



Site Options Appraisal for the Kilpeck Neighbourhood Plan

October 2018

Quality information

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Executive summary

AECOM has been commissioned to undertake an independent site assessment for the Kilpeck Group Neighbourhood Plan on behalf of the Kilpeck Group Parish Council. The Parish Council comprises parish councillors and local residents. The Neighbourhood Plan area is shown in Figure 1 below.

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

The Neighbourhood Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy 2011-2031¹ (adopted in 2015). The Core Strategy establishes the overarching strategy for Herefordshire, setting out where development will take place, which areas should be protected and how the area is expected to change over the plan period and beyond.

Over the Core Strategy period the rural areas of Herefordshire are expected to deliver 5,300 dwellings of the total need of 16,500 dwellings. For the purposes of distributing this rural housing growth the Core Strategy divides Herefordshire into seven housing market areas (HMAs). Kilpeck is located at the north of the Ross-on-Wye HMA which is allocated 1,150 dwellings over the plan period, a growth target of 14%.

Based on this 14% growth target for the wider HMA, Kilpeck's housing need has been identified as 23 dwellings, with a residual need of 15 dwellings to be delivered via the Neighbourhood Plan after commitments have been accounted for. The Kilpeck Group Parish Council is keen to take a sustainable approach to development within the Neighbourhood Area given its rural location and character.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the potential suitability of each of the identified sites to deliver development within the Kilpeck Group Neighbourhood Area.

Summary of site assessment findings

14 sites have been considered through the site assessment and these are listed in Table ES1. The location of the sites is presented in Figure 2. A further site nomination, identified as Site 13, also came forward through the call for sites. However it is considered that the land parcels identified within this particular nomination were too dispersed and vaguely defined to assess as part of the site appraisal exercise.

Following the completion of the site assessment it is considered that two whole sites and sub-areas within two further sites are potentially appropriate for allocation in the Neighbourhood Plan. This is due to what is considered to be an appropriate balance between the sites' constraints and opportunities in terms of location, accessibility, landscape, character and other considerations. One further site, Site 6, was found to be potentially suitable for allocation subject to further careful consideration by KGPC, including feeding in local intelligence.

Table ES1 Summary of site appraisal findings

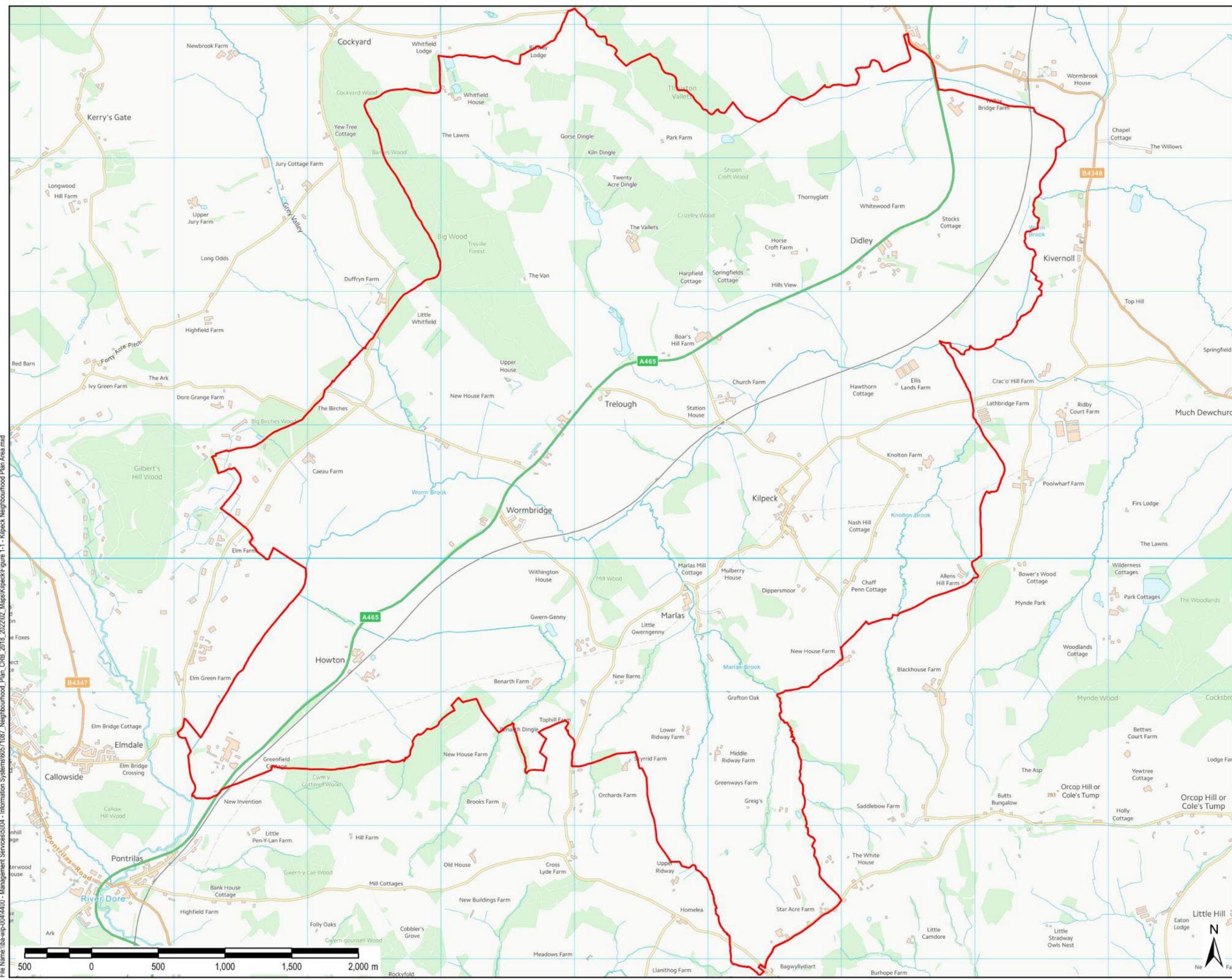
Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Plan?
Site 1	0.65	In Part Site 1 includes a discrete sub-area which offers potential for development which is within the existing built area, is consistent with the pattern and grain of the village, has low landscape sensitivity and has no significant identified environmental constraints.
Site 2	0.22	No Site 2 is principally constrained by a lack of access as there is no existing access point and the creation of one would require using a car park as a thoroughfare or driveway.
Site 3	0.49	No Site 3 is principally constrained by its strong rural character, its

