Site Assessment Report for the Allensmore Neighbourhood Development Plan

September 2018

Quality information

Prepared by	Verified by	Approved by
Chris McNulty Environmental Consultant	Nick Chisholm-Batten Associate	Nick Chisholm-Batten Associate

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	14th September 2018	Initial draft for Group comment	14th September 2018	Nick Chisholm-Batten	Associate
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Prepared for:
Allensmore Neighbourhood Development Plan Steering Group

Prepared by:
AECOM Limited
3rd Floor, Portwall Place
Portwall Lane
Bristol BS1 6NA
United Kingdom

T: +44 117 901 7000
aecom.com

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Executive summary

AECOM has been commissioned to undertake an independent site assessment for the Allensmore Neighbourhood Development Plan on behalf of the Allensmore Neighbourhood Development Plan Steering Group. The Steering Group comprises parish councillors and local residents.

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

The Neighbourhood Development Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy 2011-2031[1] (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). Allensmore is located at the northern edge of the Ross-on-Wye HMA which is allocated 1,150 dwellings over the plan period.

Discussions with Herefordshire Council have identified that, accounting for completions and commitments, Allensmore has a residual need of 12 dwellings to be delivered via the Neighbourhood Development Plan.

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 Allensmore Neighbourhood Development Plan area.

Summary of site assessment findings

23 sites have been considered through the site assessment, and these are listed in Table ES1. The location of the sites is presented in Figure 1.2.

Following the completion of the site assessment it is considered that six sites are potentially appropriate for allocation in the Neighbourhood Development 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.

Additionally, it is considered that part of Site 14 along the B4348 south of Winnal could have potential to be allocated in the Neighbourhood Development Plan, although specific boundaries are not proposed in this report as these would be determined through further work such as discussions with landowners.

Table ES1 Summary of site appraisal findings

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Development Plan?
Site 1	0.07	Yes Site 1 is within a proposed settlement boundary, has no significant landscape or environmental constraints and offers potential to deliver development which has good regard for the pattern and grain of surrounding development.
Site 2	0.05	No Site 2 is principally constrained by its location outside of the proposed settlement boundaries, particularly in light of the fact that its recent planning history indicates development is not acceptable in principle on the site.

[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 Development Plan?
Site 3	0.87	No Site 3 splits naturally into two halves of differing characters, though neither half is considered suitable for allocation. The southern half is undeveloped and has a rural, open character. The northern half has a variety of previous agricultural development and is less sensitive within the landscape as it already has a developed character. However, the surrounding employment and agri-business land uses are considered to make the principle of a residential allocation on the site inappropriate.
Site 4	0.2	Yes Site 4 has no significant landscape or environmental constraints, could support development which is consistent with the pattern and grain of existing development in Winnal and is within the proposed Winnal settlement boundary.
Site 5	0.4	No Site 5 is principally constrained by its location outside any proposed settlement boundaries and its weak relationship with any of the main settlements. There are also issues around site access given the speed and frequency of passing traffic on the A465 and potential issues of landscape sensitivity.
Site 6	0.24	Yes Site 6 is within the proposed Allensmore settlement boundary, is flat and well screened giving it low landscape sensitivity and could support development which is consistent with the village's linear settlement pattern. It has no significant landscape or environmental constraints though access to the site would likely require enhancing to support development.
Site 7	0.32	No Although Site 7 is within the proposed Allensmore settlement boundary it is constrained by landscape considerations as its openness enables views out over the countryside. This site is considered to make an important contribution to the rural character and setting of Allensmore.
Site 8	0.45	No Site 8 is principally constrained by its location outside the proposed settlement boundary, by its productive agricultural function and its openness. The site is perceptually separate from the core of Allensmore and development could be highly visible within the landscape with the open long range views to and from the east of the site particularly sensitive. There are also additional implications from traffic noise on the A465.
Site 9	0.28	No Site 9 is principally constrained by its location outside the proposed Allensmore settlement boundary and its elevation above the level of the lanes that run past it, giving it a degree of exposure in a prominent position at the approach to the village.
Site 10	0.22	No Site 10 is principally constrained by its location outside the proposed settlement boundary and by its productive agricultural function. Additionally, the openness of the Site 10 is considered to make an important contribution to the open and rural character of the approach to Allensmore.

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Development Plan?
Site 11	0.33	No Site 11 is principally constrained by the settlement pattern of Allensmore as development here would be positioned behind existing dwellings and would break the established linear pattern of the village. There are additional constraints of less significance, particularly the adjacent traditional orchard Biodiversity Action Plan (BAP) priority habitat and the flood risk of the section of Church Lane which serves the site.
Site 12	0.06	No Site 12 is principally constrained by its location outside any of the proposed settlement boundaries and its weak relationship with any of the settlement inside of near to the Neighbourhood Development Plan area. There are additional constraints relating to poor access to the site and to the area of traditional orchard BAP priority habitat that it sits within.
Site 13	0.32	No Site 13 is principally constrained by the settlement pattern of Cobhall Common, as development here would be positioned behind existing dwellings, adding depth to the built area and breaking the established linear pattern of the village which is particularly strong to the east of Cobhall Common Road. It is therefore considered that development at Site 13 could harm the character of the village.
Site 14	1.48	In Part Site 14 is the largest site in the appraisal and is partially constrained by landscape due to its openness and landform. However, the south west corner of the site sits lower in the landscape, has direct access to the road network and is well screened and it is considered that this sub-area represents a discrete site appropriate for allocation.
Site 15	0.56	Yes Site 15 is a well-defined area within the proposed Cobhall Common settlement boundary, with low landscape sensitivity and a linear form which could support development consistent with the settlement pattern of the village.
Site 16	0.05	Yes Site 16 would be an unusual, though not unprecedented, site allocation as it simply relates to the conversion of an existing barn to a single dwelling, a process already supported in principle by local and national planning policy. However, on the basis that the site would deliver a net gain in dwellings and that it has no significant landscape or environmental constraints it is considered appropriate for allocation.
Site 17	0.02	No Site 17 is principally constrained by its location outside the proposed settlement boundary which means it has a weak relationship with Allensmore village. The site's location next to the A465 gives it good access to the strategic road network but also generates traffic noise.
Site 18	0.24	No Site 18 is principally constrained by its location outside any proposed settlement boundary and by environmental constraints in the form of areas of high surface water flood risk and BAP priority habitat. The site has additional access constraints.

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Development Plan?
Site 19	0.21	No Site 19 is principally constrained by its location outside the proposed Cobhall Common settlement boundary and by landscape character as it forms part of an open field which contributes to the open and rural setting of the village.
Site 20	1.07	Yes Site 20 is adjacent to the Cobhall Common settlement boundary and contiguous with the built area of the village. The site offers an opportunity to deliver development which is well integrated with the existing pattern and grain of the village and there are no significant landscape or environmental constraints.
Site 21	0.28	No Site 21 is principally constrained by its location outside any of the proposed settlement boundaries and a location considered to be isolated in the countryside. The site's position in a discrete corner of an otherwise open field is potentially of low landscape sensitivity but the location has a weak relationship with any of the settlements and is not considered appropriate for allocation.
Site 22	0.18	No Site 22 is principally constrained by listed building setting, surrounding land use and access. Although the site is of very low landscape sensitivity it is adjacent to the listed farmhouse of Little Cobhall Farm, has no existing access to the road network and is in an area of agri-business and employment land uses. It is considered that development of residential uses on a site enclosed by non-residential land uses may be inappropriate.
Site 23	0.28	No In terms of potential for residential allocation Site 23 is principally constrained by its location within an area of non-residential use. Although there are dwellings associated with neighbouring farms the character of the surrounding northern part of the Cobhall Common is one of agri-business and farming whilst residential uses are more prevalent in the separate southern part of the Cobhall Common. It is considered that the site is currently in its most appropriate use as an employment and storage site.

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LEGEND

Allensmore Neighbourhood Plan Area

Purpose of Issue
DRAFT

Client
ALLENSMORE NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE OPTIONS APPRAISAL FOR THE ALLENSMORE NEIGHBOURHOOD PLAN

Drawing Title
ALLENSMORE NEIGHBOURHOOD AREA

Drawn	Checked	Approved	Date
CN	JW	CMN	14/09/2018

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AECOM
Scott House
Alençon Link, Basingstoke
Hampshire, RG21 7PP
Telephone (01256) 310200
Fax (01256) 310201
www.aecom.com

Drawing Number
FIGURE 1.1

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File Name:I:\5004 - Information Systems\60571087_Neighbourhood_Plan_CRB_2018_20220202_Maps\Allensmore NP Steering Group\Figure 1-1 - Allensmore Neighbourhood Plan Area.mxd

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1. Introduction

Background

1.1 AECOM has been commissioned to undertake an independent site assessment for the Allensmore Neighbourhood Development Plan on behalf of the Allensmore Neighbourhood Development Plan Steering Group (ANDPSG). The work undertaken was agreed with Allensmore Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in 2018. The ANDPSG includes Parish Councillors and local residents.

