemed a 'moderate risk' = AMBER There are no identified constraints = GREEN
Suitable available access to the site? Is there an existing access or could one or more be created?	Is there satisfactory access to the site from the road network that is likely to meet highway standards?	No access to site = RED Major works required = AMBER Minor works required = GREEN
Proximity to village	Is the site within reasonable walking distances of local services and facilities?	No facilities reasonably accessible = RED Some facilities reasonably accessible = AMBER All facilities reasonably accessible = GREEN
Availability		
Are there any legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners that may affect the availability of the site for development?		Multiple legal / ownership issues with no agreement on resolution = RED Some legal / ownership issues but with agreement on resolution = Amber No legal or ownership problems = GREEN
Is the site controlled by a housing developer, a public	Has the landowner been identified?	The land is in unknown ownership= RED

authority or by private landowners?		Land ownership is known but no contact = AMBER Known = GREEN
Deliverability and Viability		
Are there exceptional works necessary to deliver development and/or would the site preparation costs significantly affect the viability of development?		Significant exceptional works required and highly likely to make the development unviable = RED Exceptional works required however this issues likely to be overcome = AMBER Viable = GREEN
Is the site delivery of the site economically viable when considering the market and cost of development and taking into account full policy requirements for affordable housing, CIL and S106 requirements?		High probability of viability = RED Medium probability of viability = AMBER Low probability of viability = GREEN