¹ Herefordshire Council (2018), 'Adopted core strategy' [online], available from: https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Plan?
		unsustainable location for growth and the potential for impacts on designated ancient woodland.
Site 4	0.32	Yes Site 4 has access to the widest range of services and facilities of any within the assessment. It is within an existing cluster of development subjecting it to the urbanising influence of surrounding development. There is well made existing access, though this may require enhancing to provide greater capacity.
Site 5	1.74	No Site 5 is principally constrained by landscape considerations as its openness contributes to Kilpeck village's distinctive rural setting and character.
Site 6	0.75	Potentially Site 6 offers the opportunity to extend the existing developed area at Grove Park with limited impacts on the wider landscape and with good access to the local and strategic road network. However, the site is not close to services and facilities and is not considered to be a particularly sustainable location for growth. The KGPC may wish to consider Site 6 further, feeding in local intelligence to assess its suitability for allocation.
Site 7	3.85	No Site 7 is principally constrained by listed building setting and landscape character, as the site's openness supports views to the distinctive landmark of Priory Farmhouse and contributes to the broader setting and character of Kilpeck village.
Site 8	1.86	No Site 8 is principally constrained by its open, rural character, the loss of productive agricultural land and its location outside and separate from the existing built area of Kilpeck village.
Site 9	2.16	No Site 9 is principally constrained by Flood Zones 2 and 3, by poor visibility when accessing the A465 and by the loss of productive agricultural land. The site is also perceptually distant from a settlement.
Site 10	6.28	No Site 10 is principally constrained by its open, rural character, the loss of productive agricultural land and its location outside and separate from the existing built area of Kilpeck village.
Site 11	0.05	Yes Site 11 is within the settlement of Didley, is flat and likely to be easily developable and has low landscape sensitivity.
Site 12	6.34	In Part Site 12 is complex as a result of its size and the variety of existing uses and character areas. The site as a whole has a range of constraints, but two sub-areas within it offer the opportunity for development which strengthens the village core with limited impacts on the surrounding landscape or village setting and character.
Site 14	1.03	No Site 14 is principally constrained by its distance from a settlement, by its access and by the openness of its southern flank which is considered to be open, rural and sensitive to long range views in.
Site 15	3.77	No Site 15 is principally constrained by its form and location as it lies behind much of the existing linear settlement. Development would therefore add considerable depth to the village and conflict with the established linear character.

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 Neighbourhood Plan Area



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 FOR THE KILPECK GROUP
 NEIGHBOURHOOD PLAN**

Drawing Title
**KILPECK GROUP
 NEIGHBOURHOOD PLAN AREA**

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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Kilpeck Group Neighbourhood Plan on behalf of Kilpeck Group Parish Council (KGPC). Kilpeck Group Parish Council incorporates the parishes of Kenderchurch, Kilpeck, St Devereux, Treville and Wormbridge.
- 1.2 The work undertaken was agreed with KGPC and the Ministry of Housing, Communities and Local Government (MHCLG) in 2018.
- 1.3 The KGPC have made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and are now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the KGPC has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.
- 1.4 The Neighbourhood Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy 2011-2031² (adopted in 2015) and the emerging Rural Areas Site Allocations Development Plan Document (RASA DPD), projected to be adopted in Spring 2020.³ The Core Strategy establishes the overarching strategy for Herefordshire, setting out where development will take place, which areas should be protected and how the area is expected to change over the plan period and beyond. The RASA DPD will provide a policy framework to support the delivery of the Core Strategy for towns and parishes which have not made nor are preparing a Neighbourhood Plan. The RASA DPD is therefore unlikely to directly impact Kilpeck.

Planning Policy Context

- 1.5 The Core Strategy identifies a target of 16,500 new dwellings to be delivered in Herefordshire over the period to 2031. This target will primarily be delivered through strategic allocations and existing commitments in the urban centres. The rural areas of Herefordshire are expected to deliver a minimum of 5,300 of this total need.
- 1.6 For the purposes of distributing this rural housing growth the Core Strategy divides Herefordshire into seven housing market areas (HMAs). Kilpeck is located at the northern edge of the Ross-on-Wye HMA which is allocated 1,150 dwellings over the plan period. This equates to a growth target of 14%.
- 1.7 The Core Strategy does not set settlement-specific or parish-specific housing targets for this rural growth. Kilpeck therefore does not have a specific quantum of housing growth as a target. However, based on the 14% growth target of the wider HMA the KGPC has identified a target of 23 net additional dwellings over the plan period, with a residual need of 15 net additional dwellings once existing commitments have been accounted for.
- 1.8 Policy RA2 of the Core Strategy identifies Wormbridge as a settlement where “proportionate” housing growth is appropriate in principle, reflecting its location on a major transport route between local service centres. No other settlements within the Neighbourhood Plan area are identified in Policy RA2.
- 1.9 Policy RA3 of the Core Strategy establishes a general presumption against development in rural locations outside of the settlements (as defined in Neighbourhood Development Plans) unless certain specific criteria are met, such as development which provides an essential rural worker’s dwelling or replacement of an existing dwelling. The KGPC are of the view that the site appraisal work will help inform the identification of settlement boundaries.

² Herefordshire Council (2018), ‘Adopted core strategy’ [online], available from:
https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

³ Herefordshire Council (2018), ‘Local Development Scheme August 2018’ [online], available from:
https://www.herefordshire.gov.uk/download/downloads/id/14852/local_development_scheme_-_august_2018.pdf

- 1.10 This position reflects national policy. The revised National Planning Policy Framework (NPPF) was adopted in July 2018, replacing the 2012 NPPF.⁴ Paragraphs 77, 78 and 79 of the NPPF relate to rural development. Key messages include:
- “In rural areas, planning policies and decisions should be responsive to local circumstance and support housing developments that reflect local needs” (paragraph 77).
 - “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities” (paragraph 78).
 - “Planning policies and decisions should avoid the development of isolated homes in the countryside” [with some specific and specialist exceptions] (paragraph 79).
- 1.11 This appraisal takes a pragmatic approach when identifying each site’s relationship with settlements, recognising that some settlements within the Neighbourhood Plan area are dispersed and may not support a single coherent boundary.

