



Housing site assessment

DJN Planning Limited

June 2015

For Sutton St. Nicholas Neighbourhood Plan Project Group

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INTRODUCTION

This report has been prepared for the Sutton St. Nicholas Neighbourhood Plan Project Group by Dr. D.J. Nicholson, as part of the preparation of the Sutton St. Nicholas Neighbourhood Development Plan (NDP). It sets out initial conclusions in respect of how new housing should be provided through the Plan, in terms of the number of dwellings required and their location.

A housing growth target for the parish was produced by Herefordshire Council in April 2015, as part of the Core Strategy. This target forms the basis of the work reported here, which sets out how it may be delivered within the parish for the period up to 2031.

An important element of delivery is the identification and allocation of land for new housing within the NDP. The report sets out the site identification and assessment exercises undertaken, and details the results on a site by site basis. The concluding section outlines an approach in respect of each of the sites assessed, which in total and in combination with windfall provisions will deliver the housing growth target.

The Project Group discussed and agreed the proposed approach at its meeting on 25 June 2015. The proposed housing sites and windfall provisions are now to be subject to community consultation before they are taken forward through the preparation of suitable policies which will form part of the draft NDP.

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1. ASSESSING THE LEVEL OF HOUSING GROWTH

Strategic planning policy

1.1 Strategic planning policies set by Herefordshire Council are the starting point for considering the housing growth requirements that the Plan must meet. Neighbourhood development plans must be in general conformity with these policies, which for the County are set out within the Core Strategy. This document is presently at an advanced stage of preparation. Following an Examination stage in February 2015, a number of Modifications were published by Herefordshire Council in March 2015 which refine the approach to the delivery of rural housing and clarify the role to be played by neighbourhood plans. These Modifications¹ form the basis for the approach proposed here to the delivery of rural housing in the parish of Sutton St Nicholas.

1.2 The principal elements of the Modifications are:

- The setting of indicative housing growth targets for rural parishes, considered further below
- NDP's to demonstrate how the growth targets are to be met, taking account of completions from 2011; planning permissions (commitments), the potential for windfalls and new site allocations
- Growth targets to be regarded as indicative, with the appropriate scale of development being determined in NDPs having regard to planning constraints and environmental factors
- New housing to be located within or adjacent to the main built form of the village
- Settlement boundaries to be used to define where settlement and countryside policies apply
- Reflecting recent changes in national planning policy, only residential schemes of more than 10 units having a maximum combined gross floor space of more than 1000 m² will be required to contribute to affordable housing.

Indicative parish growth figure

1.3 On the basis of minimum levels of growth for rural housing market areas, targets for each rural parish have been proposed, based on the number of existing dwellings within each parish. Sutton St Nicholas falls within the Hereford housing market area, for which growth of 18% is sought. Applied to the number of dwellings within the parish (401), this percentage figure yields a figure of 72 for the number of new houses required during the plan period – 2011 to 2031.

Completions and commitments

1.4 Against this requirement, dwelling completions since 2011, and existing planning permissions for new housing which have not yet been implemented, need to be taken into account. The position is shown in Appendix A. Some 33 dwellings have either been built or have planning permission, leaving a remaining requirement of 39 whose delivery is to be considered through the NDP. The position is summarised in Table 1.

¹ Principally, Modifications to policies RA1 to RA6 (various rural area policies) and to policy H1 (affordable housing).

Number of households in parish	% growth in Core Strategy	Number of new houses required to 2031	Housing completions 2011 to end April 2015	Housing commitments at end April 2015	Housing remaining to be delivered
401	18%	72	8	25	39

TABLE 1: indicative housing growth requirement, Sutton St. Nicholas parish 2011-2031

2. HOUSING LAND AVAILABILITY

Strategic Housing Land Availability Assessment (SHLAA)

- 2.1 The starting point for an assessment of the sites that may be available for development to meet these requirements is an exercise undertaken by Herefordshire Council as part of the evidence base for the Core Strategy – the SHLAA. The latest version was issued in 2012, and assesses the potential availability of land for housing across Herefordshire, exploring any constraints that might affect their suitability, achievability or availability for development.²
- 2.2 A total of 26 sites within and adjacent to Sutton St. Nicholas were assessed as part of the study.³ Of these sites, six were assessed as being developable, i.e. were seen as available or likely to become available for housing development within the plan period (to 2031). The remaining 20 sites were rejected, with the SHLAA report documenting the reasons for rejection in each case. The SHLAA summary assessment plan is set out at Appendix B, showing the six locations seen as deliverable coloured either yellow or pink (referring to land as having either low/minor or significant constraints, respectively), and the rejected sites edged red (land with no potential during the plan period).
- 2.3 All but one of the sites which have now emerged through the NDP process and which are considered further in this report have also been previously assessed in whole or in part within the SHLAA. Reference is made to the findings and conclusions of the SHLAA assessment in each of the individual site assessments, as appropriate. For consistency the SHLAA site names are used in this report wherever appropriate.
- 2.4 The SHLAA is not a planning policy document. Instead, it provides information to assist the development of policy, and is to be taken into account in preparing the NDP. Decisions on the suitability or otherwise of particular sites will also need to have regard to strategic policies, local environmental issues and settlement characteristics. The SHLAA assessments will contribute to this process.

Identifying sites through the NDP

- 2.5 The Project Group has sought to identify sites which have the potential to help address the delivery of housing growth through two routes. The first of these was a household questionnaire survey, undertaken in autumn 2014, which included questions about locations suitable (and not suitable) for housing development. The second was a Project Group decision to work pro-actively with landowners to ensure that any sites which were taken forward would have the benefit of a ‘willing landowner’; that is, where a proposal to develop would be able to proceed positively in terms of owner intentions. Both strands have been supported by the general publicity and information material disseminated by the Project Group during the plan-making process.

² <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment>

³ A summary schedule can be seen at https://www.herefordshire.gov.uk/media/5445519/schedule_of_sites_rscs_and_hubs_jan12.pdf

Household questionnaire survey

- 2.6 The household questionnaire survey was carried out in October 2014 to seek views on a range of matters including the village boundary, housing, the economy and the local environment. The survey achieved a response rate of 61%. A Results Report was produced in December 2014.⁴
- 2.7 The questionnaire sought views on areas in and around the village which could either be developed or which merited protection, for instance for their amenity value. This exercise provided an insight into community views, highlighting sometimes conflicting positions in respect of the same or similar areas. These have been taken into account in this report. An extract from the Results Report detailing these findings is at Appendix C, and reference is made to these results in respect of each of the site assessments below.⁵

Landowner engagement

- 2.8 Landowners in and around the village have been kept informed and involved in the process through a number of specific initiatives and communications. This was undertaken in order to help ensure that sites coming forward were appropriate i.e. that they were within or adjacent to the village, to meet strategic planning policy expectations; and that the landowner was known to be willing to make them available for development.
- **Identification of landowners**, undertaken by the Project Group using local knowledge and refined over time.
 - **Letter to landowners** October 2014, to introduce the NDP and the work of the Project Group
 - **Landowners meeting** in February 2015, to hear a presentation of the results of the household questionnaire survey undertaken in autumn 2014. The presentation included details of the sites and locations suggested by members of the public in survey responses as suitable for development or alternatively for protection. At the meeting, landowners were invited to bring forward land for assessment for potential to meet the required housing growth, and this offer was confirmed in a follow-up letter in March.
 - **Call for sites:** Following consideration by the Group of the initial response, the time period for replies was extended and a wider call for sites was initiated through the Sutton News, the Parish Council website and local bulletin boards. Landowners were kept informed (letter, April 2015). This exercise ran until 15 May.