1.2 The ANDPSG have made good progress in undertaking the initial stages of preparation for the Neighbourhood Development Plan, and are now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the ANDPSG has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Development Plan.

1.3 The Neighbourhood Development Plan will cover the majority of the parish of Allensmore in Herefordshire (see Figure 1.1 above). The Neighbourhood Development Plan area excludes a small area of properties at the north of Allensmore Parish immediately south of Poplar Road, Clehonger. In light of the area's strong functional relationship with Clehonger village, the ANDPSG reached agreement with Clehonger Parish Council that it would be excluded from the Allensmore Neighbourhood Development Plan area.

1.4 The Neighbourhood Development Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy 2011-2031[2] (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 neither made nor are preparing a Neighbourhood Development Plan. The DPD is therefore unlikely to directly impact Allensmore.

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). Allensmore is located at the northern edge of the Ross-on-Wye HMA, which is allocated 1,150 dwellings over the plan period.

1.7 The Core Strategy does not set settlement- or parish-specific housing targets for this rural growth. Allensmore therefore does not have a formal housing target in adopted policy, though policy RA2 of the Core Strategy identifies Allensmore and Cobhall Common as settlements where "proportionate" housing growth is appropriate. The Ross-on-Wye HMA is allocated 14% of Herefordshire's housing growth. When scaled down to Allensmore Parish this equates to a gross target of 32 dwellings. After completions and commitments are considered there is a residual housing target for the Allensmore Neighbourhood Area of a minimum of 12 additional dwellings over the plan period.[4]

[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
[4] Allensmore Neighbourhood Development Plan Steering Group (2017), 'Issues and Options Consultation – January2018' paragraph 5.2.7 [online], available from: http://allensmore.org.uk/documents/AllensmoreNDPIssuesandOptions-Dec2017.pdf

1.8 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. This position reflects national policy. The revised National Planning Policy Framework (NPPF) was adopted in July 2018, replacing the 2012 NPPF.[5] 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).

Sites considered through the site appraisal

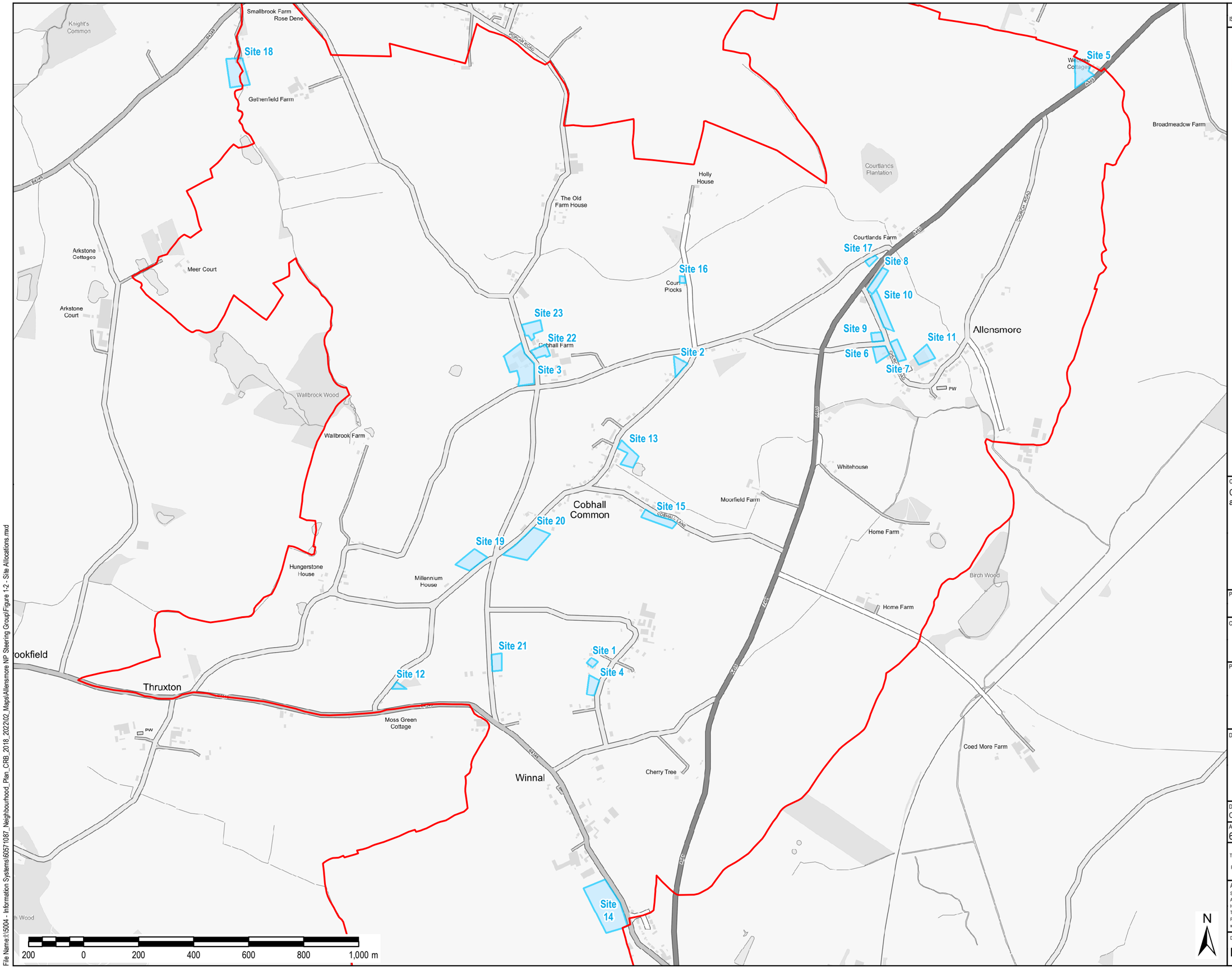
1.9 There are 23 sites considered in this site appraisal. All 23 sites were identified through a call for sites process undertaken by the ANDPSG.

1.10 The Neighbourhood Development Plan area has three principal villages, Allensmore itself, Cobhall Common and Winnal. The sites are well dispersed across the Neighbourhood Development Plan area including in each of these principle settlements and across the more rural areas beyond the settlement boundaries. Proposed settlement boundaries are set out in the Issues and Options consultation document published in January 2018. This site appraisal assumes that these settlement boundaries remain as proposed.

1.11 Allensmore Parish recorded a population of 566 at the 2011 census. This small population is reflected in the very limited service offer within the Neighbourhood Development Plan area itself with no schools, shops, pubs or similar available. Allensmore village has the Neighbourhood Development Plan area's only church and its village hall, both of which act as social hubs for community events.

1.12 Although the service offer in the Neighbourhood Development Plan area is limited there are a number of services in adjacent and nearby areas which serve the area. This includes the petrol station and stores along with the Three Horseshoes pub south of Winnal; primary schools at Clehonger and Kingstone and a Tesco superstore at Belmont in Hereford among others. Therefore, the sustainability of many of the sites is likely to be more influenced by services and facilities beyond the Neighbourhood Development Plan area than within it and there is an assumption that all sites, unless specifically stated otherwise, are equal in respect of accessing services within the Neighbourhood Area.

[5] 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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LEGEND

- Allensmore Neighbourhood Plan Area
- Site Option for SEA

Purpose of Issue
DRAFT

Client
ALLENSMORE NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE OPTIONS APPRAISAL FOR THE ALLENSMORE NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE SITE APPRAISAL FOR THE ALLENSMORE NEIGHBOURHOOD PLAN

Drawn	Checked	Approved	Date
CN	JW	CMN	14/09/2018

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AECOM
Scott House
Alencon Link, Basingstoke
Hampshire, RG21 7PP
Telephone (01256) 310200
Fax (01256) 310201
www.aecom.com

Drawing Number
FIGURE 1.2

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File Name:I:\5004 - Information Systems\60571087_Neighbourhood_Plan_CRB_2018_2022\02_Maps\Allensmore NP Steering Group\Figure 1-2 - 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 Development Plan is at a smaller scale than a Local Plan the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

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

Task 1: Development on the methodology

2.5 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 pro forma captured 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.

2.6 The pro forma template is presented in **Appendix A**.

Task 2: Initial desk study

2.7 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

2.8 Following the initial desk study a site visit to Allensmore was undertaken by members of AECOM's Neighbourhood Development 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 Development Plan area on the ground.

Task 4: Consolidation of results

2.9 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.

2.10 Section 4 of this report present a summary of the site appraisals for each of the 23 sites considered through the site assessment.

