

Houghton on the Hill Site Options and Assessment - Draft Report

Houghton on the Hill Neighbourhood Plan

December 2023

Quality information

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Abbreviations used in the report

Abbreviation Definition

BMV	Best and Most Versatile
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
HotH	Houghton on the Hill
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SHELAA	Strategic Housing and Land Availability Assessment

Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Houghton on the Hill (HotH) Neighbourhood Development Plan 2023 on behalf of HotH Neighbourhood Plan Working Party. The work undertaken was agreed with the Working Party and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

HotH Neighbourhood Area was designated on 31 July 2015 and the first Neighbourhood Plan was made on 05 April 2018. The Neighbourhood Plan Working Party are currently undertaking a Neighbourhood Plan Review.

HotH is a rural parish within Harborough District. The Neighbourhood Plan Working Party are working on the assumption that the expected requirement is currently in the range of 55-70 dwellings, but a definitive figure is not yet known.

In total, 13 sites were identified in the Neighbourhood Area, seven of which were submitted by landowners, and six from the Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA). All of these sites have been assessed to establish their suitability for allocation in the Neighbourhood Plan for housing.

Of the 13 sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan:

- Site D - Land to the north of Uppingham Road

A further seven sites are considered potentially suitable for allocation for housing, subject to identified constraints being resolved or mitigated:

- Site B - South of Uppingham Road
- Site E - Land north of Stretton Lane
- Site F - Land north of Uppingham Road (east)
- Site I - Land at Weir Lane
- Site J - Land off Main Street, by Church
- Site K - Land at 99 Uppingham Road
- Site L - Land east of Main Street, by Willowsic

The following five sites are considered unsuitable for allocation:

- Site A – Land south of the A47 Uppingham Road, west of HotH
- Site C – Land north of Uppingham Road (west)
- Site G – Land north of A47, east of HotH
- Site H – Land off proposed re-routed Gaulby Lane
- Site M – Land East of Firs Road, Houghton

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Neighbourhood Plan Working Group should engage with Harborough District Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan Review which best meet its objectives, and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Houghton on the Hill (HotH) Neighbourhood Development Plan 2023 on behalf of HotH Neighbourhood Plan Working Party. The work undertaken was agreed with the Working Party and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The Neighbourhood Plan Working Party are working on the assumption that the expected requirement is currently in the range of 55-70 dwellings, but a definitive figure is not yet known.
- 1.4 The Neighbourhood Plan Working Party is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan update to meet this housing requirement. Stakeholder meeting were carried out in 2023 which yielded seven sites. A further six sites were identified in the Harborough Strategic Housing & Economic Land Availability Assessment (SHELAA, published September 2022).
- 1.5 HotH Neighbourhood Area was designated on 31 July 2015 and is shown in **Figure 1.1**.
- 1.6 The HoTH Neighbourhood Plan was made on 05 April 2018¹. This Plan did not contain any site allocations. The Neighbourhood Plan Working Party is currently reviewing the made Plan in light of extreme development pressure due to the Parish's proximity to Leicester and the likely scale of the city's unmet need which is expected to be accommodated by surrounding authorities.
- 1.7 HotH is a rural parish within Harborough District. The A47 road runs to the north of the parish, providing a route to Leicester, which is about 10 miles to the west. The A47 connects to major motorways such as the M1, offering access to destinations further afield. The nearest railway station to HotH is Leicester from which residents can access the national rail network. There is also a bus service (747) which provides a connection between the Parish and Leicester. It should be noted however that the bus service is under threat.
- 1.8 The landscape around HotH is characterized by gently rolling hills and valleys. Agriculture is a prominent feature of the landscape, with fields of crops, pastureland, and farms throughout the parish.
- 1.9 The parish features the HotH Conservation Area which was first designated in 1973. The boundary was revised in 2005. It is mainly focussed on main Street and the fields to the south which are important to the setting. HotH also situates 22 Listed Buildings and structures out of which 21 are Grade II Listed and one is the Grade II* Listed St. Catharine's Church dating back to the 13th century.