Sites for assessment

- 2.9 Through these processes, a total of eleven sites have been submitted for consideration. Two of these came forward after the 15 May; it was decided that these would be accepted for assessment, so that as wide a choice of sites as possible was available for consideration. Initial meetings were held with each of the landowners to confirm such matters as site boundaries and intentions. Following this, the sites have been subject to a technical assessment process including a site visit, the findings of which are set out below.
- 2.10 The sites are shown on Plan 1 and are as follows.

⁴ <http://www.suttonstnicholas.co.uk/planning/neighbourhood-planning/evidence/>

⁵ The boundaries of the assessed sites may vary from those used in reporting the survey findings. However the survey responses do give an indication of the balance of opinion in respect of the overall direction and general areas for both development and protection.

Ref	Name
SSN1	Land at Willowcroft
SSN2	Land opposite Ridgeway House
SSN3	Land adjacent to Fieldhurst
SSN4	Land adjacent to Ridgeway
SSN5	Land adjacent to Lower House
SSN6	Land adjacent to Tilton House
SSN7	Land at Lane Farm
SSN8	Land at Upper Court
SSN9	Land at The White House
SSN10	Land adjacent to Newgrove
SSN11	Land adjacent to The Linnings

TABLE 2: Sites for assessment

- 2.11 Sites have been assessed using a standard assessment form, based on a model version prepared by Herefordshire Council⁶ and modified for the local circumstances. Completed assessment forms for each of the sites can be found at Appendix D.
- 2.12 The capacity of each site in terms of number of dwellings has been assessed using a guide density of 20 dwellings per hectare (dph). This is a relatively low density, chosen to reflect the local character and the edge of village location. Here low densities are appropriate to enable the transition to open countryside. This yield has then been adjusted in the light of individual site factors. Elements such as site access, open space and landscaping often take a larger proportion of smaller sites, and allowance has been made for this in reaching the given capacity figure in each case.
- 2.13 A threshold of 5 dwellings or more has been taken for considering sites for allocation within the NDP. Where other smaller sites have come forward and are suitable for development, this is provided for by their inclusion within a revised settlement boundary and the adoption of a suitable allowance for windfall, to which they would contribute.
- 2.14 All of the assessed sites are known to be available for development from the point of view of the landowner. They vary in their size, shape and position with regard to the urban form of the village, and also in terms of their suitability to accommodate new housing development. All are on the edge of the village, and their development would entail expanding the settlement boundary to a greater or lesser degree and with a range of consequences. A key exercise therefore is balancing the delivery of housing with protecting the immediate surrounding countryside.

Summary of site assessments

SSN1: Land at Willowcroft

- 2.15 SSN1 is a small plot of land forming the balance of a larger site. The principal constraints on development are its elongated shape and restricted width, and landscape impacts arising from its position extending into open countryside. Although identified as developable in the SHLAA, this was

⁶ https://www.herefordshire.gov.uk/media/6312632/21_site_assessment_and_site_allocations_1_.pdf

as part of the larger site. A suitable new village edge and boundary will result from the development recently permitted to the south. Inclusion of SSN1 within an extended boundary would be poorly related to the existing and permitted built form of the village in this locality. **Site not to be considered further in the NDP.**

SSN2: land opposite Ridgeway House

2.16 The potential of SSN2 is limited by its small size, but more particularly by its detached location, poorly related to the settlement edge. Whilst it lies opposite a recent development to the south, the site is physically separated from the settlement boundary and its release would breach the well-defined edge to the settlement at this prominent point, to little gain in terms of dwelling numbers. **Site not to be considered further in the NDP.**

SSN3: land adjacent to Fieldhurst

2.17 SSN3 is a linear site, extending away from the main road, whose potential on its own is restricted to a frontage release: development in depth would be poorly related to the village's built form. The greater potential lies in considering the site together with other land, such as SSN4, as recognised in the SHLAA. This could form the basis of a larger scheme in the future. In any event, the site is not available until towards the end of the Plan period. It is unnecessary at this stage to consider its partial inclusion in a revised settlement boundary, given the availability of other suitable sites and bearing in mind the presently well-defined settlement edge in this prominent position. **Site not to be considered further in the NDP.**

SSN4: land adjacent to Ridgeway

2.18 SSN4 lies within open countryside, close to but not adjoining the present settlement boundary. Once intervening land becomes available, there is potential for at least the partial development of this site with a frontage scheme, extending the village edge. In the interim, the site is within open countryside and is not suitable for allocation, given the availability of other sites better related to the settlement. **Site not to be considered further in the NDP.**

SSN5: land adjacent to Lower House

2.19 SSN5 is a small site whose suitability for development is restricted by its contribution to local character and appearance, including that of the adjoining Conservation Area, and by access limitations. The site was discounted in SHLAA due to this latter factor, which continues to be relevant. Since that assessment, an additional dwelling has been permitted using The Rhea. On this basis, **the site is not to be considered further in the NDP.**

SSN6: land adjacent to Tilton House

2.20 SSN6 lies on the southern edge of the village, an extensive area of farmland extending towards the Lugg flood plain. The site's access limitations effectively preclude its further consideration in whole or in part, and there are other constraints in respect of heritage. Development would extend the village edge significantly into the open countryside on a scale unwarranted by current housing requirements. **Site not to be considered further in the NDP.**

SSN7: land at Lane Farm

- 2.21 SSN7 offers an opportunity to provide housing to the south of the village, conveniently accessible to Hereford without increasing traffic through the village (a point made by survey respondents). The sensitivity of its location on the edge of the village can be recognised and addressed by reserving land within the south of the site to the south for landscaping (Plan 2). **Site to be allocated within the NDP**, with the associated policy being used to address site matters including structural landscaping requirements associated with the southern portion.

SSN8: land at Upper Court

- 2.22 SSN8 is well related to the built form of the village. It offers some potential for a sensitive scheme addressing the various issues associated with the small size and setting of the site, including the presence of the nearby listed building and adjoining dwellings, if access can be secured. These factors militate against an allocation and in any event the assessed capacity is below the minimum threshold. Instead, its potential is better recognised by its inclusion within an extended settlement boundary. **Site to be included in a revised settlement boundary.**

SSN9: land at The White House

- 2.23 SSN9 has scope for a development in the north of the site provided access can be secured without unduly compromising the heritage assets. These factors militate against an allocation and in any event the assessed capacity is below the minimum threshold. Instead, its potential is better seen as a windfall opportunity enabled by an extended settlement boundary. **Site to be included in a revised settlement boundary.**

SSN10: land adjacent to Newgrove

- 2.24 SSN10 lies to the west of the village. Whilst opposite existing development, it would breach existing boundaries and risk leading to impacts on amenity, landscape and heritage assets disproportionate to the dwelling provision that could be delivered. Given the availability of other suitable sites and the presently well-defined settlement edge in this location, **the site is not to be considered further in the NDP.**

SSN11: land adjacent to The Linnings

- 2.25 SSN11 offers an opportunity to provide some further housing to the north of the village, close to the school and without extending the settlement edge beyond the new limits established by planning approvals on the opposite side of the road at Willowcroft. The site is regular in shape and able to accommodate development, subject to careful planning at design stages and resolution of access issues. **Site to be allocated within the NDP**, with the associated policy being used to specify site requirements.

3. HOUSING DELIVERY IN THE NDP

3.1 The NDP is required to demonstrate how it will provide a level of housing to meet the indicative growth target in strategic planning policy. The recommended approach provides a basis for the NDP to allocate land for new housing or otherwise demonstrate delivery to meet this requirement. Taking account of completions and commitments to date, housing growth is provided for by:

- The allocation of land for housing development; and
- The adoption of a justified windfall allowance.