Sites considered through the site appraisal

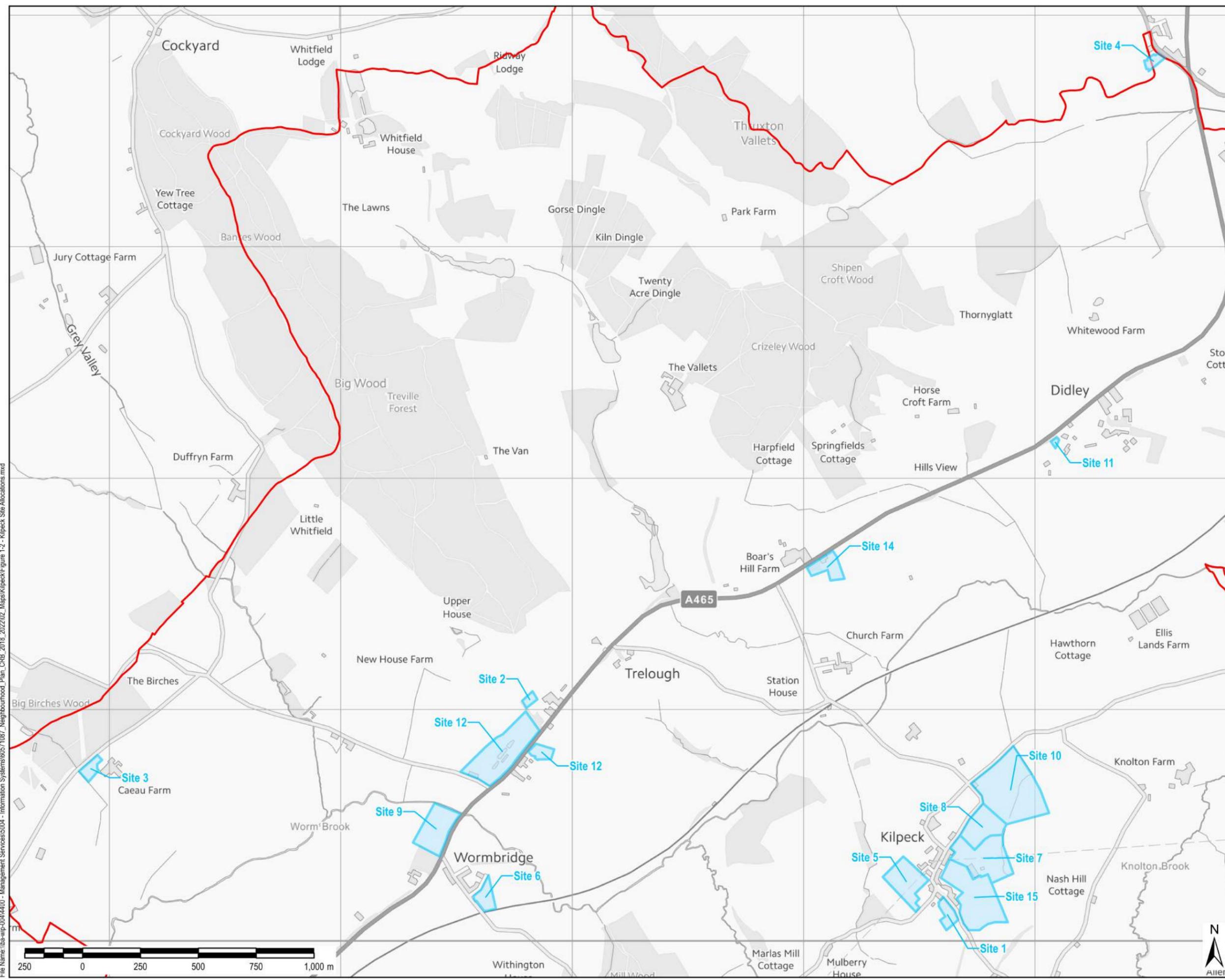
- 1.12 There are 14 sites considered in this site appraisal. All 14 sites were identified through a call for sites process undertaken by the KGPC.
- 1.13 A further site nomination, identified as Site 13, also came forward through the call for sites. However it is considered that the land parcels identified within the nomination were too vaguely defined to assess as part of the site appraisal exercise. The call for sites submission form requests “a map showing exact site location and boundary in red”. Site 13 appears to identify multiple broader areas of search of several hectares each and does not provide specific red line boundary sites. It has therefore not been possible to consider nomination 13 in this site appraisal exercise.
- 1.14 Despite the exclusion of Site 13 from the appraisal the existing numbering convention has been retained to avoid replacing each site’s established identifier. Therefore the 14 sites in the appraisal are numbered 1 to 12 and then 14 and 15.

⁴ HM Government (2018), ‘National Planning Policy Framework’ [online], available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

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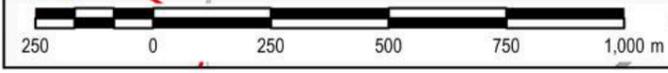
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File Name: \\ba-wip-004\400 - Management Services\6004 - Information Systems\60571087_Neighbourhood_Plan_CRB_2018_2022\02_Maps\Kilpeck\Figure 1.2 - Kilpeck Site Allocations.mxd



2. Site appraisal methodology

Introduction

- 2.1 Site assessment and allocation can be a contentious aspect of planning so it is important that the process of selecting potential allocations is undertaken in a transparent, objective and consistent way. It is also important that the work is recorded and communicated to interested parties so that the approach is transparent and defensible.
- 2.2 The site appraisal methodology is informed by the Government's National Planning Practice Guidance (Assessment of Land Availability). This is a live document originally published in 2014 and provides guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.
- 2.3 Although a Neighbourhood Plan is at a smaller scale than a Local Plan the criteria for assessing the potential of sites to support housing growth are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.4 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Development on the methodology

An assessment pro forma template was produced as the first step in the appraisal process. The purpose of the pro forma is to provide a framework of criteria which enables a consistent evaluation of each site. The Kilpeck pro forma capture a range of information, including:

- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure;
- Land ownership; and
- Site availability.

Task 2: Initial desk study

- 2.5 A range of quantitative information can be explored in detail through desk based research. The initial desk study focussed on identifying constraints and opportunities on each site by collating and analysing data from a wide range of sources. Constraints include issues such as flood risk and listed building settings and opportunities include factors such as proximity to key local services and facilities. The desk study also provided an opportunity to identify issues which can be explored in further detail on the ground in Task 3.

Task 3: Site visit

- 2.6 Following the initial desk study a site visit to Kilpeck was undertaken by members of AECOM's Neighbourhood Planning team in August 2018. The purpose of the site visit was to evaluate the sites on the ground, to assess more qualitative characteristics of each site such as views and character and to clarify issues which emerged from the initial desk study. The site visit is also important to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

Task 4: Consolidation of results

- 2.7 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.
- 2.8 Section 4 of this report present a summary of the site appraisals for each of the 14 sites considered with a sample assessment pro-forma used for each site available to view in Appendix A.

3. Indicative housing capacity

- 3.1 The methodology for calculating indicative housing capacity assumes a density of 30 dwellings per hectare (dph) as a starting point for all sites. However, many of the identified sites in Kilpeck are sufficiently large that the developable area of many sites is unlikely to correspond with their full area. The developable area of a site is informed by practical constraints and the potential need to incorporate open space and other non-residential uses.
- 3.2 The methodology makes an accommodation for this by applying assumptions about how much of a site will support residential development using a ratio of developable area to non-developable area. This ratio of gross area to net developable area decreases as the size of the site increases. This approach is underpinned by the assumption that the larger a site is then the greater the proportion of it which will be required for non-residential development, open space and other non-residential uses. The ratios are provided below in Table 3.1 and are applied to the Kilpeck sites in Table 3.2.