¹ Available at: https://www.harborough.gov.uk/directory_record/2247/houghton_on_the_hill_neighbourhood_plan

- 1.10 Houghton on the Hill has four of the six key services of a Rural Centre, namely food shop/general store, post office, primary school and two public houses and these are all used by the community. The primary school provides for 4- to 11-year-olds. There is a single class for each year group and demand for places is high with about half the pupils coming into the village from outside the catchment area. The village also has a filling station, car repair business, a pharmacy, a hairdresser, a chip-shop and a beauty salon all of which are used to varying degrees.

Houghton on the Hill Neighbourhood Area Designation

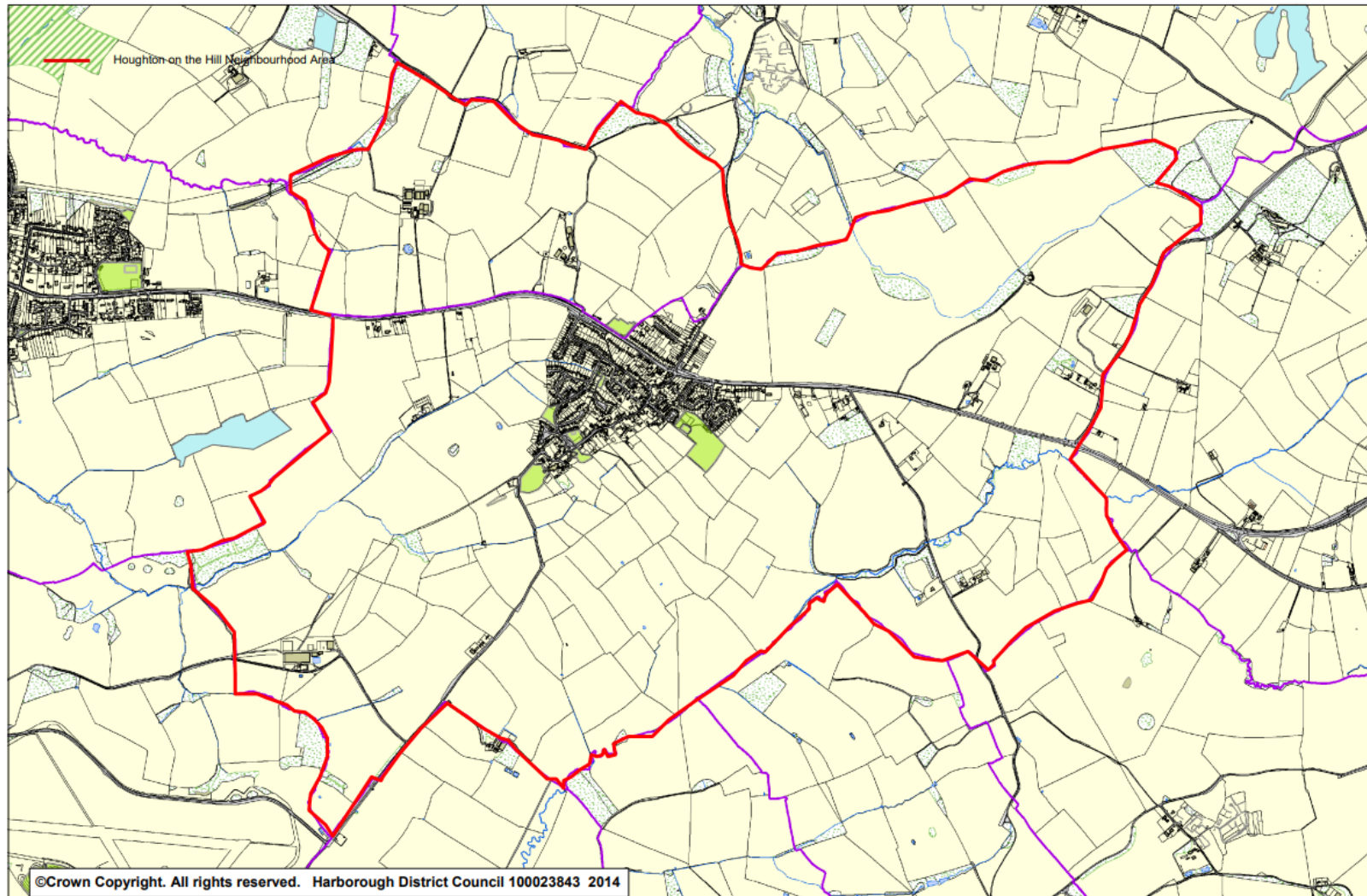


Figure 1.1 Houghton on the Hill Neighbourhood Area (source: Harborough District Council²). Green areas are Open Space, Sport and Recreation Facilities.

2. Methodology

2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment³ and Neighbourhood Planning⁴ as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)⁵. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.

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

Task 1: Identify Sites to be included in the Assessment

2.3 The first task was to identify which sites should be included in the assessment.

2.4 For the HotH Neighbourhood Plan, sites were identified from two sources. First, the HotH Neighbourhood Plan Working Party undertook stakeholder meetings to enable landowners and developers to promote land for development. These took place in early 2023 and yielded a total of seven sites.

2.5 In addition, Harborough District Council undertook a SHELAA, to inform the local plan. The most recent SHELAA was published in September 2022⁶. Six sites in the Neighbourhood Area were identified and assessed in the SHELAA.

2.6 Consequently, a total of 13 sites within the Neighbourhood Area have been considered in this report and are discussed further in Chapter 4.

Task 2: Site Assessment

2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.8 The pro-forma captures a range of both quantitative and qualitative information, including:

- General information (including site reference, address, size and use; site context and planning history)
- Context (including planning policy)
- Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
- Availability of sites for development.

³ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ Available at: [file:///C:/Users/RamanandS/Downloads/SHELAA Main Report Final 09 22.pdf](file:///C:/Users/RamanandS/Downloads/SHELAA%20Main%20Report%20Final%2009%2022.pdf)