3. Indicative housing capacity

3.1 The standard methodology for calculating indicative housing capacity assumes a density of 30 dwellings per hectare (dph) as a starting point for all sites before land use and environmental constraints are considered. Additionally, many of the identified sites in Allensmore are sufficiently large that their developable area is likely to be less than their full area given the potential need to incorporate open space and other non-residential uses on larger sites.

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 Allensmore 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	0.07	2
Site 2	0.05	1
Site 3	0.87	23
Site 4	0.2	5
Site 5	0.4	11
Site 6	0.24	6
Site 7	0.32	8
Site 8	0.45	12

Site number	Area (ha)	Indicative dwelling number
Site 9	0.28	7
Site 10	0.22	6
Site 11	0.33	9
Site 12	0.06	1
Site 13	0.32	8
Site 14	1.48	35
Site 15	0.56	15
Site 16	0.05	1
Site 17	0.02	1
Site 18	0.24	6
Site 19	0.21	5
Site 20	1.07	25
Site 21	0.28	7
Site 22	0.18	5
Site 23	0.28	7

4. Summary of site appraisals

Site 1

Figure 1. View of existing cattery on site

Development potential

4.1 Site 1 is approximately 0.07ha in size giving it the potential to deliver up to two dwellings. The site is within Winnal, the third largest settlement of the Neighbourhood Development Plan area characterised by its low density and rural, open character. The site is currently in use as a commercial cattery. It consists of an area of hard standing with timber structures in place serving as animal accommodation though these structures would be replaced should the site be taken forward. The site has good access to the road network via an existing driveway which serves the site. The site is flat and largely well screened by established planting with only limited views in from and out to surrounding dwellings and the wider landscape beyond. The exception to this is the dwelling already on the site which directly faces the nominated area and has a high level of oversight.

4.2 Site 1 is within the proposed Winnal settlement boundary. Local and national policy is clear that development within rural settlement boundaries is preferable in principle in order to avoid isolated development in the countryside.

Key constraints

4.3 **Residential amenity and townscape character**. The nominated site is immediately adjacent to an existing dwelling. In the context of the area, which is of an open, rural character of low density development on large plots, development of two dwellings at Site 1 could potentially result in a cluster of dwellings which overlook each other and are out of character with the broader settlement.

4.4 **Proposed use**. It is noted that the property is potentially nominated for holiday home use which would likely be a C1 or Sui Generis use class. The nomination also proposes C3 residential as a potential alternative use. It is not clear if the Neighbourhood Development Plan is seeking to allocate for non-C3 accommodation.

Recommendations

4.5 Site 1 has no significant landscape or environmental constraints and benefits from being within a proposed settlement boundary. Whilst Winnal is accessed via a narrow lane in each direction the level of development proposed is minor and unlikely to significantly contribute to traffic flows along the lane. The existing character of Winnal is open and rural with low density development. A number of existing properties are set back from the road and are accessed by long driveways and it is considered that Site 1 reflects these characteristics, subject to design and layout. Potential issues of massing and of residential amenity and overlooking are considered to be issues of design, layout and amount rather than principle and could be addressed through the development management process.

4.6 It is noted that the site has been nominated potentially for C1 or Sui Generis use as well as potentially for C3 residential use. This appraisal considers the site on its merits rather than its proposed use and it is considered that the ANDPSG will make a judgement as to whether the site is appropriate to allocate for non-C3 uses.

4.7 On this basis Site 1 **is recommended** as appropriate in principle for allocation in the Neighbourhood Plan

Site 2

Figure 2. View of Site 2

Development potential

4.8 Site 2 is approximately 0.05ha in size, giving it the potential to deliver a single dwelling. The site is triangular in shape and has the character of a large rural garden or paddock. There is no existing development on site and it appears to function as an extension of the garden of the adjacent dwelling to the north though there is limited or no direct access between the two thanks to an established hedgerow. The site has direct access onto Cobhall Common lane though is outside the settlement boundary of Cobhall Common. Site 2 supports mid-range views to the west and east of the site and although it has existing properties to the north and south established planting screens it from being overlooked.

Key constraints

4.9 **Settlement boundary**. The site is outside the settlement of Cobhall Common leading to the refusal of a recent application for planning permission on appeal (APP/W1850/W/18/3195418). The location of a new dwelling in the countryside at this location is therefore unacceptable in principle, reflecting local and national policy.

Recommendations

4.10 Site 2 is small and likely to support the delivery of a single dwelling only. Whilst it has good access to the road network it is in a location in which development is not supported in principle by local and national policy. The presence of adjacent dwellings suggests that the site is not isolated in the fullest sense of the word but it is apparent that the Site 2's recent planning history demonstrates it would not be appropriate for allocation due to its location outside Cobhall Common settlement.

4.11 Site 2 **is not recommended** as appropriate in principle for allocation in the Neighbourhood Plan

Site 3

Figure 3. View north from the lane to the main stud farm structures

Figure 4. Courtyard of the main stud farm complex

Development potential

4.12 Site 3 is approximately 0.87ha giving it potential to deliver up to 23 dwellings. The site is one of the more complex of those considered as it incorporates a mixture of current uses, character areas and sensitivities. The site is currently in use as a commercial stud farm and this is reflected in the fact there are undeveloped areas of pasture used for grazing horses as well as a series of agricultural buildings, such as barns, stables and associated hard standing. The site can roughly be divided between its undeveloped southern area and its developed northern area.

4.13 It is unclear from the site nomination whether the barn/stable/courtyard complex is proposed for conversion or redevelopment and this may affect the development potential of the site. In either case, the existing development offers potential for conversion or redevelopment in principle.

4.14 The site benefits from being within the proposed Cobhall Common settlement boundary. Local and national policy is clear that development within rural settlement boundaries is preferable in principle in order to avoid isolated development in the countryside.

Key constraints

4.15 **Listed building setting**. The site is partially within the setting of up to three listed buildings. The southern, open area of the site is within the setting of Grade II-listed Cobhall Farmhouse and a nearby Grade II-listed barn. The northern area of the site is potentially within the setting of Grade II-listed Little Cobhall Farmhouse though the arrangement of the existing barns and stables means that the site is at least partially shielded from the listed building by farm buildings at the perimeter of the site.

4.16 **Landscape (south)**. The southern area of the site is open to the south and supports long range views in and out of the northern part of Cobhall Common. This openness is considered to contribute to the settlement's distinctive rural setting and character. It is noted, however, that the fact that the northern area of the site is already developed means that it is likely to be less sensitive within the landscape when viewed from the south.

4.17 **Landscape (north)**. The farm buildings at the northern area of the site are on a gentle ridge of higher land which then drops away to the north. This means the site is relatively exposed within the landscape to the north. However, as there is already quite intensive development on the site with a number of substantial structures the long range views into the site from the north are already of a built environment. Should the site be developed it will be important for new development to reflect the agricultural character of the existing built area to ensure views into the site appropriately reflect the setting.

4.18 **Land use**. The built environment of the northern area of Cobhall Common is characterised by agri-business and farming with residential use largely ancillary to the farms themselves. Redevelopment or conversion of Site 3 from agriculture to residential would conflict with this land use pattern. It is considered that the site is in its most appropriate use currently.

4.19 **Access**. Access to the farmyard and area of previous development in the north of the site is very narrow and would be difficult to enhance because of the placement of existing buildings.

Recommendations

4.20 Site 3 is split between the built northern area and the open southern area giving it two distinct character areas. The southern area is considered to be constrained by landscape and openness, particularly as these characteristics contribute to the setting of two listed buildings. However, the northern area of the site is already previously developed and has a developed character, albeit one associated with a rural enterprise. Development in the northern part of the settlement is currently dominated by agriculture and agri-business and it is considered that allocating the northern half of Site 3 would be inconsistent with the prevailing land use and character of the area.

4.21 Site 3 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 4

Figure 5. The densely planted area of Site 4 viewed from the north of the site

Development potential

4.22 Site 4 is approximately 0.2ha giving it potential to deliver up to five dwellings. The site consists of the northern portion of the large garden of Willerby Cottage in Winnal. Though the garden is of a substantial size the nomination proposes development of a single dwelling. In the context of the pattern and grain of existing development in Winnal this is considered appropriate as a single dwelling would be unlikely to have an overbearing impact on the openness and rural character of the village. Willerby Cottage is at the far southern end of its curtilage meaning the nominated site is around 50m away and development is therefore unlikely to impact the amenity of the existing dwelling. Existing screening shields the site from views to and in from surrounding dwellings though there is potentially a higher degree of landscape sensitivity to the west where perimeter planting is less substantial.

4.23 Site 4 is within the proposed Winnal settlement boundary. Local and national policy is clear that development within rural settlement boundaries is preferable in principle in order to avoid isolated development in the countryside.