Site allocation

3.2 Site allocation provides the most robust and secure means of demonstrating capacity to deliver. Allocation within a Plan enables the preparation of an accompanying planning policy to guide development, providing certainty to both the local community and developers as to the planning requirements that a future proposal will need to address to secure planning permission.

3.3 Two sites are identified as suitable and available for development, and which are recommended for allocation in the draft Plan. These are:

- SSN7, land at Lane Farm
- SSN11, land adjacent to The Linnings

3.4 These two sites will offer a choice of location for new housing growth north and south of the village. Their identification reflects views expressed in the household survey, where these general locations were supported for development.⁷ They are both well-suited to the provision of the types of dwellings supported in the survey, including family housing (particularly so in the case of SSN11 given its proximity to the school),⁸ and are of a sufficient size to be required to include an element of affordable housing. They are both areas identified for future development within the County-level SHLAA exercise. As shown and proposed, they are well related to the built form of the village and are both relatively self-contained sites; they compare well in these respects to other assessed locations. Together they have the potential to deliver 38 dwellings over the Plan period.

Windfalls

3.5 Account has been taken of historic windfall rates and potential future opportunities in assessing an appropriate allowance to make for windfalls. This term refers to new dwellings arising on sites which are not specifically identified (allocated) in the Plan, but which nonetheless become available for development and achieve a planning permission. These may be smaller areas of land within the village settlement boundary, or which arise through the conversion of a redundant building in the countryside.

3.6 Care should be taken that the expected supply of new dwellings from windfalls is not over-estimated. Past rates are not necessarily an accurate guide to what might happen in the future. In the local context, windfall opportunities are limited. The Sutton St Nicholas settlement boundary is tightly drawn, in several cases deliberately excluding garden and backland areas which might otherwise come forward for development. There are no significant areas of previously used land

⁷ Appendix C, areas G and J.

⁸ Household questionnaire survey 2015, question 5: family homes 82%.

within the village or parish which might contribute, or indeed areas with potential for re-development. It is also anticipated that the Plan will seek to protect areas of open land within the village for amenity reasons, so limiting development opportunities further.

- 3.7 Whilst windfalls should be treated with caution from the point of view of demonstrating how levels of growth are to be achieved, this is not to say that they should be ignored as a source of supply. They are likely to continue and should be taken into account on a considered basis, so that unnecessary greenfield releases are avoided.
- 3.8 The recent pattern of planning permissions arising in the parish is shown at Appendix A. During the first 4 years of the Plan period 9 dwellings have come forward as windfalls.⁹
- 3.9 The site assessments reported here have identified two smaller sites which are available and which have some potential for development, but where for various reasons a specific site allocation is not warranted. Nonetheless, there is some scope for development to come forward on these sites within the plan period if site factors such as access can be resolved (total capacity 7 dwellings). The sites are:
- SSN8, land at Upper Court
 - SSN9, land at The White House
- 3.10 It is recommended that these sites are included within proposed revisions to the Sutton St Nicholas settlement boundary. This would also provide evidence that the windfall assumptions of the Plan were achievable.
- 3.11 Given the unpredictability of supply from windfalls and the limited opportunities which are otherwise likely to be available, a reasonable allowance to make for provision from this source would be for up to 15 dwellings over the remainder of the Plan period.

The recommended approach

- 3.12 The recommended approach is summarised in Table 3 and illustrated on Plan 2. Local evidence, including consultation responses, has been taken into account, and the site assessments undertaken have ensured a range of planning and environmental factors have been addressed. The approach delivers the main focus of development within and adjacent to the main built-up area of the village, as required by strategic planning policy.
- 3.13 The recommended provisions demonstrate a level of growth (86 dwellings) above the indicative target set by Herefordshire Council (72 dwellings). This will ensure a degree of headroom and flexibility, allowing for variation in the capacities achieved on the allocated sites and in windfall delivery. The fact that the majority of new development can be identified through the allocation of specific sites, as opposed to windfalls, will deliver a relative surety of supply overall. Conversely, the relatively limited reliance on windfalls will minimise the risk that the expected contribution from this source does not in fact materialise, and so guard against the typical unpredictability associated with

⁹ This excludes sites which have recently come forward in circumstances of an absence of a County-wide five year housing land supply, and which would not normally be expected to be granted planning permission; or which were previously identified. Sites contributing to this figure are indicated at Appendix A.

windfall assumptions. Consultation responses preferred the use of allocations to allowing sites to come forward within a looser settlement boundary.¹⁰

- 3.14 In preparing the revised settlement boundary shown on Plan 2, the opportunity has also been taken to rationalise and update the boundary where necessary to include recent planning permissions outside its present limits.

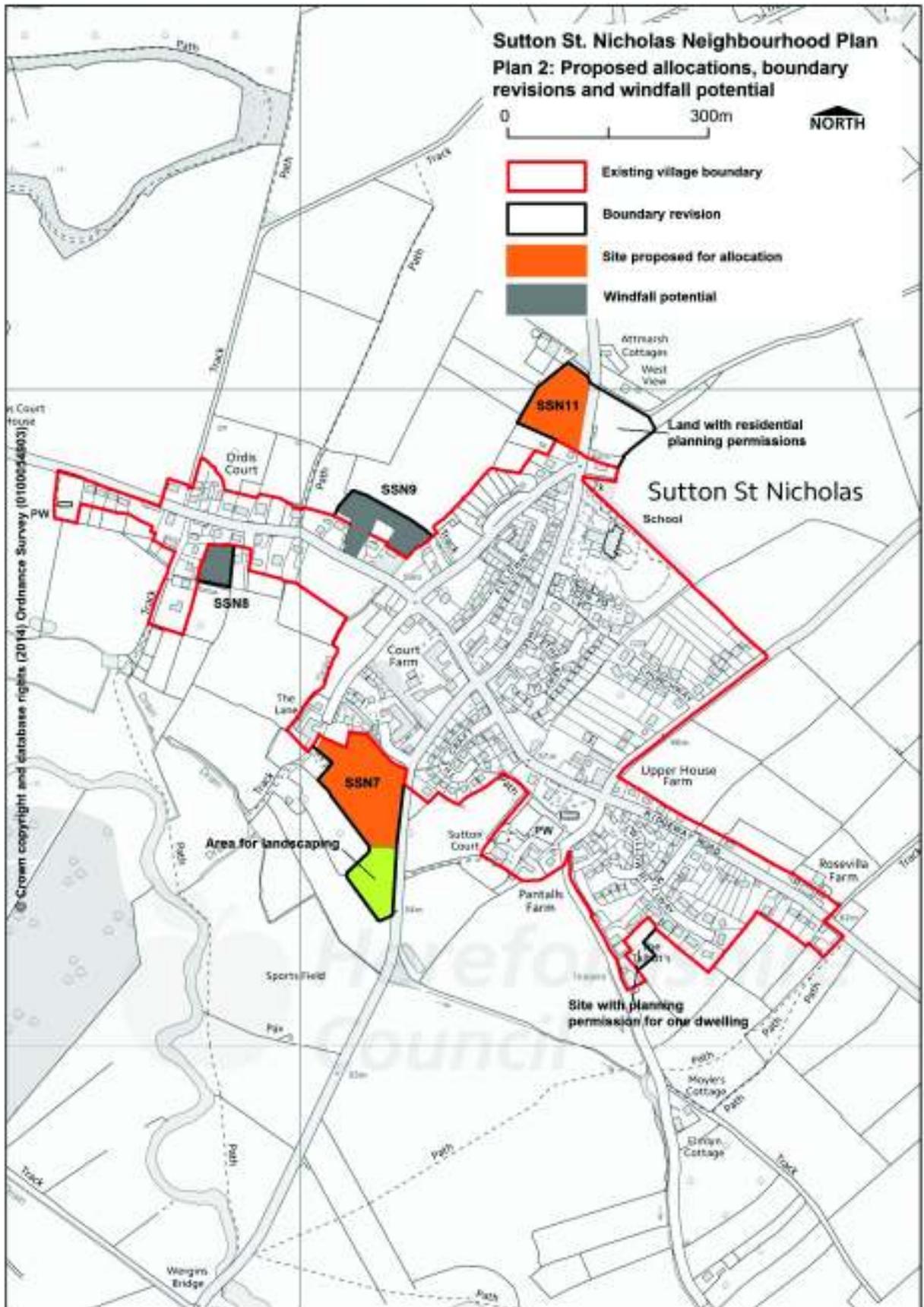
Source of housing supply	Elements	Total
A: Completions and commitments to date		
Completions	8	
Commitments	25	
Total		33
B: Proposed site allocations:		
SSN7, land at Lane Farm	20	
SSN11, land adjacent to The Linnings	18	
Total site allocations		38
C: Proposed windfall allowance:		
Windfall allowance taking into recent rate of supply and likely future opportunities, including smaller sites to be incorporated within a revised settlement boundary		15
Total housing growth identified		86