- Any issues that may affect site delivery/viability.
- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁷, Natural England's Magic Map Tool⁸ and other sources of evidence.
- 2.10 Following the initial desktop study, a site visit was undertaken on 11 October 2023. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.

Task 3: Consolidation of results

- 2.11 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates '**green**' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, '**amber**' for sites, which are potentially suitable in full or in part if identified issues can be resolved and '**red**' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative housing requirement

- 2.12 The housing capacity figure is an indicative number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.13 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.14 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist (for example, from a landowner proposal), an indicative capacity has been provided.
- 2.15 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.
- 2.16 In the case of HotH, an average density of 30 dwellings per hectare (dph) has been used, in line with approach set out in the methodology for the 2019 Leicester & Leicestershire Joint SHELAA⁹ (which informed the Harborough SHELAA) for sites in rural villages, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.

⁷ Available at: https://www.harborough.gov.uk/downloads/file/6701/shelaa_joint_methodology_feb_2019

⁸ Available at: <https://magic.defra.gov.uk/>

⁹ Available at: <https://www.Harborough.gov.uk/media/6701/land-availability-assessment-january-2022.pdf>

- 2.17 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.18 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes. The developable area ratios shown in the table are based on the approach set out in the Harborough SHELAA methodology.

Table 2.1 Calculation of site 'developable area' and density

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	100%	30
0.4 ha to 2 ha	82.5%	30
2 ha to 35 ha	62.5%	30
Over 35 ha	50%	30

3. Policy Context

- 3.1 The site assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)¹⁰ and is supported by PPG¹¹. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan and should have regard to any emerging development plan so that neighbourhood plan policies are not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for HotH is Harborough District Council. The key document in the planning framework is the Harborough Local Plan 2011-2031, adopted in April 2019¹².
- 3.5 The key local and national policies of relevance to the site assessment are summarised below.