Key constraints

4.24 **Access**. There is currently no direct access to the lane serving Winnal. A new access point would be required which would necessitate removal of established hedgerows.

4.25 **Landscape**. The western perimeter of the site appears to be much softer than the perimeter along the lane. Given the flat, open landscape beyond this could potentially give inappropriate development on the site a degree of exposure or sensitivity within the landscape. However, as the site is in the village centre views into the site are already of the village street scene, albeit one of low density.

4.26 **Biodiversity**. The site appears to include areas of relatively dense planting including established hedgerows and trees. The concentration of planting could potentially have some biodiversity value.

Recommendations

4.27 Site 4 has no significant constraints and has potential to support development which is consistent with the existing settlement pattern and character of Winnal. It also benefits from being within the proposed Winnal settlement boundary. Limited development at the northern end of the large garden of Willerby Cottage is considered unlikely to have a significant impact on existing properties along the lane subject to details of design and layout. Whilst there is not currently direct access to the site it is considered that creating access would not be technically difficult to achieve and that any loss of biodiversity supporting habitat could be mitigated appropriately.

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

Site 5

Figure 6. The driveway and garden of the existing dwelling form part of Site 5

Figure 7. Long views to the south west as the landscape drops away

Development potential

4.29 Site 5 is approximately 0.4ha in size giving it potential to deliver up to eleven dwellings. The site is the closest to Hereford of all those in the appraisal being only around 1.5 miles to the Belmont roundabout just 3 or 4 minutes' drive away. This is considered to be a reasonably sustainable location for development given that a large range of services are available in Belmont though it is acknowledged that the nature of the road could make it inappropriate to walk or cycle.

Key constraints

4.30 **Access**. Site 5 is accessed via an existing driveway from the A465. The A465 is busy and is national speed limit past the site. Joining the A465 from the site or turning off it to access the site has the potential to be challenging given the speed and frequency of passing traffic. It is noted that several dwellings are located nearby and have the same issue. It is considered that this does not suggest that intensifying development would be appropriate.

4.31 **Settlement boundary**. The site is not within a proposed settlement boundary meaning development here would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3. Its location some distance from Allensmore on the main road to Hereford means that it has no perceptual relationship with any of the identified settlements within the Neighbourhood Area though the presence of adjacent properties and the fact it is on a major road are considered to limit its sense of isolation.

4.32 **Landscape**. Site 5 is located on a relative high point within the largely flat Neighbourhood Area and is slightly elevated above the level of the A465. This gives it potential exposure within the landscape and could be sensitive to the impacts of development given the long views out of the site.

Recommendations

4.33 Site 5 is outside any proposed settlement boundaries in the Neighbourhood Area and has a weak relationship with any of the three main settlements or those beyond the Neighbourhood Area boundaries. Additionally, although the site is closest of any of those appraised to the wide range of services available at Hereford it is considered that intensifying development at the site could be inappropriate in highways terms and result in potentially dangerous traffic movements into and out of the site.

4.34 Site 5 **is not recommended** as appropriate for allocation in the Neighbourhood Plan

Site 6

Figure 8. A view of the sheds/stables at the site entrance with the roofs of neighbouring houses beyond.

Development potential

4.35 Site 6 is approximately 0.24ha in size giving it the potential to deliver up to six dwellings. The majority of the site consists of an open field or paddock area with a secondary area of denser planting and undergrowth to the west and a cluster of sheds and stable buildings at the site entrance. Although two dwellings are visible from within the site it is not overlooked thanks to the window placement on those dwellings. The site is flat and is well screened in all directions by perimeter planting giving it very low landscape sensitivity.

4.36 Site 6 is within the proposed Allensmore settlement boundary and abuts Church Road. Its position west of Church Road means that development would not interrupt the rural views eastwards and also means that there would be an opportunity for development to integrate well with the existing development pattern along the west of Church Road.

Key constraints

4.37 **Access**. The site is currently accessible only via the driveway serving the stables and sheds near the entrance. Although there are no physical obstructions between this access point and the main site it is considered that the access would need to be enhanced or the layout altered to be appropriate to serve additional dwellings on site, potentially including removing some of the existing shed structures and improving visibility where the driveway joins Church Lane.

4.38 **Surface water flooding**. The site itself is not within a surface water flood risk area but much of Church Road is at medium or high risk of surface water flooding. This could have implications for whether adding additional road users at this location is appropriate.

Recommendations

4.39 Site 6 benefits from being within the proposed settlement boundary and from its location to the west of Church Road as well as the opportunity it offers to deliver development consistent with the existing settlement pattern of Allensmore. As the village has no distinctive or coherent architectural style its character is largely derived from its form and setting and it is considered that development at Site 6 could provide an opportunity to complement and enhance both of these characteristics.

4.40 Site 6 **is recommended** as appropriate in principle for allocation in the Neighbourhood Plan

Site 7

Figure 9. Medium views from Site 7 to the attractive Herefordshire countryside

Development potential

4.41 Site 7 is approximately 0.32ha in size giving it potential to deliver up to eight dwellings. The site is made up of a long linear field which is adjacent to Church Road and directly accesses it. The site is currently in use as a grazing or exercise area for horses. The site nomination identifies that the parcel's size and shape makes it impractical for modern farming and so development would be unlikely to lead to the loss of productive agricultural land. Additionally, Site 7 benefits from being within the proposed settlement boundary for Allensmore and is contiguous with the existing built area of the village. This offers an opportunity to deliver development which is well integrated with the existing settlement pattern of Allensmore which is primarily linear development along Church Road.

Key constraints

4.42 **Landscape**. Whilst the site is essentially bounded on three sides by existing development, its eastern boundary is open and unscreened and supports medium range views in and out of the village to and from the attractive countryside beyond. These views are considered to contribute to Allensmore's open and rural character. Development at the site could have potential to result in a more urbanised character for the village by obstructing these views in and out.

4.43 **Overhead power lines**. The site is criss-crossed by three separate LV overhead power lines. This is not a showstopper constraint though it could potentially prevent some areas of the site from being developable.

Recommendations

4.44 Site 7 has no significant environmental constraints, is within the proposed Allensmore settlement boundary and would not lead to the loss of productive agricultural land. However, it supports views into and out of the village which are considered to make an important contribution to the village's rural character and setting. Development on the site could give the approach to the village core a greater sense of enclosure.

4.45 Site 7 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 8

Figure 10.

Development potential

4.46 Site 8 is approximately 0.45ha in size giving it potential to deliver up to twelve dwellings. The site area that has been nominated is narrow in form though forms part of a much larger open field. There are no internal boundary features on the ground in the field which define the nominated area. The site has potential to have good access to the strategic road network it would be possible to avoid access directly onto the busy A465 via enhancing an existing access point onto Church Lane. This would likely be more appropriate in highways terms. The site's proximity to the A465 means there is good access to a regular bus service between Hereford and Abergavenny.

Key constraints

4.47 **Settlement boundary**. Site 8 is outside the proposed settlement boundary for Allensmore and is perceptually distant from the village core despite its south western boundary being opposite the village hall. Development at this location could appear isolated from the village and would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3.

4.48 **Landscape**. Although the site is currently screened from the A465 by established planting to the north it is very open and exposed to the east and south making it highly visible within the landscape and likely to be sensitive to development.

4.49 **Loss of agricultural land**. The site is currently in 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.

4.50 **Noise**. The A465 passes close to the front of the site and the speed and frequency of traffic generate significant traffic noise. This could impact the residential amenity of future residents of development on the site.

Recommendations

4.51 Site 8 is outside the proposed settlement boundary and although it is accessed via Church Road, which is the principal road serving Allensmore village, there is considerable actual and perceptual distance between the site and the village core. Development at Site 8 could therefore appear isolated in the countryside with a weak relationship with any settlement. Additionally, the site is highly visible within the landscape and its current arable use contributes to the rural open character of the approach to Allensmore village.

4.52 Site 8 **is not recommended** as appropriate for allocation in the Neighbourhood Plan

Site 9

Figure 11. View up the access point to Site 9 from Church Road

Development potential

4.53 Site 9 is approximately 0.28ha in size giving it potential to deliver up to seven dwellings. The site is formed of the corner of a larger open field to the north of Allensmore. The site is well screened from long range views in and is not overlooked by higher ground though it is overlooked by at least one dwelling. The site is flat, has existing access to the local road network and is within walking distance to relatively well served bus stops on the A465 between Hereford and Abergavenny.

Key constraints

4.54 **Settlement boundary**. Site 9 is outside the proposed Allensmore settlement boundary. Although it is technically adjacent to the settlement boundary the site is located in a roughly triangular-shaped parcel of land formed by Church Road to the east, the A465 to the north and west and a small lane to the south. There is no existing development within this area and the roads form natural boundary features to the spread of development from the village core. It is therefore considered that despite the site being adjacent to the settlement boundary it is perceptually separate and distinct from the village.