Table 3.1 Net housing density

Area (ha)	% of site assumed developable	Net housing density (dph)
Up to 0.4	90%	30
0.4 to 2ha	80%	30
2ha to 10ha	75%	30
Over 10 ha	50%	30

Table 3.2 Indicative number of dwellings for each site

Site number	Area (ha)	Indicative dwelling number
Site 1	0.65	16
Site 2	0.22	6
Site 3	0.49	12
Site 4	0.32	9
Site 5	1.74	42
Site 6	0.75	18
Site 7	3.85	87
Site 8	1.86	45
Site 9	2.16	49
Site 10	6.28	141
Site 11	0.05	1
Site 12	6.34	143
Site 14	1.03	25
Site 15	3.77	85

4. Summary of site appraisals

Site 1



Figure 1. View of the northern sub-area from the south of Site 1

Development Potential

- 4.1 Site 1 is approximately 0.65ha giving it capacity to deliver up to 16 dwellings. The site comprises the northern portion of a larger pastoral field to the south of the Kilpeck village. The site itself naturally divides into two different character areas as the northern sub-area is well defined on the ground with boundaries formed by the lane through the village to the east and property boundaries to the north and west. This sub-area is linear in form and offers potential for development with good regard for the existing pattern and grain of the village and which could integrate well with the existing built area. Additionally, the northern sub-area of Site 1 appears well screened from surrounding landscape and has relatively low landscape sensitivity. The presence of adjacent development gives the site a degree of urbanising influence.
- 4.2 The southern sub-area of the site has a considerably more open and rural. The openness of the southern sub-area contributes to the rural character of southern approach to the village and is considered to make a strong contribution to the rural setting of the village.

Key constraints

- 4.3 **Landscape.** The southern part of Site 1 has a degree of landscape sensitivity as it is open and un-screened, particularly to the ridge of high land to the south. This is considered to make an important contribution to the setting of the village.
- 4.4 **Surface water flood risk.** A small area at the south of the site is at high risk of surface water flooding. The northern sub-area is less low lying and has no fluvial or surface water flood risk.

Recommendations

- 4.5 The northern sub-area of Site 1 is well integrated with the main settlement and its linear form offers potential to extend the existing linear settlement pattern of the village. It is relatively well screened within the landscape and existing development to the north west and north east of the site means views in already look onto the built environment. There are no significant identified environmental constraints.

- 4.6 The southern sub-area of Site 1 is considered to be less well defined, more open and more dislocated from the settlement. Its openness contributes to the rural setting of the village and the open character of the approach from the south. It is therefore considered that that northern sub-area may be appropriate to consider as a discrete site.
- 4.7 Site 1 **is recommended in part** as appropriate in principle for allocation. This recommendation relates only to the northern sub-area of the site. This appraisal does not seek to define specific boundaries for this sub-area as this will need to be determined through further work and engagement with the landowner.

Site 2



Figure 2. The site is well screened by mature trees and has a country garden character.



Figure 3. Site access would likely need to be created via an existing car park.

Development Potential

- 4.8 Site 2 is approximately 0.22ha in size giving it capacity to deliver up to 6 dwellings. The site is formed of a discrete and well defined portion of the garden of Wormbridge House. Existing established planting entirely screens the site and gives the site low sensitivity within the landscape. Wormbridge is a dispersed settlement which makes the identification of settlement boundaries challenging though it is considered that the site's location within the cluster of development around Wormbridge House would likely see it included within any future settlement boundary. The site is within a short walk of bus stops served by regular services between Hereford and Abergavenny and is adjacent to a garage and small convenience-type shop.

Key constraints

- 4.9 **Access.** The location of the site at the rear of the cluster of buildings adjacent to the A465 means that access would most likely be achieved via an existing driveway and car park and then creating a new access point in what is currently the garden of the main dwelling on site. There are a number of practical constraints associated with this option, particularly using an active car park as a thoroughfare.
- 4.10 **Wormbridge Common SSSI.** Site 2 is located approximately 300m from the Wormbridge Common Site of Special Scientific Interest (SSSI) and is within the SSSI Impact Risk Zone for the site for 50 or more homes. The capacity of the site is however significantly less than this threshold; as such development at Site 2 would unlikely to be of a scale which impacts on the status of the SSSI.

Recommendations

- 4.11 Development at Site 2 would be unlikely to have a significant impact on the surrounding landscape and in theory offers good access to the strategic road network, including relatively regular bus services to local service centres. However, the site is not considered appropriate for allocation, primarily as the creation of an access point would likely necessitate the removal of a number of mature trees and require utilising the car park of the businesses on site as a thoroughfare. Development of the site would also change the character of Wormbridge House which, though unlisted, is considered to have some historical merit.
- 4.12 Site 2 **is not recommended** as appropriate for allocation in the Neighbourhood Plan.

Site 3



Figure 4. Looking over Site 3 to the south west

Development Potential

4.13 Site 3 is approximately 0.49ha in size, giving it the capacity to deliver up to 12 dwellings. The site is a small field or paddock to the north of the existing cluster of farm buildings at Cayo Farm. The site is well defined on the ground and although it is at the periphery of the farm cluster it is not an outlying site and is clearly within the curtilage of the farm. Access is via the existing driveway to Cayo Farm which provides access to the local road network.

Key constraints

- 4.14 **Rural character.** The site has a strong rural character and has a weak relationship with any of the settlements within the Neighbourhood Area or beyond it. The openness of the south of the site supports long range views out to the hills beyond and in from the surrounding countryside and it is considered that development could harm the rural open character of the site.
- 4.15 **Unsustainable location.** The site's relative remoteness means it is not a sustainable location for development in terms of its access and proximity to services and facilities.
- 4.16 **Designated ancient woodland.** Site 3 is adjacent to the Big Birches Wood ancient woodland and part of the site falls within the minimum 15 metre development buffer associated with ancient woodland. This would impact the developable area of the site.

Recommendations

- 4.17 Site 3 is of a very rural character due to its distance from settlements, its perceptual remoteness and its rural setting. It is considered that allocation at this location would not be appropriate in principle.
- 4.18 Site 3 **is not recommended** as appropriate in principle for allocation in the Neighbourhood Plan.

Site 4



Figure 5. Site 4 has a good access point from an existing driveway though it is only one car wide.

Development Potential

- 4.19 Site 4 is approximately 0.32ha in size giving it capacity to deliver up to 9 dwellings. The site is at the far north of the Neighbourhood Area adjacent to both Much Dewchurch parish and Allensmore parish. The site is within a cluster of development around the junction of the B4348 and the A465 and sits immediately south of the Three Horseshoes pub, opposite existing residential development and less than 100m from the supermarket and services at Lock's Garage. The site has good access to the local and strategic road network and is served by a regular bus route between Hereford and Abergavenny. Given the limited service offer in the Neighbourhood Area it is considered that Site 4's proximity to this range of facilities makes it the most sustainable location of those appraised.