National Planning Policy Framework (2023)

- 3.6 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 3.7 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 3.8 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.9 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.10 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or

¹⁰ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹¹ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

¹² Available at: <https://www.harborough.gov.uk/downloads/file/5714/harborough-local-plan-2011-2031-adopted-april-2019>

significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

- 3.11 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to one hectare) suitable for housing in their area.
- 3.12 **Paragraph 84** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.13 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.14 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.15 **Paragraph 167** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 3.16 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.17 **Paragraph 180** stipulates that planning policies and decisions should contribute to and enhance the natural and local environment. This can be though protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile (BMV) agricultural land, and of trees and woodland, minimising impacts on and providing net gains for biodiversity and preventing new and existing development from contributing to, being put at unacceptable risk from, or being

adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

- 3.18 **Paragraph 181** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.19 **Paragraph 188** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.20 **Paragraph 205** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.21 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Harborough Local Plan 2011-2031

- 3.22 **SS1 The Spatial Strategy** aims to manage planned growth to direct development to appropriate locations will be in accordance with the settlement hierarchy in which HotH is classed as Rural Centre. Rural Centres are identified as a focus for rural development, to serve both the settlements themselves and the surrounding rural area. HotH is a smaller settlement with a limited range of services. The policy enables HotH to operate as a Rural Centre providing housing, business, retail, leisure, and community facilities to serve their needs and those of surrounding areas.
- 3.23 **GD1 Achieving sustainable development** suggests the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 3.24 **GD5 Landscape character** states development should be located and designed in such a way that it is sensitive to its landscape setting and landscape character area.
- 3.25 **H1 Provision of new housing** states Houghton of the Hill must locate a minimum of 20 new homes over the plan period to 2031.
- 3.26 **H2 Affordable housing states** 40% affordable housing will be required on housing sites: a. of more than 10 dwellings; or b. with a combined gross floorspace of more than 1,000 square metres. The tenure split for the affordable housing is expected to be: a. about 75% affordable or socially rented; and b. about 25% low cost home ownership products; or c. a variation on the above

mix which is shown to be justified by reference to the latest assessment of affordable housing need. Where small housing developments (of 10 or fewer dwellings or with a combined gross floorspace of 1,000 square metres or less) are proposed within five years of each other on sites that have a spatial relationship (such as a shared access or being located adjacent to each other), or on adjacent sites that are (or have been within the five year period) in the same ownership, affordable housing will be required where a cumulative total of more than 10 dwellings or a combined gross floorspace of more than 1,000 square metres is proposed.

- 3.27 **H5 Housing density, mix and standards** states new housing development will be permitted where it: a. makes efficient use of land and, while respecting the character of the surrounding area, maximises the density on sites from where a full range of services and facilities is accessible by walking, cycling and public transport.
- 3.28 **HC1 Built heritage** sets out that development affecting heritage assets and their settings will: a. be appraised in accordance with national policy; and b. be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation. Additionally, it is stated that development within or affecting a Conservation Area will be permitted where it preserves or enhances the character or appearance of the Conservation Area, including local design and materials.
- 3.29 **GI2 Open space, sport and recreation** stipulates developments of more than 10 dwellings which would result in deficiencies in the quantity, accessibility and/or quality of existing open space, sport and recreation facilities should contribute towards: a. the provision of specific new open space, sport and recreation facilities in accordance with local standards; and/or b. the enhancement of identified existing facilities to meet the relevant local standards.
- 3.30 **GI5 Biodiversity and geodiversity** sets out the ways in which development should contribute towards protecting and improving biodiversity and geodiversity.
- 3.31 **CC3 Managing flood risk** states new development should take place in the areas of lowest risk of flooding, including the potential future risk due to climate change. The Sequential Test, and, where necessary, the Exceptions Test should be used to assess the suitability of proposed development. Site-specific flood risk assessments of all sources of flood risk on the site and downstream of the site will be required as appropriate. The policy adds development should take place within Flood Zone 1, wherever possible and all development proposals in Flood Zones 2 or 3 will require a site-specific flood risk assessment.
- 3.32 **CC4 Sustainable drainage** asserts all major development must incorporate sustainable drainage systems (SuDS).
- 3.33 **IN2 Sustainable transport** states development proposals should have regard to the transport policies of the Local Transport Authority (and where appropriate adjoining transport authorities) and where there are impacts on the national road network be aligned with policies of Highways England. Proposals should