4.55 **Landform**. Site 9 is in an elevated position relative to the level of the road and this could potentially mean that development on the site is prominent and exposed. This could introduce a prominent urbanising feature to the approach to the village which could affect the rural setting and character of Allensmore.

Recommendations

4.56 Whilst the site itself does not support views to the wider countryside, its openness is considered to contribute to the setting and character of Allensmore. It is therefore considered that development on the site could potentially harm this open character and impact the rural character of the approach to the village. Additionally, although the site is not isolated in the countryside, it is outside the proposed settlement boundary and is flanked by roads which are considered to represent appropriate and durable boundary features for the village's built area.

4.57 Site 9 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 10

Figure 12. Site 10 is a long sliver of a larger field which runs alongside Church Road

Development potential

4.58 Site 10 is approximately 0.22ha in size giving it potential to deliver up to six dwellings. The nominated site area is a narrow parcel within a much larger open field. There are no internal boundary features on the ground in the field which define the nominated area. The site has potential to have good access to the strategic road network as it is very close to the junction of Church Road and the A465. As with Site 8, the proximity to the A465 means there is good access to a regular bus service between Hereford and Abergavenny. The site is overlooked by at least one dwelling though this could potentially be mitigated through design and layout.

Key constraints

4.59 **Settlement boundary**. Site 10 is outside the proposed settlement boundary for Allensmore and its northern end in particular is perceptually distant from the village core despite its location opposite the village hall. Development in this location could appear isolated from the village and would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3.

4.60 **Landscape**. The site is very open and exposed to the east and south making it highly visible within the landscape and likely to be sensitive to development. Long range views over attractive countryside are supported which are considered to make an important contribution to the village's open and rural setting and character.

4.61 **Loss of productive agricultural land**. The site is currently in 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

4.62 Site 10 is outside the proposed Allensmore settlement boundary and although its southern end is reasonably close to the village the site as a whole is considered to make an important contribution to the rural open character of the approach to Allensmore village and the setting of the village itself.

4.63 Site 10 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 11

Figure 13. Dense undergrowth and screening at Site 11

Development potential

4.64 Site 11 is approximately 0.33ha in size giving it potential to deliver up to nine dwellings. The site is located at the end of an existing made driveway and would have ready-made access to Church Road. Dense undergrowth covers the majority of the site and though it is partially overlooked by the two dwellings with which is shares a driveway it is well screened by mature planting on all other sides. Site 11 therefore does not support views in and out of the village core and has low landscape sensitivity.

4.65 It is noted that Site 11 is located outside the proposed Allensmore settlement boundary. However, the site is contiguous with the existing built-up area and development would therefore not represent isolated development in the countryside.

Key constraints

4.66 **Settlement pattern.** The site is located behind existing dwellings on Church Lane to the west and to the south and would therefore add uncharacteristic depth to an otherwise linear settlement pattern. Allensmore does not have a coherent architectural vernacular and it is considered that the village's character is therefore derived in part from its linear form. Development at Site 11 could therefore harm the character of the village.

4.67 **Biodiversity habitat.** The site is adjacent to an area of Biodiversity Action Plan (BAP) priority habitat with a substantial area of traditional orchard present south of the site.

4.68 **Listed building setting.** The access driveway to the site is directly opposite the Grade II-listed farmhouse of Little Village Farm though two modern dwellings which flank the driveway are considered to mitigate the setting of the listed building.

4.69 **Surface water flood risk**. Although the site itself is entirely outside any flood risk zone it is accessed from a section of Church Lane which is considered to be at high risk of surface water flooding.

Recommendations

4.70 Site 11 has no significant landscape or environmental constraints on site. Whist it is outside the settlement boundary it has a strong relationship with the existing built area, particularly given its location within a curve in Church Road meaning it is enclosed on two sides by existing development. However, the presence of this existing development also means that the site adds depth to the settlement in two directions. Development at Site 11 could therefore represent a significant departure from the established settlement pattern evident in Allensmore and result in harm to the settlement's character.

4.71 Site 11 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 12

Figure 14. Plan of Site 12 as submitted in the site nomination

Development potential

4.72 Site 12 is approximately 0.06ha in size giving it potential to deliver a single dwelling. The site is currently part of the curtilage of Stone Fern and is effectively part of the garden though appears densely vegetated and is enclosed by screening. The site is close to the B4348 which accesses Kingstone around 1.5 miles away. Although the site faces an open area of higher ground to the west and potentially supports long range views from the south west the level of screening effectively prevents any views in or out of the site. Much of this could potentially be retained as part of any development process and this would limit the sensitivity of the site within the landscape.

Key constraints

4.73 **Settlement boundary**. Site 12 is outside any proposed settlement boundaries and has a weak relationship with any of the settlements within or beyond the Neighbourhood Area. Development could appear isolated in the countryside and would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3.

4.74 **Biodiversity habitat**. Site 12 is within a designated area of traditional orchard BAP priority habitat. Development would be highly likely to impact this habitat as no part of the nominated site is unaffected.

4.75 **Access**. The site is served by a very narrow lane with limited visibility. The junction with the B4348 is potentially perilous with visibility onto the main road severely limited by an existing dwelling on the eastern corner and hedging on the western corner. It is considered that this junction is not appropriate to support allocation of Site 12.

Recommendations

4.76 Site 12 is a significant distance from any proposed settlement boundaries and is constrained by a variety of factors, some of which would be difficult to mitigate. The site's small size means that the potential benefits of allocating the site are outweighed considerably by its constraints as a net gain of a single dwelling would not outweigh the issues with the site's location and context.

4.77 Site 12 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 13

Figure 15. The corridor of long views south east across Site 13 with established planting either side

Figure 16. Access to Site 13

Development potential

4.78 Site 13 is approximately 0.32ha in size giving it potential to deliver up to eight dwellings. The site is an area of informal grassland located behind an existing row of dwellings on Cobhall Common Lane. The site is bounded by a manmade pond to the east, the back gardens of existing dwellings to the west, an established hedgerow to the north and further substantial planting marking garden boundaries to the south. The site is flat and has a corridor of long range views south east though is screened by established planting in other directions. The existing row of dwellings immediately to the site's west are an urbanising influence and recent remedial landscaping work further limits the rural character of the site. Despite the partial long range views the site has limited exposure in the landscape and development would likely be well screened from the wider countryside though would be overlooked by at least three existing dwellings.

4.79 It is noted that Site 13 is mostly outside of the proposed Cobhall Common settlement boundary. However, the site is contiguous with the existing built area and development would therefore not represent isolated development in the countryside.

Key constraints

4.80 **Settlement pattern**. Cobhall Common is primarily a linear settlement with development focussed along Cobhall Common Road and Cobhall Lane. The settlement has limited depth with the majority of development just a single dwelling deep along each of its two roads. Development at Site 13 would be inconsistent with the current settlement pattern as it would result in depth of two or three dwellings beyond the current building line. This could impact the character of the settlement and represent a departure from the established pattern.

4.81 **Limited surface water flood risk**. The site is partially within an area of medium surface water flood risk though the west of the site appears to be of low risk.

Recommendations

4.82 The site has potential to support development with a limited impact on the wider landscape setting and though it is largely outside the proposed Cobhall Common settlement boundary it is contiguous with existing development in the village. It is considered that in this context it could potentially be possible for the settlement boundary to be revised to include the site. However, given the disparate architectural styles in Cobhall Common it is considered that the village's character is strongly derived from its distinctive linear form and it is considered that development at Site 13 would likely be inconsistent with this established pattern and could harm the character of the village. It is noted that as of August 2018 a planning application has recently come forward for development at Site 13. This is not a material factor in this site

appraisal and does not influence this appraisal's findings in terms of the principle of allocating the site in the Neighbourhood Development Plan.

4.83 Site 13 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 14

Figure 17. View north from within Site 14 to Winnal Farm

Figure 18. Partially screened view south east from within Site 14 to ridge line in distance

Development potential

4.84 Site 14 is approximately 1.48ha in size making it the largest site considered through the site appraisal and giving it potential to deliver up to 35 dwellings. The scale of the site means that allocation of the entire area may not be appropriate or necessary. However, it may be possible to identify a smaller sub-area within the site which is of a more developable scale.

4.85 Site 14 is located south of Winnal at the southern boundary of the Neighbourhood Area. The site is unusual in the context of the site appraisals in that it is located within a short walk of a range of services including a

pub, mini-supermarket, petrol station and bus stops served by regular services between Hereford and Abergavenny. These facilities are just inside the neighbouring parishes of Kilpeck and Much Dewchurch though Site 14 is adjacent to the boundary and would effectively function as an extension of this existing development. The site has good links to the local and strategic road network and is free of any significant environmental constraints.