TABLE 3: Recommended housing delivery

Next steps

- 3.15 The allocations of land for housing in the Plan will need to be supported by planning policies which will guide their development and that of any other schemes coming forward as windfalls. These policies will need to reflect and deliver on some of the key survey themes – including ensuring development respects the local context, through for instance the use of local materials. The assessments reported here have identified some of the key considerations in respect of the proposed sites themselves. These will form the basis of detailed policies setting out specific requirements for such aspects as type and number of dwellings; affordable housing; access, and landscaping, which will have to be met if planning permission is to be forthcoming.
- 3.16 Once the draft Plan has been prepared setting out these and other policies, this will form a basis for wider consultation with the local community but also with Herefordshire Council (including as highway authority) and with other service providers, such as Dwr Cymru – Welsh Water, so that their views can be incorporated into the final submission document.

¹⁰ Household questionnaire survey 2015, question 6: allocations 58%, allowing sites to come forward within the boundary 31%.



APPENDIX A: COMPLETIONS AND COMMITMENTS

Dwelling completions and commitments for Sutton St Nicholas parish, 2011 to end April 2015 (excludes superseded permissions).

Application no. & approval date	Site address	Proposal	Dwellings completed	Dwellings outstanding	TOTAL	Windfall
DCCW2005/2170/F 26 August 2005	Field House Farm, Sutton Road, Cross Keys, Hereford HR1 3NL	Proposed barn conversion into dwellings	1	5	6	
DMCW/092996/F 14 January 2010	Ridgeway House, Sutton St Nicholas, Hereford HR1 3BJ	Proposed two storey house and new vehicular access	1	0	1	
S113593/F 15 January 2013	The Lane, Sutton St Nicholas, Hereford HR1 3AT	Conversion of two barns (one listed) into two dwellings and the construction of new dwelling	0	3	3	✓
S123110/O 3 April 2013	Land at Willowcroft, Sutton St Nicholas, Hereford HR1 3AZ	Site for erection of four dwellings and construction of public footpath	4	0	4	
P122786/F 29 May 2013	Rose Villa Farm, Sutton St Nicholas, Hereford HR1 3AT	Proposed conversion of barns to 2 no dwellings to be used in conjunction with Rose Villa Farm	2	0	2	✓
P132701/F 12 March 2014	Amberley Heights, Sutton St Nicholas, Hereford HR1 3BS	Low cost market bungalow	0	1	1	✓
P132702/F 26 March 2014	Land adjacent to Woodbine Cottage, Sutton St Nicholas, Hereford HR1 3BJ	Site for proposed erection of 2 dwellings	0	2	2	✓
P132221/O 2 April 2014	Talbots Farm, The Rhea, Sutton St Nicholas, Hereford HR1 3BB	Site for proposed dwelling	0	1	1	
P140067/F 8 May 2014	Land adjacent to 19 Fieldway, Sutton St Nicholas, Hereford	New three bedroom dwelling.	0	1	1	✓
P140378/F 2 July 2014	The Talbots Farm, Sutton St Nicholas, Hereford HR1 3BB	Erection of two new dwellings.	0	2	2	
P150249/O 22 April 2015	Land adjacent to Willowcroft, Sutton St Nicholas.	Proposed erection of 10 new dwellings.	0	10	10	
TOTALS			8	25	33	9

APPENDIX B: STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT, SUTTON ST NICHOLAS (Herefordshire Council, 2012)



APPENDIX C: EXTRACT FROM HOUSEHOLD QUESTIONNAIRE SURVEY RESULTS REPORT (Sutton St. Nicholas NDP Project Group, 2014).

Land identified for development or protection

Several of the survey questions invited respondents to use a map, supplied with the questionnaire, to identify land for village expansion or, alternatively, for protection. The map focussed on areas adjacent to the main built-up area of the village, recognising that planning policy factors would limit any land which might be proposed for development in the Neighbourhood Plan to such areas (or within the boundary). The map showed the existing village settlement boundary, as defined in Herefordshire Council's 2007 Unitary Development Plan. Land within and adjacent to the village was marked on the map by respondents, either as for development/inclusion in an extended settlement boundary (in answers to Q2, Q7 and Q12), or for protection (answers to Q8 and Q16). The results are shown below.

Sites are listed in the table according to whether they fall within or outside the present settlement boundary. Numbered sites fall within the existing boundary. Sites identified by letter fall outside. Sites were identified to varying and overlapping extents; the areas shown on Figures 1 and 2 are the maximum extents of each of the areas listed. Most sites were identified for both development and protection, though the precise site boundaries may vary – the following plans indicate the actual areas of land referred to. The number of comments for each site given below includes those identifying part of the land in question; those identifying the site as mapped below; and those including the site as part of a larger area.

Site reference	Site name	Number of comments	
		Development	Protection
Land within settlement boundary			
1	Sutton Playing Field	3	4
2	Land at Bank House	4	1
3	Upper House Farm	4	9
4	Land rear Churchway	None	1
5	Willow Rise open space	2	1
6	St Nicholas churchyard	None	1
7	Court Farm	None	2
8	Blacksmith's Fold Barn, Court Farm	1	None
9	Post Office orchard and adjacent land	15	6
10	Land adjacent White House	2	None
11	Land adjacent The Cresswells	1	None
12	St Michael's churchyard	None	1
Land outside settlement boundary			
A	Willowcroft	10	1
B	Land to NE of school	4	4
C	Land E of Upper House Farm	15	8
D	Adjacent Rosevilla track/Ridgeway	3	1
E	Rear Millway/The Talbot's	4	5
F	Sutton Court/Pantalls Farm	5	6
G	Lane Farm/ W of Court Farm	12	1
H	Opposite Over Court	5	3
I	Land rear Orchard Close	5	4
J	Land opposite Willowcroft	15	2



APPENDIX D: SITE ASSESSMENT SCHEDULES

Site Assessment Form SSN1: land at Willowcroft

Site information	
Reference	SSN1
Name/address	Land at Willowcroft
Area (hectares)	0.24
Existing use	Paddock
Previously developed?	No
Adjacent land uses	Open countryside, with residential to east (West View) and land with planning permission for residential development adjoining to the south west.

Site features	
Boundaries	Hedgerow except to south west.
Other site features	None.
Topography	The site lies in a modestly elevated and rising position.
Landscape views	The flanks of the site are open to local views, including from the adjoining public right of way.