Key constraints

- 4.20 **Access.** The site is served by an access point from an existing driveway and this in itself would require little enhancing. However, the entrance to the driveway from the B4348 is not wide enough for two cars to pass each other and might require remodelling if additional capacity was required as a result of development.
- 4.21 **Landscape.** There are long views into and out of the site to the south, though shorter views are screened by established planting. It may be necessary for development to reflect the character of the surrounding built area to minimise the urbanising effect on long views into the site.

Recommendations

- 4.22 Site 4 is well located for a range of key day-to-day services in contrast to the majority of sites in the Neighbourhood Plan area. It forms a well contained area within a cluster of existing residential and employment development and is considered to be a relatively sustainable location for proportionate

growth. The site has some landscape sensitivity though is this is mostly to longer range views from higher ground to the south as planting screens the site from shorter views. However, as the character of the area around the site is already of a built environment, development at Site 4 would be a natural extension of this and has potential to reflect the character, pattern and grain of existing development.

4.23 Site 4 **is recommended** as appropriate in principle for allocation in the Neighbourhood Plan.

Site 5



Figure 6. The view to the south west as the landform drops gently away.



Figure 7. Existing development at Castle Park, Kilpeck.

Development Potential

4.24 Site 5 is approximately 1.74ha in size giving it capacity to deliver up to 42 dwellings. The site is a large open pastoral field with adjacent development to the north east and south east and direct access to the local road network.

Key constraints

- 4.25 **Landscape.** The site is exposed to open long distance views to the south west and is considered to have a degree of landscape sensitivity as a result. Whilst views in are at least partially of the existing built area of the village, the site supports characterful views out of the village which contribute to Kilpeck's open and rural setting and character.
- 4.26 **Townscape character.** Site 5 is located at a point in the village where the landform drops away from the village core having gently risen to a crest at the site's entrance. This creates the perception of the site facing away from the rest of the village and development here could therefore appear dislocated from the existing built area.
- 4.27 **HV power lines.** The site is crossed by high voltage power lines which would likely limit the developable area of the site, though this is not considered to be an absolute constraint.
- 4.28 **Scheduled monument.** The site is the closest in the appraisal to the Kilpeck Castle and Ancient Village scheduled monument and the site's northern boundary is adjacent to this nationally designated site. It may be necessary for any future development at the site to be directed away from this more sensitive area.

Recommendations

- 4.29 Site 5 is a substantial site and any site of such a scale would be unlikely to be appropriate for development in full in the context of a village as small as Kilpeck. It can sometimes be appropriate to explore whether it is possible to identify natural sub-areas within large sites which might support more proportionate development. However, it is considered that this is not possible at Site 5 as the site's openness means there are no natural internal boundary features and the site's size, perspective and landscape sensitivity are considered to be significant issues throughout.
- 4.30 Site 5 **is not recommended** as appropriate in principle for allocation in the Neighbourhood Plan.

Site 6



Figure 8. Entrance to Site 6 from the adjacent lane.

Development Potential

- 4.31 Site 6 is approximately 0.75ha in size giving it capacity to deliver up to 18 dwellings. The site is formed of a pastoral field adjacent to existing development of around 30 dwellings at Grove Park, south of Wormbridge.

Grove Park is a mid-20th century style development of bungalows, semi-detached and terraced housing which is considered to be an urbanising influence over the site. This influence is enhanced by the site's location within a slight depression in the landscape which, together with the railway line embankment, obscures most long views in and out of the site and gives the site a strong relationship with Grove Park. Bus stops on the A465 serve Grove Park with several services a day between Hereford and Abergavenny and the site has good access to the strategic road network via the A465.

Key constraints

- 4.32 **Distance from services.** Although the site is adjacent to the cluster of development at Grove Park the area has no strong relationship with any settlement or service centre. Whilst the presence of the Grove Park development means the site is not isolated in the fullest sense it is perceptually and functionally remote from local services.
- 4.33 **Setting and character.** Grove Park has no significant architectural merit but is considered to derive significant character from its attractive rural setting. This could be compromised by development at Site 6 which would urbanise the setting of the dwellings on the east of Grove Park.

Recommendations

- 4.34 Site 6 has no significant identified landscape or environmental constraints and would likely be an extension of the established development at Grove Park. However, Grove Park has no service offering and despite being within 150m of a bus stop to the main local service centres the remoteness of the location would likely mean development at the site would be largely car dependant. The site is therefore unlikely to be a sustainable location for growth though it is noted that the nature of the Neighbourhood Plan area means this is a common factor for a number of the sites. On the basis that Site 6 is of low landscape sensitivity and would be a natural extension to existing development KGPC may wish to carefully consider the site further, feeding in local intelligence on factors such as localised need, before reaching a conclusion on whether or not to allocate in the Neighbourhood Plan.
- 4.35 Site 6 **is recommended for further consideration** by KGPC.

Site 7



Figure 9. A view of Grade II-listed Priory Farmhouse.

Development Potential

- 4.36 Site 7 is approximately 3.85ha in size giving it capacity to deliver up to 87 dwellings. The site is comprised of several large fields and stretches away to the east from the main road through the village. Its location at the northern entrance to the village means that there is a mixed character, with the south eastern part of the site quite distant from the village and its north west boundary directly opposite an established row of dwellings on the main road through the village. The Kilpeck Inn pub is adjacent to the site and the site is walking distance to the other facilities in the village such as the church and village hall.

Key constraints

- 4.37 **Listed building setting.** Despite being set back some distance from the road the Grade II-listed Priory Farmhouse is highly visible within the site and its distinctive timber frame with painted brick infill is a landmark within the village, particularly as it is so visible from the northern approach to the village. The setting of Priory Farmhouse has potential to be extensive as development anywhere within the large area between the road and the farmhouse would likely affect how the building is framed within the landscape.
- 4.38 **Landscape character.** Site 7 is open and highly visible within the landscape, supporting long range views into and out of the village. The site is therefore considered to have a high degree of landscape sensitivity and development could urbanise the open and rural setting of the village and its approach.
- 4.39 **Townscape character.** Kilpeck village has a clear linear settlement pattern which strongly informs its character. Much of the site would not support development which is consistent with this established linear pattern. Whilst the north west of the site is adjacent to the main lane through the village and is opposite established dwellings, there is no existing development on the eastern side of the lane and it is considered that development here could appear out of character in villagescape terms as a result.

Recommendations

- 4.40 Priory Farmhouse and its setting are considered to significantly limit the development potential of Site 7, as development in front of the building would likely harm its setting and character, and development elsewhere in the site would be dislocated from the rest of the village. In addition, the long views into and out of the village which are supported by the site are considered to make a significant contribution to the village's rural setting and character, and development could harm this openness.
- 4.41 Site 7 **is not recommended** as appropriate for allocation.

Site 8



Figure 10. Looking north east over Site 8.