4.86 Although Site 14 is outside the proposed settlement boundary of Cobhall Common it is adjacent both to the settlement boundary itself and to the cluster of residential and commercial development around the Locks stores site where the B43448 joins the A465 giving the site has a strong relationship with two separate built areas. The Chimney Meadows development of around ten suburban-style dwellings diagonally opposite Site 14 (inside Kilpeck parish) along with additional dwellings along the B4348 and the commercial/light industrial businesses at Locks stores are considerable urbanising influences over the immediate setting of the site. It is considered that development at Site 14 would therefore reflect this existing character.

Key constraints

4.87 **Landscape**. Site 14 is highest at its north and west. The landform increasingly falls towards the site's southeast which is much less prominent. This gives the northern and western areas of the site a degree of landscape sensitivity as these areas are unscreened and support long range views in all directions. This gives much of the site an open character which is considered to contribute to the rural character of the southern approach to Winnal.

Recommendations

4.88 Site 14 is outside any proposed settlement boundary but clearly is not isolated in the countryside and is considered to represent the most sustainable site in the appraisal by virtue of its proximity to services and public transport. It has no significant environmental constraints and although it is partially exposed within the landscape it is considered that a sub-area in the site's south east corner has considerably lower landscape sensitivity and may be appropriate to allocate as a discreet site. The southeast corner sits lowest in the landscape and is partially screened from long views south, is adjacent to and opposite existing development and benefits from existing access to the B4348 (though this would require enhancing). The remainder of the site is either further from the B4348 or is higher ground and therefore more exposed within the landscape.

4.89 Site 14 **is partially recommended** as appropriate in principle for allocation. This recommendation relates just to the south east corner of the site. This appraisal does not seek to define specific boundaries for this sub-area.

Site 15

Figure 19. View of the site looking west (sourced from application number P174681/F)[6]

Development potential

4.90 Site 15 is approximately 0.56ha in size giving it potential to deliver up to 15 dwellings. The site consists of a single well-defined linear field running in alignment with Cobhall Lane at the eastern extent of Cobhall Common. The site has no existing development but lies between two existing dwellings and opposite a further four dwellings. Although this means it is overlooked it gives the site a settlement-fringe character. The site benefits from being within the proposed Cobhall Common settlement boundary which suggests that development could be acceptable in principle on the site. Additionally, the site is flat, well screened and not overlooked by high ground and therefore has limited sensitivity within the landscape. The form of the site is considered to offer an opportunity to support development which is well integrated with the existing settlement and is consistent with the established linear settlement pattern.

4.91 It is noted that as at August 2018 a recent planning application has come forward on the site, reference number P174681/F. This is not a material factor in this site appraisal and does not influence this appraisal's findings in terms of the principle of allocating the site in the Neighbourhood Development Plan.

Key constraints

4.92 **Access**. Although Site 15 is located near to the A465 it can only be accessed by Cobhall Lane which is a narrow, high-sided single track lane with limited passing places between the site and the A465. It is considered that this limits the site's development potential as there would potentially be road capacity issues if the site was built out intensively.

4.93 **Residential Amenity**. Development of the site would likely require removal of perimeter screening and would therefore open up partial views from up to five adjacent properties. This could have potential to impact the setting and residential amenity of these properties.

4.94 **Biodiversity**. Though undesignated, development would likely necessitate the removal of a length of established hedgerow which could have potential to support biodiversity habitats.

[6] https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174681&search-term=Cobhall%20Common&search-service=settlement&search-source=Town&search-item=Cobhall%20Common

Recommendations

4.95 Site 15 is free of significant landscape and environmental constraints, is within the settlement boundary of Cobhall Common and could support development consistent with the existing pattern and grain of the village. It is considered that issues of overlooking could potentially be addressed through design and layout and limited habitat loss could be mitigated or re-provided. These issues will be addressed at the Development Management stage.

4.96 Site 15 **is recommended** as appropriate in principle for allocation in the Neighbourhood Development Plan.

Site 16

Figure 20. The barn proposed for conversion which makes up Site 16

Development potential

4.97 Site 16 is approximately 0.05ha in size giving it potential to deliver a single dwelling. The site is an unusual nomination for allocation in that it specifically relates to the conversion of the existing barn at Court Plocks from agricultural use to a single dwelling. Barn conversions are more commonly achieved through the conventional planning process than via development plan allocation. This is because Class Q of the General Permitted Development Order specifically allows conversion of agricultural buildings to residential use without the need for planning permission and allocation is therefore not necessarily the easiest way of bringing development forward.[7] However, Site 16 would yield one net additional dwelling regardless of how it comes forward which would contribute to meeting the identified local housing need.

4.98 Barn conversions often sit comfortably within their landscape setting as they tend to reflect the rural character of the wider landscape, are often constructed from traditional or local materials and are an established presence in the landscape. The barn site at Court Plocks is attractive and characterful and it is considered that it presents an opportunity to deliver development with very little impact on its setting.

[7] http://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-q-agricultural-buildings-to-dwellinghouses/made

Key constraints

4.99 **Settlement boundary**. Site 16 is located outside the proposed settlement boundary of Cobhall Common. Allocation of this site would theoretically represent development in the wider countryside and by virtue of its rural location the site is unlikely to be sustainable location for growth in planning terms. However, as it is a barn conversion the site is likely to be exempt from these usual restrictions as conversion is generally supported in principle in local and national policy.

4.100 **Access**. Court Plocks is located down a narrow single-track lane with no passing places between the site and the junction with the main lane to the A465. Court Plocks is served by a dead-end lane and so traffic flows along it are low though additional vehicle movements generated by a new dwelling will increase the chances of vehicle interactions with other vehicles and pedestrians in a confined space.

Recommendations

4.101 It is unusual, though not unprecedented[8], for barn conversions to come forward as development plan allocations as barn conversions generally already benefit from Permitted Development rights and therefore enjoy a degree of certainty in planning terms. In theory development outside rural settlement boundaries will not usually be supported. However, there is specific exception to this in Core Strategy policies RA3 and RA5 and NPPF Paragraph 79 and it is considered that Site 16 therefore offers an opportunity for policy-compliant development in what would otherwise be a challenging location for allocation. Additionally, there are no significant environmental or landscape constraints which might make development inappropriate at the site.

4.102 On this basis Site 16 **is recommended** as appropriate in principle for allocation in the Neighbourhood Development Plan though it is reiterated that allocation is not necessary to facilitate the conversion of the barn given the existing provisions in local and national planning policy and planning legislation.

Site 17

[8] See 'Ringmer Neighbourhood Development Plan Appendix F' [online], available from: https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/258932.pdf

Figure 21. Thick undergrowth and planting within Site 17 as viewed from the adjacent lane

Development potential

4.103 Site 17 is approximately 0.02ha in size giving it potential to deliver a single dwelling. Site 17 is part of the curtilage of Tything Barn House though the site itself is overgrown and has the character of a former orchard or similar rather than that of a garden. The site is outside the settlement boundary though is not isolated in the fullest sense as it is very close to the A465 and is on the fringes of the cluster of dwellings near the junction with the A465. Development at the site would offer very good access to the strategic road network and the site is in the minority in terms of having good access to regular bus services to Hereford and Abergavenny.

Key constraints

4.104 **Settlement boundary**. Site 17 is outside the proposed settlement boundary for Allensmore and its perceptual distance from the village is enhanced further by the severing effect of the A465 between the site and the village. Development at this location could appear isolated from the village and would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3.

4.105 **Noise**. Site 17 is very close to the A465 and the speed and frequency of traffic generate significant traffic noise. This could impact the residential amenity of future residents of development on the site.

Recommendations

4.106 Site 17 is outside the Allensmore settlement boundary and its perceptual distance is enhanced further by the presence of the A465. Although its proximity to the A465 offers greater sustainability in transport terms than many other sites in this appraisal this is not considered to make Site 17 appropriate in principle to allocate for development.

4.107 Site 17 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 18

Figure 22. Site access via a narrow unmade track

Figure 23. Site 18 has dense screening and a narrow form

Development potential

4.108 Site 18 is approximately 0.24ha in size giving it potential deliver up to six dwellings though in practice the developable area is likely to be much less than this due to constraints on site. The site has a linear form running north to south with a long, narrow entrance opening out into a wider arc at the southern point. The site is accessed via an unmade track leading from a paved lane or driveway serving existing dwellings. There is some previous development on site already in the form or a barn or large shed though it is largely vegetated and unmade. The site is very well screened by existing trees and there is almost no exposure to the wider landscape. This could offer an opportunity to deliver development which has little impact on the wider rural landscape setting.