Accessibility	
Highway access	Via the adjoining development site to the C1125. There is an existing highway access point to C1125 into this latter site, with details to be agreed. Provision of a footpath to the village is also proposed as part of an earlier planning permission. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST6 (bridleway) runs alongside but outside the north western boundary of the site.

UDP and SHLAA information	
UDP policy summary	Open countryside.
SHLAA reference	Part of site HLAA/237/001.
SHLAA assessment	This is the only SHLAA site at Sutton St. Nicholas recorded as having low/minor constraints, and as such was assessed as developable within 1-10 years with a capacity of 30 dwellings. The bulk of the site has subsequently come forward for staged development (S123110/O, 4 dwellings and public footpath, which are effectively complete; and P150249/O, 10 dwellings, where site works have commenced). The remainder of the SHLAA site forms SSN1. It is subject to a planning application for erection of two dwellings (151785/O).

Heritage assets	
Conservation Area	No.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	The larger SHLAA site of which SSN1 forms part was identified for development by 10 respondents and for protection by 1.

Site assessment	
Suitability for development	<p>SSN1 represents the balance of a larger SHLAA site which has been approved for development on a staged basis in recent years. The permitted and completed development to the south has provided a vehicle access to the highway, which could be extended to serve SSN1, and will deliver a footpath connection into the village.</p> <p>Whilst a planning application for residential development on SSN1 is currently under consideration, the site's suitability for development needs to be assessed within the NDP context. As such, the site forms an elongated finger of land with both flanks giving onto open countryside, poorly related to the village built form.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>Capacity will be limited by the elongated nature of this plot, its restricted width and the need to provide access. Attention will also need to be given to the character of the adjacent approved scheme, which has a density of 20dph. The capacity figure given here reflects that of the current planning application.</p> <p>Potential housing capacity: 2 dwellings.</p>
Concluding assessment	SSN1 is a small plot of land forming the balance of a larger site. The principal constraints on development are its elongated shape and restricted width, and landscape impacts arising from its position extending into open countryside. Although identified as developable in the SHLAA, this was as part of the larger site. A suitable new village edge and boundary will result from the development recently permitted to the south. Inclusion of SSN1 within an extended boundary would be poorly related to the existing and permitted built form of the village in this locality. Site not to be considered further in the NDP.

Site Assessment Form SSN2: land opposite Ridgeway House

Site information	
Reference	SSN2
Name/address	Land opposite Ridgeway House
Area (hectares)	0.12
Existing use	None – previously agricultural.
Previously developed?	No
Adjacent land uses	Open countryside to north and east. Adjoins C1126 Ridgeway to south. Access track to west, with Rosevilla Farm beyond. SSN3 and SSN4 lie to the south.

Site features	
Boundaries	Hedgerow.
Other site features	None of note.
Topography	Levels fall gently to south.
Landscape views	Site lies at the edge of an open agricultural landscape in a prominent position at the entrance to the village from the east, and is open to views particularly to and from the north, north east and east.

Accessibility	
Highway access	Frontage to C1126 Ridgeway with field access into the site at western corner. No SHLAA highway comments. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	None affected.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site lies adjacent to the settlement boundary, from which it is separated by the adjoining track and the Ridgeway.
SHLAA reference	O/Sut/015.
SHLAA assessment	Site rejected as unlikely to yield 5 dwellings.

Heritage assets	
Conservation Area	No.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	The site was identified for development by 3 respondents and for protection by 1.

Site assessment	
Suitability for development	SSN2 is a small plot of land in a detached position at the eastern edge of the village. Although demarcated from the much larger field which adjoins it, in landscape terms it reads more as part of that agricultural landholding than a logical extension of the village. Its main road frontage could allow limited development, through extension of the settlement boundary, but this would be poorly related to the built form of the village.
Availability	The landowner is willing to release the site for development.
Potential housing capacity	Limited by its restricted size and its isolated position. Potential housing capacity: 2 dwellings.
Concluding assessment	The potential of SSN2 is limited by its small size, but more particularly by its detached location, poorly related to the settlement edge. Whilst it lies opposite a recent development to the south, the site is physically separated from the settlement boundary and its release would breach the well-defined edge to the settlement at this prominent point, to little gain in terms of dwelling numbers. Site not to be considered further in the NDP.

Site Assessment Form SSN3: land adjacent to Fieldhurst

Site information	
Reference	SSN3
Name/address	Land adjacent to Fieldhurst
Area (hectares)	1.2
Existing use	Grass/meadow/paddock
Previously developed?	No
Adjacent land uses	Open countryside to east, south and west. Adjoins C1126 Ridgeway and residential (Fieldhurst) to north. Open countryside to the north, opposite the site across Ridgeway. SSN4 adjoins to the east, with SSN2 opposite.

Site features	
Boundaries	Hedgerow.
Other site features	Site is in three parcels, the internal boundaries marked by hedgerow/post and wire fence, and fence.
Topography	Levels fall gently to the south west.
Landscape views	Site lies at the edge of an open agricultural landscape in a prominent position at the entrance to the village from the east, and is open to views particularly from the east and south.

Accessibility	
Highway access	Frontage to C1126 Ridgeway. Highway comments to the SHLAA in respect of the larger site O/Sut/016 identify need to extend the 30 mph limit (currently this begins outside Fieldhurst) and to address pedestrian access to the village. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST11 (footpath) crosses the site, running from Ridgeway south east to The Rhea.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary at its northernmost point, but otherwise extends into open countryside.
SHLAA reference	Northern portion of SSN3 is within the larger O/Sut/016.
SHLAA assessment	O/Sut/016 assessed as developable within 11-20 years. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	No.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services

Water supply	Consultation with DCWW required if site is to proceed within the NDP. Septic tank soakaways run into site.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	Site/ part of site respectively included within larger areas at Rear Millway/The Talbot's for protection (5 responses) or development (4).

Site assessment	
Suitability for development	SSN3 is at the eastern edge of the village, in a relatively prominent position, between built development and the agricultural land beyond. The main road frontage could accommodate limited development, enabled through extension of the settlement boundary; or provide access into the remainder of the site to the south. However, such development in depth for SSN3 alone would be poorly related to the built form of the village and prominent in the landscape. It could also restrict more favourable opportunities for development in combination with other land which may arise in the future.
Availability	Site only potentially available towards end of Plan period.
Potential housing capacity	In its present format as a standalone site, effectively limited to frontage development for which at most two units would be appropriate. Potential housing capacity: 2 dwellings.
Concluding assessment	SSN3 is a linear site, extending away from the main road, whose potential on its own is restricted to a frontage release: development in depth would be poorly related to the village's built form. The greater potential lies in considering the site together with other land, such as SSN4, as recognised in the SHLAA. This could form the basis of a larger scheme in the future. In any event, the site is not available until towards the end of the Plan period. It is unnecessary at this stage to consider its partial inclusion in a revised settlement boundary, given the availability of other suitable sites and bearing in mind the presently well-defined settlement edge in this prominent position. Site not to be considered further in the NDP.

Site Assessment Form SSN4: land adjacent to Ridgeway

Site information	
Reference	SSN4
Name/address	Land adjacent to Ridgeway
Area (hectares)	1.5
Existing use	Arable
Previously developed?	No
Adjacent land uses	Open countryside to east, south and west. Adjoins C1126 Ridgeway to north. SSN3 adjoins to the west.

Site features	
Boundaries	Hedgerow, partial on eastern boundary.
Other site features	None.
Topography	Undulating countryside with levels falling gently to the south west.
Landscape views	As with the neighbouring SSN3, the site lies within an open agricultural landscape in a prominent position approaching the village from the east, and is open to views particularly from the east and south, including public right of way ST11.