Development Potential

- 4.42 Site 8 is approximately 1.86ha in size giving it capacity to deliver up to 45 dwellings. The site is a single, large field currently in arable use. It is located at the northern approach to the village though is separated from the village core by Site 7. The site has potential for direct access to the local road network.

Key constraints

- 4.43 **Settlement pattern and form.** Site 8 is outside the existing built area of the village and is severed from the built area by Site 7. Development at this location would therefore be dislocated from the main village and would be inconsistent with the established settlement pattern and form of the village.
- 4.44 **Landscape character.** The site is entirely open and supports long range views into and out of the village and its approach. This openness significantly contributes to the character of the village. The site is therefore considered to have a high degree of landscape sensitivity and development could urbanise the open and rural setting of the village and its approach.
- 4.45 **Loss of agricultural land.** The site is currently in productive arable use and is within an area of Grade 2 or 3 agricultural land, with parts considered to be 'best and most versatile'. The NPPF is clear that planning policies should enhance the natural environment by recognising the range of benefits of the best and most versatile agricultural land.

Recommendations

- 4.46 Site 8 has a range of constraints which are collectively substantial. It is separate from the existing built area of the village meaning that development on the site would likely appear dislocated from the village. The site's openness is considered to make a significant contribution to the rural and open setting of the village and its productive agricultural use makes the principle of development less appropriate than on non-agricultural sites.
- 4.47 Site 8 **is not recommended** as appropriate for allocation in the Neighbourhood Plan.

Site 9



Figure 11. The single mature tree in the centre of Site 9.

Development Potential

4.48 Site 9 is approximately 2.16ha in size giving it capacity to deliver up to 49 dwellings. The site is formed of part of a larger field to the south of Wormbridge, directly adjacent to the A465. There are no clear physical boundary features to delineate the site within the larger field and the site is entirely open aside from a large mature tree in the centre. There is existing access to the A465 in the site's south eastern corner.

Key constraints

- 4.49 **Flood Risk.** Site 9 is adjacent to Worm Brook. Around half the site is within Flood Zone 3 with most of the remainder falling within Flood Zone 2. Flood Zone 3 is considered to be a significant constraint.
- 4.50 **Loss of agricultural land.** The site is currently in productive arable use and is within an area of Grade 2 or 3 agricultural land, considered to be 'best and most versatile'. The NPPF is clear that planning policies should enhance the natural environment by recognising the range of benefits of the best and most versatile agricultural land.
- 4.51 **Access.** Although there is an existing access point it is in the concave of a bend in the A465 and consequently has poor visibility, particularly to the south. New access would be necessary, though the speed and frequency of traffic on the A465 may make this challenging to safely establish.
- 4.52 **Settlement boundaries.** Site 9 is south of the dispersed settlement of Wormbridge and just west of Grove Park but is clearly separate from both and would present as a dislocated development were it to be allocated.

Recommendations

- 4.53 Much of the site is within the highest area of flood risk, Flood Zone 3. There are additional surface water flood risk concerns. In addition, the site's location away from any of the Neighbourhood Area's settlements and services and the loss of productive agricultural land are considered to make Site 9 inappropriate for development.

4.54 Site 9 is **not recommended** for allocation in the Neighbourhood Plan.

Site 10



Figure 12. Site 10 is open and arable in character.

Development Potential

4.55 Site 10 is approximately 6.28ha in size giving it capacity to deliver up to 141 dwellings. The site comprises of a single large, open field to the east of Kilpeck village. There are no internal boundary features with which to identify sub-areas for further assessment. The site has an existing access point to the local road network.

Key constraints

- 4.56 **Landscape character.** Site 10 is open and highly visible within the landscape. Its openness supports long range views to the east and south though it is partially screened from the lane into the village. The open rural character of the site is considered to play a role in the wider setting and character of Kilpeck village.
- 4.57 **Loss of agricultural land.** The site is currently in productive arable use and is within an area of Grade 2 or 3 agricultural land, considered to be 'best and most versatile'. The NPPF is clear that planning policies should enhance the natural environment by recognising the range of benefits of the best and most versatile agricultural land.

Recommendations

- 4.58 Site 10 is perceptually separate from Kilpeck village, occupies a sensitive position in the landscape whose openness contributes to the wider rural character of the area and is currently in productive agricultural use. Development would urbanise the approach to the village and would be inconsistent with the current pattern of development in the village.
- 4.59 Site 10 is **not recommended** as appropriate for allocation in the Neighbourhood Plan.

Site 11



Figure 13. The location of Site 11 in Didley hamlet.

Development Potential

- 4.60 Site 11 is approximately 0.05ha in size giving it capacity to deliver a single dwelling. The site is within the hamlet of Didley, has good access to the A465 and is served by bus services between Hereford and Abergavenny up to every two hours. The site is partially screened by planting and by existing buildings and considered to be of low landscape sensitivity.
- 4.61 The site appears to be part of the curtilage of an existing dwelling and has the character of an extended residential garden. However, the area is of sufficient size and openness that the addition of another dwelling is considered unlikely to have an overbearing effect on the residential amenity of existing dwellings, subject to details of design and layout.

Key constraints

- 4.62 **Noise.** The site is immediately adjacent to the A465 which generates significant traffic noise from the speed and frequency of passing vehicles.

Recommendations

- 4.63 Site 11 is within an existing settlement, albeit a small hamlet. It has good access to the strategic road network from an existing junction, is served by public transport and offers potential for development consistent with the pattern and grain of the existing built environment of the area. Issues with noise could be mitigated through densifying the existing planting between the A465 and the site and through design and layout features such as window placement. Noise is not considered to be a showstopper constraint.
- 4.64 Site 11 **is recommended** as appropriate in principle for allocation.

Site 12



Figure 14. Looking north west over the arable farmland at the north of Site 12



Figure 15. Long range views to the south west over the large, open western area of Site 12



Figure 16. View to the Grade II-listed church of St Peter and St Thomas from the southern sub-area.

Development Potential

- 4.65 Site 12 is approximately 6.34ha in size giving it capacity to deliver 143 dwellings. The site is the largest and most complex in the appraisal, encompassing a range of land uses and character areas.
- 4.66 The site is at Wormbridge, the only settlement in the Neighbourhood Plan area identified as a focus for proportionate housing growth in the Core Strategy. The majority of the site lies to the north and west of the A465, encompassing open arable fields and the former village school, now in use as a childcare centre. A smaller area of around 0.78ha lies to the south and east of the A465 adjacent to existing employment land. Three linear ponds lie in the centre of the main site and are excluded from the nomination.
- 4.67 The site can be broken down into natural sub-areas based on internal features.
- A large western sub-area is formed of the sweeping open fields to the west of the three ponds. This area is perceptually separate from the existing built area of Wormbridge and development would be largely screened from the A465 by established planting.
 - A northern sub-area is formed of part of the northern most field within the site, currently in arable use. There is direct access to the A465 and the sub-area offers potential for an extension of the village north of the school site which is consistent with the established form of the village.
 - A central sub-area is formed of the former school site and its associated outbuildings, grassed areas of play and hardstanding. In the former school building there is an opportunity to reuse and potentially enhance an existing village landmark. The surrounding school site is relatively level and has good access to the A465.
 - A southern sub-area is made up of a small paddock to the south of the school, opposite the church. There is good access to the A465 and the sub-area is partially screened from long range views by established planting, giving it relatively low sensitivity in the landscape.
 - An eastern sub-area is made up of the only part of the site on the east of the A465 adjacent to the business park. This sub-area is specifically nominated for commercial or retail uses though this appraisal considers the site on its merits alone rather than its nominated use.