Key constraints

4.109 **Settlement boundary.** Site 18 is located entirely outside any of the proposed settlement boundaries and has a weak relationship with the rest of the Neighbourhood Development Plan area. However, the site is reasonably close to Clehonger village and there are other dwellings in the immediate vicinity.

4.110 **Surface water flood risk.** The majority of the site is within an area of high risk of surface water flooding from the small stream which runs through the site. The route of the stream through the site is considered to limit development potential to the site's southern portion though this is quite isolated in character.

4.111 **Biodiversity habitat.** The site is within a deciduous woodland BAP priority habitat.

Recommendations

4.112 Site 18 has a number of environmental and practical constraints which indicate that allocation of the site is considered inappropriate. The site would also require considerable access enhancements. Even if development was directed to the far southern portion of the site away from the highest flood risk area, access to the developable area would continue to run through the lowest lying area and therefore be at risk of flooding.

4.113 Site 18 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 19

Figure 24. View across Site 19 from access in the north east corner

Development potential

4.114 Site 19 is approximately 0.21ha in size giving it the potential to deliver up to five dwellings. The site comprises a sub-area of a larger pastoral field to the south of Cobhall Common . The site runs in alignment with the lane between Cobhall Common and the B4348 though there is currently thick planted screening between the site and the lane. There is an existing access point at the site's north east corner and the potential to create new access points directly from the lane. The site has low landscape sensitivity as it is flat, well screened from long views and not overlooked by higher ground.

Key constraints

4.115 **Settlement boundary**. Site 19 is outside the proposed Cobhall Common settlement boundary and has a weak perceptual relationship with the village as is located south and west of the crossroads which currently mark the southern extent of the village's built area. Development at Site 19 would materially alter the form and extent of the built area by extending development beyond its current durable boundary features of the unnamed lanes which form the crossroads.

4.116 **Landscape character**. The openness of the site is considered to contribute to the rural character and setting of Cobhall Common and it is considered that development would urbanise the approach to the village from the south west.

Recommendations

4.117 Site 19 has no significant environmental constraints and offers the potential for direct access to the local road network. However, it is outside the proposed Cobhall Common settlement boundary and its location does not represent a logical extension to the village's built area. It is considered that development at Site 19 could harm the openness of the countryside and alter the open rural setting and character of Cobhall Common.

4.118 Site 19 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 20

Figure 25. View north east over Site 20 from the access point in the south west corner

Development potential

4.119 Site 20 is approximately 1.07ha in size giving it potential to deliver up to 25 dwellings. The site comprises a sub-area of a larger field currently in pastoral use and runs in alignment with the main lane into Cobhall Common from the south west. The site is outside of the proposed Cobhall Common settlement boundary though it is contiguous with the existing built area of the village and would represent a proportionate extension of the existing built area. The pattern and grain of adjacent development includes substantial properties on large plots and the site's development potential is likely to be lower than 30dph as a result. The site has low landscape sensitivity as it is flat, does not occupy a prominent or overlooked position

within the landscape and is well screened by established planting. There are potentially four existing dwellings with a full or partial view of the site though it is considered the impact on these properties could be mitigated through appropriate design and layout of development. The site's linear form along the lane offers an opportunity to deliver development which is well integrated with the existing settlement pattern and potentially contributes to the settlement character.

4.120 It is noted that as at August 2018 a recent planning application has come forward on the site, reference number P182371/F. This is not a material factor in this site appraisal and does not influence this appraisal's findings in terms of the principle of allocating the site in the Neighbourhood Development Plan.

Key constraints

4.121 **Residential amenity**. The site is overlooked by a handful of existing dwellings which currently have no obstruction to their outlook. It would be important to be mindful of minimising any impact to this unobstructed outlook via appropriate design and layout of any future development.

Recommendations

4.122 Site 20 has no significant landscape or environmental constraints and it offers an opportunity to deliver development which is well integrated with the existing village, conforms to the village's linear settlement pattern and has low impact on long range views into and out of the village. Issues relating to potential overlooking from adjacent dwellings could be mitigated at the development management stage and are not considered to represent significant constraints.

4.123 Site 20 **is recommended** as appropriate in principle for allocation in the Neighbourhood Development Plan.

Site 21

Figure 26. View across Site 21 with the hedgerow to the east marking the eastern extent of its boundary

Development potential

4.124 Site 21 is approximately 0.28ha in size giving it potential to deliver up to seven dwellings. The site is a roughly square-shaped sub-area of a larger field and its east, west and southern boundaries are clearly defined. The northern boundary would close off this square and form a discreet parcel of land well screened from long range views and with low landscape sensitivity. The site has access directly onto the adjacent lane which is turn provides good access to the B4348. The site is largely flat and the two neighbouring properties have limited views in thanks to established planted screening.

Key constraints

4.125 **Settlement boundary**. Site 21 is not within a proposed settlement boundary meaning development here would be inconsistent with Draft Policy A3 of the draft Neighbourhood Development Plan and Core Strategy Policy RA3. Its location is perceptually distant from Winnal and it has a weak relationship with any of the other settlements in the Neighbourhood Development Plan area. Although there are two rural dwellings to the south and west of the site it is considered to be isolated in the countryside and does not represent a sustainable or appropriate location for development.

Recommendations

4.126 Site 21 has no significant landscape or environmental constraints and is flat and well screened. However, it is well outside any of the identified settlement boundaries, has a weak perceptual and actual relationship with the main settlements and development would consequently represent isolated development in the countryside.

4.127 Site 21 **is not recommended** as appropriate for allocation in the Neighbourhood Development Plan.

Site 22

Figure 27. Whilst Site 22 has low landscape sensitivity it could be difficult to access

Development potential

4.128 Site 22 is approximately 0.18 in size giving it potential to deliver up to five dwellings.

4.129 Site 22 benefits from being within the proposed Cobhall Common settlement boundary. The site consists of a single pastoral field or paddock which is currently free of development. The site appears to be associated with Little Cobhall Farm but is located at the centre of an area defined by the built areas of Little Cobhall Farm to the north, Cobhall Farm to the south and east and Cobhall Court stud farm to the west. This gives it substantial screening from surrounding areas and the site is considered to effectively have minimal landscape sensitivity as development would be subject to very limited visibility from outside the settlement.

Key constraints

4.130 **Access**. The site currently has no direct access to the local road network though a lane runs adjacent to the western boundary. However, as the site is elevated above the height of the lane establishing access would either mean sharing the existing driveway of Little Cobhall Farmhouse and extending it over part of the garden or undertaking remedial landscaping works to create access directly from the lane. This would also necessitate the removal an area of established hedgerow.

4.131 **Listed building setting**. The site is adjacent to Grade II-listed Little Cobhall Farmhouse, the setting of which is considered to extend over part of the site.

4.132 **Land use**. Site 22 is within an area of largely employment use, with residential use confined to that which is ancillary to the adjacent farms and rural businesses. It is considered that housing would not be the most appropriate use of the site given the surrounding land use.

4.133 **Townscape character**. Cobhall Common settlement boundary is split into a northern and southern section with Site 22 located in the northern section. The built area is almost entirely made up of a cluster of the three aforementioned farms and their associated barns, stables and areas of hard standing. There is clearly a strong agricultural function to the area and this is reflected in its character. Development at Site 22 may be inconsistent with the established character of the area, particularly as it is a greenfield site.

Recommendations

4.134 Site 22 offers an opportunity for development which has low landscape sensitivity and would be unlikely to affect views into or out of the settlement. It also has the benefit of being within a proposed settlement boundary. However, it is considered that development would be likely to affect the Grade II-listed Little Cobhall Farmhouse and its setting and that it is therefore not appropriate for allocation. Access is considered to be an additional constraint.

4.135 Site 22 **is not recommended** for allocation in the Neighbourhood Development Plan.

Site 23

Figure 28. Hard standing at the southern half of the site

Figure 29. Unmade storage yard with limited views at the northern half of the site

Development potential

4.136 Site 23 is approximately 0.28ha in size giving it potential to deliver up to seven dwellings. The site is currently in light industrial employment use and appears to serve as storage and warehousing of plant and equipment. The site is divided in two by a large established conifer hedge with the southern half covered in hard standing and the northern half unpaved (though still used for equipment storage). The site appears to be in an appropriate use as an employment site though it offers potential for redevelopment as a previously developed site and by virtue of being within the proposed Cobhall Common settlement boundary.

Key constraints

4.137 **Land use**. Site 22 forms part of an area of largely employment use. It is considered that housing would not be the most appropriate use of the site given the surrounding land use. Whilst agriculture and residential uses are not incompatible in principle there is a particular agriculture and agri-business focus to the cluster of development in the northern part of Cobhall Common. Residential development on Site 23 would not be consistent with this.