seek to maximise the use and efficiency of existing transport facilities and where necessary provide mitigating measures to deal with the impacts of development on the transport network, both within and outside the District.

Evidence Reports

3.34 The site assessment has regard to the findings of the Harborough SHELAA published in September 2022¹³. Findings from the study are set out in Error! Reference source not found..

3.35 This assessment considers the Houghton on the Hill Settlement Profile (published May 2015)¹⁴ which was prepared as part of the evidence base for the Local Plan. The profile seeks to summarise the evidence available (at the time it was prepared) in relation to the settlement which, along with other evidence, would be used to determine the appropriate amount of development to be directed to the settlement to 2031. The profile considered the following topics; Transport and Communications, Local Services and Facilities, Natural Environment, Built Environment, and Local Employment and Economic Activity. The overall summary of HotH in the document is as follows:

“Houghton on the Hill has the services to support its continued designation as a Selected Rural Village. However, with 4 out of the 6 key services and a daily scheduled bus service, it has the level of services equivalent to a Rural Centre and is larger than its neighbour Billesdon which is already a Rural Centre. Therefore, it is considered that Houghton on the Hill should be identified as a Rural Centre in the development of options for the new Local Plan which will be consulted upon later in 2015. The village has the capacity to accommodate limited growth and there are constraints which could impact on the delivery of sites. Development would need to be sympathetic to the village’s numerous heritage assets, the High Leicestershire landscape setting, traffic concerns and to any specific housing needs of the village.”

3.36 It also considers the findings of the HotH Landscape Character Assessment and Landscape Capacity Study (published in April 2016)¹⁵. The study was commissioned by Harborough District Council in January 2016 and describes the landscape character sub-area in the vicinity of HotH within the wider ‘High Leicestershire’ landscape character area. The study also provides a detailed analysis of the landscape sensitivity and capacity of land around the edges of HotH, with a view to assessing the potential suitability to accommodate future development with a focus on residential use. A total of 20 different Land Parcels were assessed for HotH. The completed Land Parcel sheets and associated Overall Capacity values identified areas with relatively higher and lower landscape capacity to accommodate new development. For HotH there were no parcels identified as having High or Medium-High capacity. This is partly a reflection of the relatively higher sensitivity of the character area overall.

¹³ Available at: https://www.harborough.gov.uk/downloads/file/7557/shelaa_main_report_final_09_22

¹⁴ Available at: [https://www.houghtononthehillpc.org.uk/uploads/harborough-district-council-settlement-profile---houghton-on-the-hill-\(may-2015\).pdf](https://www.houghtononthehillpc.org.uk/uploads/harborough-district-council-settlement-profile---houghton-on-the-hill-(may-2015).pdf)

¹⁵ Available at: https://www.harborough.gov.uk/downloads/file/1874/houghton_on_the_hill_landscape_character_assessment_and_capacity_study_main_report_april_2016pdf

4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the submitted by landowners in the stakeholder meetings and the Harborough SHELAA. In total, 13 sites were identified in the Neighbourhood Area, seven of which were submitted by landowners, and six from the SHELAA. All of these sites have been assessed to establish their suitability for allocation in the Neighbourhood Plan for housing.
- 4.2 A map of all identified sites is shown in **Figure 4.1**

Table 4.1 Sites identified for assessment.