Key constraints

- 4.68 **Wormbridge Common Site of Special Scientific Interest (SSSI).** The site is just to the south of the SSSI and is within the Impact Risk Zone (IRZ) for developments of 50 or more dwellings. As the site has capacity for far more than this number the SSSI IRZ is considered to be a significant constraint on its potential capacity, though not necessarily on the principle of development in general.
- 4.69 **Landscape character.** The north and west of the site is highly visible within the landscape and support long range views into the settlement. The openness of the northern and western sub-areas are considered to make a significant contribution to the village's rural setting and character.
- 4.70 **Loss of agricultural land.** Much of the site, particularly the northern and western areas, are in productive agricultural use. The NPPF is clear that planning policies should enhance the natural environment by recognising the range of benefits of the best and most versatile agricultural land.
- 4.71 **Listed building setting.** The setting of the Grade II-listed church extends over the south of the site and contributes to the setting and character of the southern approach to the village.
- 4.72 **Access.** The size of the site means that although some parts have good access to the A465 others, particularly the western sub-area, are further from existing access points and have limited accessibility.

Recommendations

- 4.73 Site 12 is complex and none of its constraints or opportunities extend over the site in its entirety. Wormbridge is identified in the Core Strategy as suitable in principle for 'proportionate growth' and so the principle of appropriate development has clear policy support. However, the scale of the site in relation to the existing size of Wormbridge is considered to mean that development of only a small area of the site could reasonably be considered proportionate. In this context it is considered that the central sub-area containing the former school and the southern sub-area to the south of the school could be appropriate for allocation as discrete sites.
- 4.74 The school site is largely previously developed, is well screened from the wider landscape by mature trees and planting, does not impact the listed building setting and is within the perceptual core of the village, such as it is. Development would be opposite the business park and is therefore under a greater urbanising influence than the other sub-areas. It is considered that there could be potential to provide replacement facilities to support the relocation of the childcare business within the new development if necessary. The central sub-area is recommended as appropriate in principle for allocation.
- 4.75 The southern sub-area is the most sensitive to the setting of the church of St Peter and St Thomas. However, the furthest extent of the sub-area could potentially incorporate open space to allow for the listed building setting and the part of the sub-area around the access point could be developed as a discrete site with less impact on the church. It would function as an extension of the school site and strengthen the perceptual core of the village. The southern sub-area is recommended as appropriate in principle for allocation.
- 4.76 The western sub-area is open and rural, is in productive agricultural use and has a high degree of landscape sensitivity. It is not considered appropriate for allocation.
- 4.77 The northern sub-area is highly visible within the landscape, supports views in and out of the settlement from the north and is in productive agricultural use. The northern sub-area is closest to the Wormbridge Common SSSI. It is not considered appropriate for allocation.
- 4.78 The eastern sub-area would represent an extension of the established employment site at Wormbridge. The current northern boundary of the business park is marked by established trees and planting which obscures much of the built area from the northern approach to the village and helps the area blend naturally into the landscape. If the school site is allocated for development this would densify the existing core of the village and strengthen the existing northern extent of the village as a rational settlement boundary. The eastern sub-area is therefore not recommended for allocation as it would lie beyond this notional boundary and change the setting and character of the northern approach to the village.

- 4.79 Site 12 is **partially recommended** as appropriate in principle for allocation. This recommendation only relates to the central sub-area containing the school site and the southern sub-area to the south of the school.

Site 14



Figure 17. The driveway and front entrance of the main existing buildings at Site 14.



Figure 18. A view south east over the paddock at the south of the site revealing its openness.

Development Potential

- 4.80 Site 14 is approximately 1.03ha in size giving it capacity to deliver 25 dwellings. The site forms a 'L' shape and is split between three different character areas of roughly similar sizes. A small garden area of dense tree cover forms one area. The original dwelling and its curtilage, including a gravel car park to the front and

garden to the rear, form a second area. An open grassed paddock or small field to the south of the garden forms a third area. The site has direct access to the A465 and is near to bus stops served up to every two hours by services between Hereford and Abergavenny.

Key constraints

- 4.81 **Distance from settlements.** The site has a weak relationship with any of the main service centres within or beyond the Neighbourhood Plan area. Despite its location on the A465 which mitigates its sense of remoteness, it is considered that the site is isolated in the countryside as per paragraph 79 of the NPPF. Isolated rural sites are considered unsuitable in principle for allocation as they are not in sustainable locations.
- 4.82 **Access.** The site has existing access to the A465 via the current dwelling's driveway. However, the A465 is national speed limit at this stretch of road and traffic travels fast and frequently past the site. It is considered that increasing the number of vehicle movements between the A465 and the site has potential to be dangerous and it is therefore unlikely that the site would be suitable in highways terms for development.
- 4.83 **Landscape.** The densely planted area of the site is self-screening and much of the curtilage of the original dwelling faces the main road or is otherwise screened. However, the rear garden and the open paddock are exposed within the open landscape giving them a degree of landscape sensitivity, particularly the lower lying paddock area.

Recommendations

- 4.84 Site 14 is constrained by its distance from any of the local service centres, the nature of its access to the A465 and its sensitivity within the landscape, particularly the open areas to the south of the site. Each of these factors is significant and cumulatively they are considered to mean the site is inappropriate for allocation.
- 4.85 Site 14 **is not recommended** as appropriate for allocation in the Neighbourhood Plan.

Site 15



Figure 19. The northern sub-area of Site 15.



Figure 20. Facing south from the northern sub-area of Site 15 with the ridgeline clearly visible.

Development Potential

4.86 Site 15 is approximately 3.77ha in size giving it capacity to deliver 85 dwellings. The site comprises a number of fields to the south and south east of the village, wrapping around the existing built area's eastern and southern extent. The scale of the site means it is possible to identify discrete sub-areas within it which may have differing levels of development potential. The north of the site is enveloped by the existing village, with sub-area boundaries falling between the Kilpeck Inn to the north, Priory Farm to the east, the village hall to the south and by dwellings and gardens to the west. This sub-area is contiguous with the

village. A further sub-area to the south of the village hall is less well delineated on the ground but in practice there could be an opportunity to extend the settlement in a linear pattern to the south of the hall. The remaining sub-area of the site comprises fields more distant from the village core.