Accessibility	
Highway access	Frontage to C1126 Ridgeway. Highway comments to the SHLAA in respect of the larger site O/Sut/016 identify need to extend the 30 mph limit and to address pedestrian access to the village. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST11 (footpath) passes to the west of the site.

UDP and SHLAA information	
UDP policy summary	Open countryside, separated from the settlement boundary to the north by SSN3.
SHLAA reference	Northern portion of SSN4 is within the larger O/Sut/016.
SHLAA assessment	O/Sut/016 assessed as developable within 11-20 years. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	No.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	No site specific responses.

Site assessment	
Suitability for development	SSN4 is agricultural land separate from the built extent of the village and as such is unsuitable for development, on its own terms. However, the potential of the frontage elements of SSN3 and SSN4, considered together, was recognised in SHLAA accepting the prominence of the resultant site and the need for structure planting. Given the conclusions above with regard to SSN3, the scope for this larger area is for the future.
Availability	The landowner is willing to release the site for development.
Potential housing capacity	The notional capacity of the whole site at 20 dph would be 30 dwellings, which would be reduced by the need to secure significant structural landscaping on the eastern edge. Potential housing capacity: 25 dwellings
Concluding assessment	SSN4 lies within open countryside, close to but not adjoining the present settlement boundary. Once intervening land becomes available, there is potential for at least the partial development of this site with a frontage scheme, extending the village edge. In the interim, the site is within open countryside and is not suitable for allocation, given the availability of other sites better related to the settlement. Site not to be considered further in the NDP.

Site Assessment Form SSN5: land adjacent to Lower House

Site information	
Reference	SSN5
Name/address	Land adjacent to Lower House
Area (hectares)	0.4
Existing use	Orchard/pasture
Previously developed?	No
Adjacent land uses	Open countryside to north east, east and south. Adjoins The Rhea to west and residential to north (Lower House).

Site features	
Boundaries	Hedgerow to highway frontage and to south, hedgerow/trees to north east boundary.
Other site features	Orchard trees in north of site. Gated field access from The Rhea at the southern extremity. Crossed by power lines.
Topography	Site levels fall gently to the south.
Landscape views	This relatively low-lying site is open to local views, particularly from users of adjoining The Rhea and public right of way ST11 to the south.

Accessibility	
Highway access	Site has frontage to U72600 The Rhea and a field access. Highway comments to the SHLAA are that The Rhea is not suitable to serve any more development due to narrowness, lack of footways and restricted visibility at the junction with the C1126. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST11 (footpath) passes to the south of the site.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary to the north. Safeguarding mineral reserves policy area includes small part of site to south.
SHLAA reference	O/Sut/014.
SHLAA assessment	Assessed as not suitable and achievable for development due to highway constraints. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	Northern extremity of site is within Sutton St Nicholas Conservation Area.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1 apart from small portion of site to the south, adjoin The Rhea, which is within Flood Zone 3.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.

Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	Site included within larger areas at Rear Millway/The Talbot's for protection (5 responses) or development (4).

Site assessment	
Suitability for development	<p>SSN5 lies on the southern edge of the village and comprises an enclosed small field with orchard trees bordering The Rhea. Part of the Lower House curtilage, it occupies a transition area between the village itself, the Lugg floodplain and open countryside. The Rhea itself has a distinctive character. Development on the site would impact on this intimate local character and appearance, including that of the Conservation Area, and would be visible from the highway and the public right of way.</p> <p>Access is problematic. The Rhea is single track, adopted highway with limited passing opportunities. The inherent limitations were alluded to in the 2012 SHLAA assessment, and led to the site being discounted at that time. Since then, a further dwelling using The Rhea for access has gained planning permission at Talbots Farm (P132221). Whilst in determining this application it was considered that a single additional dwelling at this point was acceptable in highway terms, the access limitations which led to the site being rejected by SHLAA remain and further militate against the suitability of this site for planned development.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>The site is regular in shape and there are no specific constraints which would restrict numbers, other than access. However this is a small site with a capacity limited by local rural character and appearance, regardless of the highway access issues.</p> <p>Potential housing capacity: 5 dwellings.</p>
Concluding assessment	SSN5 is a small site whose suitability for development is restricted by its contribution to local character and appearance, including that of the adjoining Conservation Area, and by access limitations. The site was discounted in SHLAA due to this latter factor, which continues to be relevant. Since that assessment, an additional dwelling has been permitted using The Rhea. On this basis, the site is not to be considered further in the NDP.

Site Assessment Form SSN6: land adjacent to Tilton House

Site information	
Reference	SSN6
Name/address	Land adjacent to Tilton House.
Area (hectares)	5.2
Existing use	Arable
Previously developed?	No.
Adjacent land uses	Open countryside to west and south. Adjoins The Rhea to north east and residential to north (Tilton House).

Site features	
Boundaries	Hedgerow/tree line. Watercourse along southern and part eastern boundaries.
Other site features	Site crossed by power lines.
Topography	Levels fall gently to the south.
Landscape views	Site lies within an open agricultural landscape, visible to users of The Rhea and a public right of way, and is open to views particularly from the south.

Accessibility	
Highway access	Frontage to The Rhea, field access in north adjacent Tilton House. Highway comments to the SHLAA note opportunities for access are almost non-existent. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST13 (footpath) runs along and within the site's north-western boundary.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary at its northernmost point, but otherwise extends into open countryside. Safeguarding mineral reserves policy area extends into the south of site.
SHLAA reference	HLAA/142/002
SHLAA assessment	Assessed as not achievable for development due to highway and heritage asset constraints. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	Site adjoins Sutton St Nicholas Conservation Area on north-western and part north-eastern boundaries.
Listed buildings	None on site. There are a number of listed buildings in proximity to the north.
SAM	No.
Other assets	Sutton Court unregistered park and garden adjoins site's north-western boundary.

Environmental information	
Flood zone	Flood Zone 1, with Zones 2 and 3 immediately to south of watercourse on southern boundary.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	Site within a larger area between the Hereford Road and The Rhea identified for protection (6 responses) or development (5, excludes southern portion of site).

Site assessment	
Suitability for development	SSN6 is an extensive site, the largest to be considered in this study. The SHLAA identified several heritage-related and access constraints, which remain relevant. The site's access limitations effectively preclude its further consideration in whole or in part, and there are no landscape features within the site which could be used to guide a partial release. Development of the site would be poorly related to the built form of the village, entailing what would inevitably be a significant extension into the open countryside which is not required by current housing targets.
Availability	The landowner is willing to release the site for development.
Potential housing capacity	Capacity has been assessed using the 20 dph baseline. Potential housing capacity: 104 dwellings.
Concluding assessment	SSN6 lies on the southern edge of the village, an extensive area of farmland extending towards the Lugg flood plain. The site's access limitations effectively preclude its further consideration in whole or in part, and there are other constraints in respect of heritage. Development would extend the village edge significantly into the open countryside on a scale unwarranted by current housing requirements. Site not to be considered further in the NDP.

Site Assessment Form SSN7: land at Lane Farm

Site information	
Reference	SSN7
Name/address	Land at Lane Farm
Area (hectares)	2.0
Existing use	Pasture
Previously developed?	No
Adjacent land uses	The Lane Farm complex to the north includes residential uses, a number of barns and other outbuildings, and private lane access from highway; highway C1125 to east; open countryside to south and west. In the north west the site adjoins the village sewage works and has frontage to Watery Lane, an adopted unclassified highway.