Site Ref	SHELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Method of assessment
Site A	21/8148	Land south of the A47 Uppingham Road, west of HotH	3.40	Harborough SHELAA	N/A	SHELAA review table
Site B	21/8047	South of Uppingham Road	9.58	Harborough SHELAA	N/A	SHELAA review table
Site C	21/8025	Land north of Uppingham Road (west)	6.92	Harborough SHELAA	N/A	SHELAA review table
Site D	21/8206	Land to the north of Uppingham Road	5.41	Harborough SHELAA	N/A	SHELAA review table
Site E	21/8135	Land north of Stretton Lane	1.80	Harborough SHELAA	15/01067/OUT - Erection of up to 32 dwellings (means of access to be considered) - Refused by the Council on 03 December 2015 and Appeal Dismissed due to harm to the overall character and appearance of the area (resulting from encroachment into the open countryside and adverse impact on the conservation area).	SHELAA review table
Site F	21/8195	Land north of Uppingham Road (east)	12.60	Harborough SHELAA	(Combined with Site H) 23/01499/OUT - Outline application for up to 230 Dwellings (to include up to 10 self-build), a 70-Bed Residential Care Home, GP Surgery (Use	SHELAA review table

Site Ref	SHELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Method of assessment
					Class (E)) and retail provision (Use Class (E(a)) up to 500m2 (GEA) with all matters reserved (scale, layout, appearance, landscaping) except access. Access details (unreserved) are to the land south of the A47 for a new junction with the A47 and a new road to join Gaulby Lane (with the existing A47/Gaulby Lane junction closed off) and to the north of the A47 for a new junction with the A47 and a new access to Ingarsby Lane (all matters reserved) - Pending consideration.	
Site G	N/A	Land north of A47, east of HotH	18.8	Stakeholder meetings	N/A	Site assessment proforma
Site H	N/A	Land off proposed re-routed Gaulby Lane	3.74	Stakeholder meetings	(Combined with Site F) 23/01499/OUT - Outline application for up to 230 Dwellings (to include up to 10 self-build), a 70-Bed Residential Care Home, GP Surgery (Use Class (E)) and retail provision (Use Class (E(a)) up to 500m2 (GEA) with all matters reserved (scale, layout, appearance, landscaping) except access. Access details (unreserved) are to the land south of the A47 for a new junction with the A47 and a new road to join Gaulby Lane (with the existing A47/Gaulby Lane junction closed off) and to the north of the A47 for a new junction with the A47 and a new access to Ingarsby Lane	Site assessment proforma

Site Ref	SHELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Method of assessment
					(all matters reserved) - Pending consideration.	
Site I	N/A	Land at Weir Lane	1.38	Stakeholder meetings	N/A	Site assessment proforma
Site J	N/A	Land off Main Street, by Church	0.10	Stakeholder meetings	18/01960/FUL - Demolition of existing agricultural building and erection of dwelling - Withdrawn on 03 January 2019. 19/00596/FUL - Demolition of existing agricultural building and erection of a dwelling (revised scheme of 18/01960/FUL) - Refused on 21 June 2019 and Appeal Dismissed as the site was not in an appropriate location for the provision of a new dwelling and would conflict with Policy H1 of the NP. The proposal would be in conflict with the key principles relating to sustainability and Paragraph 12 of the Framework which states that the development plan is the starting point for decision making and where a proposal conflicts with an up-to-date development plan it should not usually be granted.	Site assessment proforma
Site K	N/A	Land at 99 Uppingham Road	0.44	Stakeholder meetings	N/A	Site assessment proforma
Site L	N/A	Land east of Main Street, by Willowsic	0.073	Stakeholder meetings	N/A	Site assessment proforma

Site Ref	SHELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Method of assessment
Site M	N/A	Land east of Firs Road, Houghton	2.13	Stakeholder meetings	N/A	Site assessment proforma

Figure 4.1 Map of all identified sites



5. Site Assessment Results

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Neighbourhood Area. The table shows ‘traffic light’ ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 In summary, the assessment found that the results of the site assessment are shown in the map in **Figure 5.1**. Site proformas for all sites are contained in **Appendix A**.
- 5.3 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Paragraphs 2.12 to 2.18).