Key constraints

- 4.87 **Settlement pattern.** Kilpeck has a clear linear settlement pattern and this is considered to make a key contribution to the village's character. The northern sub-area would be infill within the natural curve of the existing development and could therefore significantly erode this pattern and character. It is considered that no part of the northern sub-area would be consistent with the established pattern. The southern sub-area would mesh more naturally with the linear development pattern though it is considered that the village hall forms a rational southern extent to the village as continued ribbon development to the south could urbanise the southern approach to the village and obscure rural views.
- 4.88 **Landscape.** The site is highly visible with the landscape, particularly as the landform rises to a ridge to the south of the village with clear visibility over the area. Whilst views in are already of existing development it is considered that development on almost any part of the site would have potential to transform the existing character of the village and would negatively impact these views, and by extension, the rural setting of the village.
- 4.89 **Listed building setting.** The northern sub-area is partly within the setting of two Grade II-listed barns at Priory Farm.

Recommendations

- 4.90 Site 15 is large and much of the site is distant from the village core, focussing attention on the areas adjacent to the established built area of the village as those most likely to support development. The northern sub-area is contiguous with the village and could be simply included within forthcoming settlement boundaries. The sub-area south of the village hall could support an extension of the existing linear settlement pattern. However, neither are considered appropriate for allocation. The northern sub-area in isolation has no direct access to the road network and would be transformational to the established character of the village. The southern sub-area is considered to have a stronger relationship with the existing settlement pattern but would extend the village in a ribbon of development beyond the village hall, currently considered to represent a rational southern extent to the village.
- 4.91 Site 15 **is not recommended** as appropriate for allocation in the Neighbourhood Plan.

5. Conclusions

Conclusions and recommendations

5.1 This site appraisal has considered the 14 identified site options in the Kilpeck Group Neighbourhood Plan area. All sites have been evaluated using the framework of criteria set out in the assessment pro forma.

Summary of site assessment conclusions

5.2 The site appraisal recommends **two** full sites plus a sub-area within **two** additional site as appropriate in principle for allocating in the Kilpeck Group Neighbourhood Plan (see Table 5.1). It may not be appropriate or necessary to allocate all sites identified given the potential for cumulative effects from multiple allocations. The KGPC should make a judgement on which of these sites it considers best able to sustainably deliver the identified housing need of the Neighbourhood Area and meet the objectives of the Neighbourhood Plan.

Table 5.1 Summary of conclusions

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Plan?
Site 1	0.65	In Part Site 1 includes a discrete sub-area which offers potential for development which is within the existing built area, is consistent with the pattern and grain of the village, has low landscape sensitivity and has no significant identified environmental constraints.
Site 2	0.22	No Site 2 is principally constrained by a lack of access as there is no existing access point and the creation of one would require using a car park as a thoroughfare or driveway.
Site 3	0.49	No Site 3 is principally constrained by its strong rural character, its unsustainable location for growth and the potential for impacts on designated ancient woodland.
Site 4	0.32	Yes Site 4 has access to the widest range of services and facilities of any within the assessment. It is within an existing cluster of development subjecting it to the urbanising influence of surrounding development. There is well made existing access, though this may require enhancing to provide greater capacity.
Site 5	1.74	No Site 5 is principally constrained by landscape considerations as its openness contributes to Kilpeck village's distinctive rural setting and character.
Site 6	0.75	Potentially Site 6 offers the opportunity to extend the existing developed area at Grove Park with limited impacts on the wider landscape and with good access to the local and strategic road network. However, the site is not close to services and facilities and is not considered to be a particularly sustainable location for growth. The KGPC may wish to consider Site 6 further, feeding in local intelligence to assess its suitability for allocation.
Site 7	3.85	No Site 7 is principally constrained by listed building setting and landscape character, as the site's openness supports views to the distinctive landmark of Priory Farmhouse and contributes to the broader setting and character of Kilpeck village.
Site 8	1.86	No

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Plan?
		Site 8 is principally constrained by its open, rural character, the loss of productive agricultural land and its location outside and separate from the existing built area of Kilpeck village.
Site 9	2.16	No Site 9 is principally constrained by Flood Zones 2 and 3, by poor visibility when accessing the A465 and by the loss of productive agricultural land. The site is also perceptually distant from a settlement.
Site 10	6.28	No Site 10 is principally constrained by its open, rural character, the loss of productive agricultural land and its location outside and separate from the existing built area of Kilpeck village.
Site 11	0.05	Yes Site 11 is within the settlement of Didley, is flat and likely to be easily developable and has low landscape sensitivity.
Site 12	6.34	In Part Site 12 is complex as a result of its size and the variety of existing uses and character areas. The site as a whole has a range of constraints, but two sub-areas within it offer the opportunity for development which strengthens the village core with limited impacts on the surrounding landscape or village setting and character.
Site 14	1.03	No Site 14 is principally constrained by its distance from a settlement, by its access and by the openness of its southern flank which is considered to be open, rural and sensitive to long range views in.
Site 15	3.77	No Site 15 is principally constrained by its form and location as it lies behind much of the existing linear settlement. Development would therefore add considerable depth to the village and conflict with the established linear character.

- 5.3 If sites are allocated in the Neighbourhood Plan then it is advised that the KGPC discuss site viability with Herefordshire Council. It may be possible to use Herefordshire Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. Overall it is recommended that the policy approaches proposed in the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental, heritage or landscape constraints and accessibility.

Appendix A – Assessment pro forma template

Site Assessment Proforma template

General information

Site Reference / name	
Site Address (or brief description of broad location)	
Current use	
Proposed use	
Gross area (Ha) Total area of the site in hectares	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by landowner etc.)	

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	
Is the site accessible? Provide details of site's connectivity	

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p style="text-align: center;"> Yes Adjacent/nearby No Site lies within Impact Risk Zone of one/two SSSIs etc </p>	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p style="text-align: center;"> High Unknown Low </p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p style="text-align: center;"> Low landscape sensitivity Medium landscape sensitivity High landscape sensitivity Low visual impact Medium visual impact High visual impact </p>	
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p style="text-align: center;"> No loss Some loss </p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>Observations and comments</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	<p>Several</p> <p>Few</p> <p>None</p> <p>Unknown</p>		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<p>High/medium/Low/</p> <p>Unknown</p>		
Public Right of Way	<p>Yes/None</p>		
Existing social or community value (provide details)	<p>Yes/No</p>		
<i>Is the site likely to be affected by any of the following?</i>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
Ground Contamination	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure	<input checked="" type="checkbox"/>		

crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat / plateau / steep gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes/No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No
Any other comments?	

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

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

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	