Site features	
Boundaries	Hedgerow/post and wire fence.
Other site features	Internal hedgerow. Site crossed by power lines.
Topography	Site levels fall gently to the south.
Landscape views	The site is relatively well contained within the wider landscape due its low-lying situation and surrounding vegetation. However it occupies a prominent position on the approach to the village from the south (Hereford), with the C1125 frontage affording open aspect views into and across the site afforded by breaks in the hedgerow boundary.

Accessibility	
Highway access	Site has frontage to C1125 and adjoins adopted U72605 Watery Lane to the west. Highway comments to the SHLAA point to access via the farm track to the western portion of the SHLAA site not being achievable, and that the eastern part of the site could be accessed via Woodville Grove, subject to a possible ransom strip. The continued operation of the Lane Farm access would also need to be considered as part of access proposals, as would arrangements for a safe pedestrian access into the village. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	None affected.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary to the north. Safeguarding mineral reserves policy area includes southern portion of site.
SHLAA reference	Majority of SSN7 (save for southern portion) assessed within O/Sut/001.
SHLAA assessment	O/Sut/001 assessed as developable within 11-20 years with a capacity of 40 dwellings. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	Land in north east of the site is within Sutton St Nicholas Conservation Area adjacent to sewage works.
Listed buildings	None on site. There are a number of listed buildings in proximity to north and west at Lane Farm, 1-2 Lane Cottages and The Ford.
SAM	No.
Other assets	Sutton Court unregistered park and garden is opposite the site's eastern boundary, across the C1125.

Environmental information	
Flood zone	Flood Zone 1. Flood Zones 2 and 3 lie adjacent to site southern boundary.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP. Foul drainage pipework is reported to run across the site en route to the sewage works.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	Site included within larger area at Lane Farm/W of Court Farm, this recording 12 comments for development and one for protection.

Site assessment	
Suitability for development	<p>SSN7 is at the southern edge to the village, alongside the Hereford Road from which access would need to be taken. It is in a low-lying position, approaching but above the Lugg flood plain. The approach to the village across the flood plain is particularly sensitive and development should be kept away from the bulk of the southern field within the site, which would then offer an opportunity for structural landscaping. Plan 2 illustrates what is envisaged. With this provision, the remainder of the site would not be unduly prominent even with its remaining main road frontage. Careful consideration to design including to the relationship with the Lane Farm complex to the north, the part Conservation Area location and the main road frontage will help enable development to be accommodated without significant visual impacts.</p> <p>SSN7 is suitable for development provided landscape impacts can be minimised and safe vehicular and pedestrian access provided.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>Excluding the southern field leads to a developable area of circa 1.25 ha. The site is irregular in shape, and there are power lines and sewerage easements to consider in the detailed design, as well as conservation area and listed building factors and a need for frontage landscaping. The capacity figure takes these into account.</p> <p>Potential housing capacity: 20 dwellings.</p>
Concluding assessment	SSN7 offers an opportunity to provide housing to the south of the village, conveniently accessible to Hereford without increasing traffic through the village (a point made by survey respondents). The sensitivity of its location on the edge of the village can be recognised and addressed by reserving land within the south of the site to the south for landscaping (Plan 2). Site to be allocated within the NDP, with the associated policy being used to address site matters including structural landscaping requirements associated with the southern portion.

Site Assessment Form SSN8: land at Upper Court

Site information	
Reference	SSN8
Name/address	Land at Upper Court
Area (hectares)	0.26
Existing use	Pasture
Previously developed?	No
Adjacent land uses	Residential properties back onto or otherwise border the site to north, east, south and west, including Upper Court to the west. Stabling to the south.

Site features	
Boundaries	Variety of boundary treatments including trellis, close boarded fence, hedgerow and post and wire fence.
Other site features	Outbuildings and stabling in south west corner.
Topography	Level.
Landscape views	Site is enclosed by surrounding development and associated garden planting/boundary treatments, limiting views in and out.

Accessibility	
Highway access	Site appears to have potential access via Upper Court and private drive to C1126 Marden Road. The private drive serves in excess of 5 dwellings. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST3 (footpath) runs alongside but outside the southern boundary of the site.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary to the west and north.
SHLAA reference	Not assessed in SHLAA.
SHLAA assessment	N/A.

Heritage assets	
Conservation Area	No.
Listed buildings	Upper Court Farmhouse is grade II listed.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	Site included within larger area at Lane Farm/W of Court Farm, this recording 12 comments for development and one for protection.

Site assessment	
Suitability for development	<p>SSN8 is a small plot of land within the curtilage of the listed Upper Court. Although adjoined by several other residential properties which back onto/overlook the site, and well related to the built form of the village, it remains in an agricultural use and is outside the present settlement boundary.</p> <p>The site makes a positive contribution to the setting of the listed building. However the intervening outbuildings and the fact that the principal frontage of the farmhouse is to the west will limit adverse impacts of development itself. There would be a loss of the historic connection between the grazing land and the farmhouse. Survey respondents refer to the contribution that such continuing land uses make to the character of the village, although the sequestered nature of this site limits its wider value in this regard. From the point of view of the listed building, the greater impact will likely be from the access to the site if this is to be gained running immediately to the north of the farmhouse.</p> <p>In terms of access, the current private means of access via Upper Court to the site serves in excess of 5 dwellings, the highway authority limit for private drives.</p> <p>The site is adjoined by several dwellings whose amenity will need to be respected in any scheme.</p> <p>The small size and situation of SSN8 restrict its suitability, but there is potential for a windfall scheme to come forward if an acceptable access can be secured and the other site aspects, including the presence of the nearby listed building, are carefully addressed.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>The potential of this site is restricted by the factors outlined above and these have been taken into account in assessing capacity.</p> <p>Potential housing capacity: 3 dwellings.</p>
Concluding assessment	SSN8 is well related to the built form of the village. It offers some potential for a sensitive scheme addressing the various issues associated with the small size and setting of the site, including the presence of the nearby listed building and adjoining dwellings, if access can be secured. These factors militate against an allocation and in any event the assessed capacity is below the minimum threshold. Instead, its potential is better recognised by its inclusion within an extended settlement boundary. Site to be included in a revised settlement boundary.

Site Assessment Form SSN9: land at The White House

Site information	
Reference	SSN9
Name/address	Land at The White House
Area (hectares)	0.6
Existing use	Pasture and residential curtilage.
Previously developed?	No
Adjacent land uses	Open countryside to north and west; residential properties to south, south west and east, including The White House and associated Cider House and Granary; highway C1126 to south.

Site features	
Boundaries	Post and wire fence, timber fence to road. Watercourse runs from north on eastern boundary.
Other site features	Mature trees within the site to the rear of The White House and Cider House/Granary.
Topography	Site levels fall gently to the south.
Landscape views	The site is relatively well contained, with boundary planting and surrounding development offering enclosure.

Accessibility	
Highway access	Southern boundary extends to and includes an embankment frontage to the C1126. Highway comments to SHLAA in respect of O/Sut/010, which lies to the rear, point to access being not achievable other than onto the Marden Road, although this would require passage between listed buildings (The White House). Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	None affected.

UDP and SHLAA information	
UDP policy summary	Part to the south within settlement boundary; remainder outside.
SHLAA reference	SSN9 overlaps with O/Sut/010, which extends north from the settlement boundary, so excluding the frontage land. The SHLAA site also extends further north than SSN9.
SHLAA assessment	O/Sut/010 assessed as not suitable and achievable for development due to highway constraints. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	Land in south of the site is within Sutton St Nicholas Conservation Area, whose boundary here is the same as the settlement boundary.
Listed buildings	The White House and Cider House and Granary are grade II listed.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	That part of SSN9 within the settlement boundary was identified for development by 2 respondents and by none for protection. That part outside the settlement boundary formed part of a larger area Land rear Orchard Close which was preferred for development in some degree by 5 respondents and for protection by 4.