Recommendations

4.138 Site 23 is an employment site in an area of Cobhall Common which is located next to three working farms but away from any significant areas of housing. It is considered that the site's current use is most appropriate in the context of the area and that allocating for housing would be less appropriate based on surrounding land use and character.

4.139 Site 23 **is not recommended** for allocation in the Neighbourhood Development Plan.

5. Conclusions

Conclusions and recommendations

5.1 This site appraisal has considered the 23 identified site options in the Allensmore Neighbourhood Development Plan area. All sites have been evaluated using the framework of criteria set out in the assessment pro forma (**Appendix A**).

Summary of site assessment conclusions

5.2 The site appraisal recommends **six** full sites plus a sub-area within **one** additional site as appropriate in principle for allocating in the Allensmore Neighbourhood Development 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 ANDPSG will be required to make a judgement on which of these sites it considers best able to sustainably deliver the identified housing need of the Neighbourhood Development Plan area and meet the objectives of the Neighbourhood Development Plan.

Table 5.1 Summary of conclusions

Site number	Area (ha)	Appropriate to consider allocating in the Neighbourhood Development Plan?
Site 1	0.07	Yes Site 1 is within a proposed settlement boundary, has no significant landscape or environmental constraints and offers potential to deliver development which has good regard for the pattern and grain of surrounding development.
Site 2	0.05	No Site 2 is principally constrained by its location outside of the proposed settlement boundaries, particularly in light of the fact that its recent planning history indicates development is not acceptable in principle on the site.
Site 3	0.87	No Site 3 splits naturally into two halves of differing characters, though neither half is considered suitable for allocation. The southern half is undeveloped and has a rural, open character. The northern half has a variety of previous agricultural development and is less sensitive within the landscape as it already has a developed character. However, the surrounding employment and agri-business land uses are considered to make the principle of a residential allocation on the site inappropriate.
Site 4	0.2	Yes Site 4 has no significant landscape or environmental constraints, could support development which is consistent with the pattern and grain of existing development in Winnal and is within the proposed Winnal settlement boundary.
Site 5	0.4	No Site 5 is principally constrained by its location outside any proposed settlement boundaries and its weak relationship with any of the main settlements. There are also issues around site access given the speed and frequency of passing traffic on the A465 and potential issues of landscape sensitivity.
Site 6	0.24	Yes Site 6 is within the proposed Allensmore settlement boundary, is flat and well screened giving it low landscape sensitivity and could support development which is consistent with the village's linear settlement pattern. It has no significant landscape or environmental constraints

		though access to the site would likely require enhancing to support development.
Site 7	0.32	No Although Site 7 is within the proposed Allensmore settlement boundary it is constrained by landscape considerations as its openness enables views out over the countryside. This site is considered to make an important contribution to the rural character and setting of Allensmore.
Site 8	0.45	No Site 8 is principally constrained by its location outside the proposed settlement boundary, by its productive agricultural function and its openness. The site is perceptually separate from the core of Allensmore and development could be highly visible within the landscape with the open long range views to and from the east of the site particularly sensitive. There are also additional implications from traffic noise on the A465.
Site 9	0.28	No Site 9 is principally constrained by its location outside the proposed Allensmore settlement boundary and its elevation above the level of the lanes that run past it, giving it a degree of exposure in a prominent position at the approach to the village.
Site 10	0.22	No Site 10 is principally constrained by its location outside the proposed settlement boundary and by its productive agricultural function. Additionally, the openness of the Site 10 is considered to make an important contribution to the open and rural character of the approach to Allensmore.
Site 11	0.33	No Site 11 is principally constrained by the settlement pattern of Allensmore as development here would be positioned behind existing dwellings and would break the established linear pattern of the village. There are additional constraints of less significance, particularly the adjacent traditional orchard Biodiversity Action Plan (BAP) priority habitat and the flood risk of the section of Church Lane which serves the site.
Site 12	0.06	No Site 12 is principally constrained by its location outside any of the proposed settlement boundaries and its weak relationship with any of the settlement inside of near to the Neighbourhood Development Plan area. There are additional constraints relating to poor access to the site and to the area of traditional orchard BAP priority habitat that it sits within.
Site 13	0.32	No Site 13 is principally constrained by the settlement pattern of Cobhall Common, as development here would be positioned behind existing dwellings, adding depth to the built area and breaking the established linear pattern of the village which is particularly strong to the east of Cobhall Common Road. It is therefore considered that development at Site 13 could harm the character of the village.
Site 14	1.48	In Part Site 14 is the largest site in the appraisal and is partially constrained by landscape due to its openness and landform. However, the south west corner of the site sits lower in the landscape, has direct access to the road network and is well screened and it is considered that this sub-area represents a discrete site appropriate for allocation.
Site 15	0.56	Yes Site 15 is a well-defined area within the proposed Cobhall Common settlement boundary, with low landscape sensitivity and a linear form

		which could support development consistent with the settlement pattern of the village.
Site 16	0.05	Yes Site 16 would be an unusual, though not unprecedented, site allocation as it simply relates to the conversion of an existing barn to a single dwelling, a process already supported in principle by local and national planning policy. However, on the basis that the site would deliver a net gain in dwellings and that it has no significant landscape or environmental constraints it is considered appropriate for allocation.
Site 17	0.02	No Site 17 is principally constrained by its location outside the proposed settlement boundary which means it has a weak relationship with Allensmore village. The site's location next to the A465 gives it good access to the strategic road network but also generates traffic noise.
Site 18	0.24	No Site 18 is principally constrained by its location outside any proposed settlement boundary and by environmental constraints in the form of areas of high surface water flood risk and BAP priority habitat. The site has additional access constraints.
Site 19	0.21	No Site 19 is principally constrained by its location outside the proposed Cobhall Common settlement boundary and by landscape character as it forms part of an open field which contributes to the open and rural setting of the village.
Site 20	1.07	Yes Site 20 is adjacent to the Cobhall Common settlement boundary and contiguous with the built area of the village. The site offers an opportunity to deliver development which is well integrated with the existing pattern and grain of the village and there are no significant landscape or environmental constraints.
Site 21	0.28	No Site 21 is principally constrained by its location outside any of the proposed settlement boundaries and a location considered to be isolated in the countryside. The site's position in a discrete corner of an otherwise open field is potentially of low landscape sensitivity but the location has a weak relationship with any of the settlements and is not considered appropriate for allocation.
Site 22	0.18	No Site 22 is principally constrained by listed building setting, surrounding land use and access. Although the site is of very low landscape sensitivity it is adjacent to the listed farmhouse of Little Cobhall Farm, has no existing access to the road network and is in an area of agri-business and employment land uses. It is considered that development of residential uses on a site enclosed by non-residential land uses may be inappropriate.
Site 23	0.28	No In terms of potential for residential allocation Site 23 is principally constrained by its location within an area of non-residential use. Although there are dwellings associated with neighbouring farms the character of the surrounding northern part of the Cobhall Common is one of agri-business and farming whilst residential uses are more prevalent in the separate southern part of the Cobhall Common. It is considered that the site is currently in its most appropriate use as an employment and storage site.

5.3 If the recommended sites are allocated in the Neighbourhood Development Plan then it is advised that the ANDPSG 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 Development Plan. Overall it is recommended that the policy approaches proposed in the Neighbourhood Development Plan should seek to address the potential constraints highlighted in this report and through the further evidence base studies being undertaken for the Neighbourhood Development Plan. This can include targeted site-specific Neighbourhood Development Plan policies to address the elements raised relating to environmental, heritage or landscape constraints and accessibility.

Appendix A 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) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	**Greenfield** ✓	**Brownfield** ✓	**Mixture** ✓	**Unknown** ✓
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
Is the site within or adjacent to the following policy or environmental designations: • **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**	**Yes** **Adjacent/nearby** **No** **Site lies within Impact Risk Zone of one/two SSSIs** **etc**	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	**High** **Unknown** **Low**	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact **Is the site low, medium or high sensitivity in terms of landscape and visual impact?** Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained 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); 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.	**Low landscape sensitivity** **Medium landscape sensitivity** **High landscape sensitivity** **Low visual impact** **Medium visual impact** **High visual impact**	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	**No loss** **Some loss**	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.	Poorly located	Observations and comments

Other key considerations

Are there any Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	Yes/None	
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	*Yes*	*No*	*Comments*
Ground Contamination	✓	✓	
Significant infrastructure	✓		

crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		☑	

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.**	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	☐	☐	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☐	

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	☐
This site has minor constraints	☐
The site has significant constraints	☐
The site is not appropriate for allocation	☐

Potential housing development capacity (15, 25,35 dph):			
Key evidence (3-4 bullet points) for decision to accept or discount site.			

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