Table 5.1 Site assessment summary

Site Ref.	Address/site name	Gross site area (ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁶	Justification
Site A	Land south of the A47 Uppingham Road, west of HotH	3.40	N/A		This site is unsuitable for residential development. It is located in open countryside and residential development of isolated greenfield sites would conflict with national policy and adopted Local Plan policy, and the site is therefore unsuitable for allocation in the Neighbourhood Plan. This site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation would not align with this policy.
Site B	South of Uppingham Road	9.58	30 dwellings (AECOM estimate)		The southern portion of the site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The area of development should be reduced, from the entirety of the Site B assessed in the SHELAA, in line with the housing requirement. An appropriate area would be the southern part of the site which is adjacent to the settlement to the south and the west. The southern part of the site can potentially be accessed via Stacey Avenue and this would mitigate the need to accommodate the gas pipeline. This part of the site is also adjacent to the built-up area however also has a medium to high risk of surface water flooding which would need to be mitigated. Design proposals will have to account for the impact of development on the local landscape and visual sensitivity of the site regarding views into the settlement. The southern part of the site could accommodate approximately 30 dwellings.

¹⁶ Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

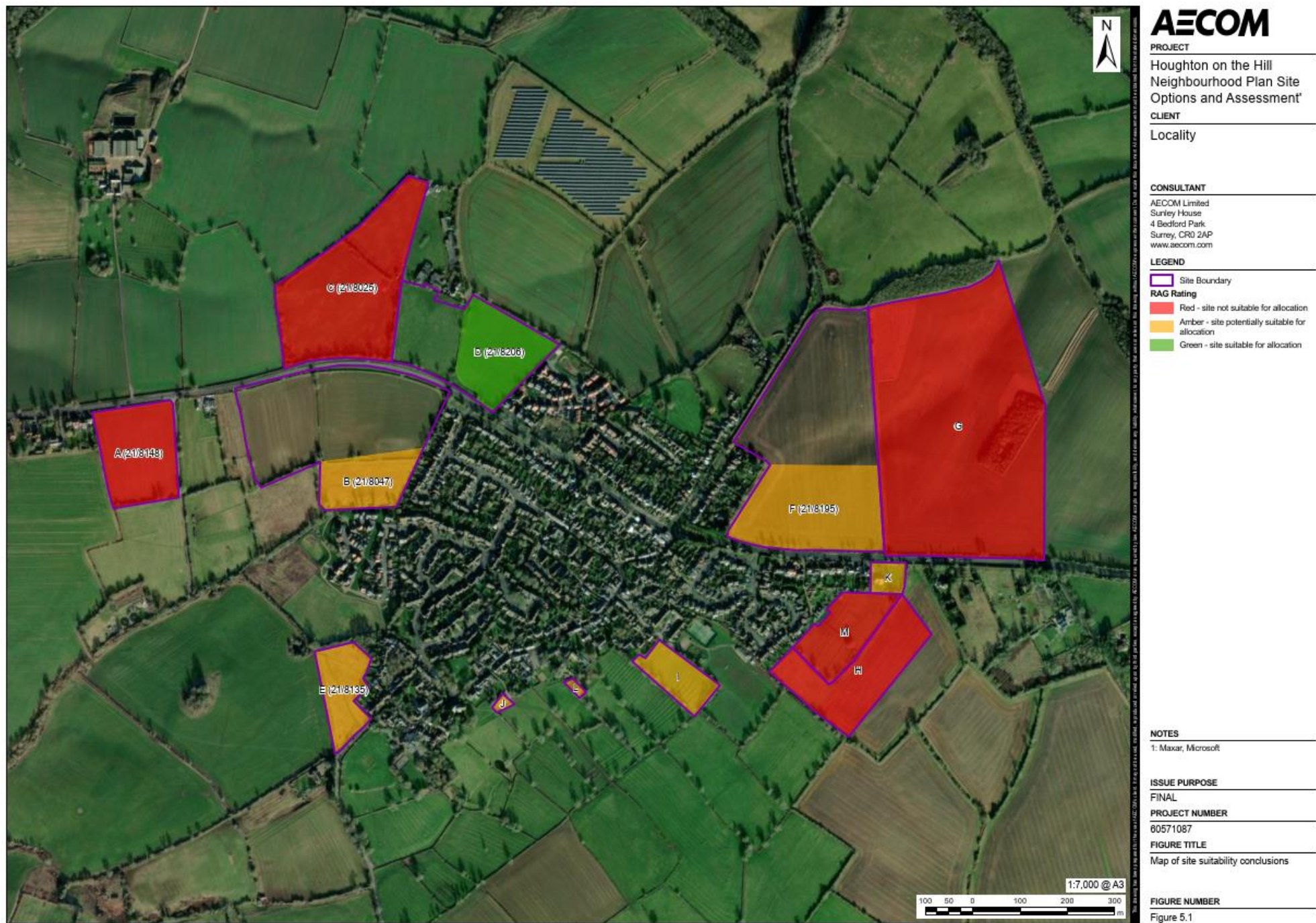
Site Ref.	Address/site name	Gross site area (ha)	Residential capacity (indicative number of homes)	Suitability rating ^{10F16}	Justification
					Part of this site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation of the whole site as assessed in the SHELAA would not align with this policy.
Site C	Land north of Uppingham Road (west)	6.92	N/A		This site is unsuitable for residential development. It is located in open countryside and residential development of isolated greenfield sites would conflict with national policy and adopted Local Plan policy, and the site is therefore unsuitable for allocation in the Neighbourhood Plan. This site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation would not align with this policy.