Site assessment	
Suitability for development	<p>SSN9 is an irregular plot of land wrapping around a group of two listed buildings, with a road frontage but with the majority of the site lying to the rear and largely outside the present settlement boundary.</p> <p>The site makes a positive contribution to the setting of the listed building. The principal frontages face to the south however and there is scope for some development to the north.</p> <p>A key consideration, highlighted in the SHLAA comments, will be the introduction of a new access running past The White House. Levels are elevated above the road and the formation of a new access to required standards at this point will require engineering works and the loss of established trees, with an impact on the character and appearance of the Conservation Area.</p> <p>The amenity of the adjoining dwelling Holly Bank will need to be respected in any scheme.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>Site considerations and the presence of the listed buildings will greatly influence layout.</p> <p>Potential housing capacity: 4 dwellings.</p>
Concluding assessment	SSN9 has scope for a development in the north of the site provided access can be secured without unduly compromising the heritage assets. These factors militate against an allocation and in any event the assessed capacity is below the minimum threshold. Instead, its potential is better seen as a windfall opportunity enabled by an extended settlement boundary. Site to be included in a revised settlement boundary.

Site Assessment Form SSN10: land adjacent to Newgrove

Site information	
Reference	SSN10
Name/address	Land adjacent to Newgrove
Area (hectares)	0.5
Existing use	Arable
Previously developed?	No
Adjacent land uses	Open countryside to north and west; residential to east (Newgrove); highway C1126 to south.

Site features	
Boundaries	Hedgerow to highway. No northern or western boundary features.
Other site features	None.
Topography	The larger field from which the site would be taken rises from the road to the north. The highest point of the frontage is in the west, with levels falling towards the village.
Landscape views	Site lies within an open agricultural landscape in a prominent position at the entrance to the village from the west. It is open in aspect, with no northern boundary marked on the ground, and open to views from the main road. Views over the site to the south are available from public right of way ST5.

Accessibility	
Highway access	Southern boundary is frontage to the C1126. Highway comments to SHLAA point to access onto the main road requiring removal of hedgerow. Arrangements for a safe pedestrian access into the village would also need to be considered. Reflecting dwellings opposite and the church, the 30 mph already extends along the site's frontage, ending at its westernmost point. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	Public right of way ST5 (bridleway) runs north from the C1126 from a point to the west of Newgrove, outside the site.

UDP and SHLAA information	
UDP policy summary	Open countryside. Adjoins the settlement boundary to the east at Newgrove.
SHLAA reference	SSN10 is within the larger O/Sut/007 which extends beyond the site to west and north.
SHLAA assessment	O/Sut/007 assessed as developable within 11-20 years with a capacity of 120 dwellings. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	No.
Listed buildings	None on site. In proximity, opposite the site, Church of St Michael is grade II* listed.
SAM	Deserted medieval village, Sutton St Michael lies south of the C1126 and west of the Church.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.

TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	SSN10 identified on its current boundaries for development by 5 respondents, and for protection as part of a larger area of land by 3 respondents.

Site assessment	
Suitability for development	<p>SSN10 lies on the principal entrance into the village from the west. Although its release would not extend the settlement edge beyond that which already exists, it is relatively poorly related to the built form of the village and there are no existing boundaries to north or west. Its linear nature and the frontage development that would result mean that relatively little housing provision could be gained when balanced against the inevitable impact on the entrance to the village, on the properties opposite, where there would be a degree of overlooking due to rising levels, and on the wider landscape.</p> <p>A further factor to consider is the relationship with the heritage assets opposite – the grade II* St Michael’s and the SAM. Built development opposite the church would undoubtedly impact on the setting of these assets, which currently enjoy a secluded rural position despite the presence of the road, and should be avoided.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>The figure below refers to the assessed site. If development was to be considered, this site would need to be reduced in the west to address impact on the setting of the heritage assets.</p> <p>Potential housing capacity: 10 dwellings.</p>
Concluding assessment	SSN10 lies to the west of the village. Whilst opposite existing development, it would breach existing boundaries and risk leading to impacts on amenity, landscape and heritage assets disproportionate to the dwelling provision that could be delivered. Given the availability of other suitable sites and the presently well-defined settlement edge in this location, the site is not to be considered further in the NDP.

Site Assessment Form SSN11: land adjacent to The Linnings

Site information	
Reference	SSN11
Name/address	Land adjacent to The Linnings
Area (hectares)	0.9
Existing use	Pasture
Previously developed?	No
Adjacent land uses	Open countryside to west; farm buildings, yard and private lane access from highway to north; highway C1125 to east, and residential to south (The Linnings).

Site features	
Boundaries	Part hedgerow/post fence to highway, hedgerow.
Other site features	None.
Topography	Site falls to the west and north.
Landscape views	The site occupies a relatively prominent position at the entrance to the village from the north, although falling levels and its siting on the inside of the bend will reduce any impacts. It is open to local views to and from the west, where it is seen against the backdrop of other village development.

Accessibility	
Highway access	Eastern boundary is frontage to the C1125. Highway comments to the SHLAA point to the fact that the site is on the inside of a bend and the entire roadside hedge would require removal, together with those on third party land. However the site was assessed as suitable and achievable. The continued operation of the farm access immediately to the north would also need to be considered as part of access proposals, as would arrangements for a safe pedestrian access into the village. Consultation with the highway authority is recommended if site is to proceed within the NDP.
Public right of way?	None affected.

UDP and SHLAA information	
UDP policy summary	Open countryside. Site adjoins the settlement boundary to the south.
SHLAA reference	O/Sut/019.
SHLAA assessment	Assessed as developable within 11-20 years with a capacity of 25 dwellings. See above for SHLAA highway access comments.

Heritage assets	
Conservation Area	No.
Listed buildings	No.
SAM	No.
Other assets	No.

Environmental information	
Flood zone	Flood Zone 1.
TPO	No.
Biodiversity sites	No.

Services	
Water supply	Consultation with DCWW required if site is to proceed within the NDP.
Sewerage	
Other utilities	Consult as required.

NDP Consultation	
Household questionnaire survey response	This site was identified for development by 15 respondents, making it the joint most favoured, and for protection by 2.

Site assessment	
Suitability for development	<p>SSN11 lies on the northern edge and entrance to the village, on locally elevated ground which falls away from the highway to the east. On the other side of the C1125 lies the Willowcroft development site, with its new access leading to recent and permitted development together with site SSN1.</p> <p>Development of SSN11 will be read as an extension of the village and within the context of other new buildings. Careful consideration to design, dwelling heights, siting and landscaping/boundary treatments will help enable development to be accommodated without significant visual impacts. The highway comments to the SHLAA identify factors to be considered in achieving safe vehicular access.</p> <p>SSN11 is suitable for development provided landscape impacts can be minimised and safe vehicular and pedestrian access provided.</p>
Availability	The landowner is willing to release the site for development.
Potential housing capacity	<p>As with the other edge-of-village locations, a relatively low density will be appropriate to reflect the transition to open countryside. The site is regular in shape and there are no specific constraints which would restrict numbers.</p> <p>Potential housing capacity: 18 dwellings.</p>
Concluding assessment	SSN11 offers an opportunity to provide some further housing to the north of the village, close to the school and without extending the settlement edge beyond the new limits established by planning approvals on the opposite side of the road at Willowcroft. The site is regular in shape and able to accommodate development, subject to careful planning at design stages and resolution of the access issues identified above. Site to be allocated within the NDP, with the associated policy being used to specify site requirements.