Site D	Land to the north of Uppingham Road	5.41	45 dwellings (AECOM estimate)		The eastern half of the site is suitable for housing and is therefore appropriate for allocation in the Neighbourhood Plan. This part of the site can be accessed via the A47 however this part of the road has the national speed limit and access would need to be confirmed with the Highways Authority. This eastern part of the site is away from the high-pressure gas pipeline and is also screened by hedgerows whilst adjoining the existing settlement. Design proposals will have to account for the impact of development on the local landscape and visual sensitivity of the site upon entering the settlement.
Site E	Land north of Stretton Lane	1.80	30 dwellings (SHELAA estimate)		The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site can be accessed via Stretton Lane and is adjacent to the southern part of the settlement. Development proposals must demonstrate that the gas pipeline can be accommodated and with satisfactory mitigation for potential adverse

Site Ref.	Address/site name	Gross site area (ha)	Residential capacity (indicative number of homes)	Suitability rating10F ¹⁶	Justification
					impacts on the local character of the settlement and its Conservation Area as well as long views into Houghton on the Hill.
Site F	Land north of Uppingham Road (east)	12.60	150 dwellings (AECOM estimate)		The southern portion of the site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The top end of the expected housing requirement range of 77 could be accommodated within this southern section and can be accessed via the A47.
Site G	Land north of A47, east of HotH	18.8	N/A		<p>The site is currently unsuitable for the proposed use. It is a large field in open countryside classified as Grade 3 Agricultural land. The site is separated from the built form of the village, with a field (Site F) to the west and the A47 to the south. Whilst the site has frontage onto the A47, the road speed at this section may hinder the ability to create a safe access. The site may have high visual sensitivity and may impact views into/ entering the settlement.</p> <p>Site G could be a future site for consideration if Site F was developed first, or the southern sections of both sites to create an extension to the village in line with the existing northern extent of the built form, but the site boundary as shown is larger than the housing requirement and would be in conflict with Local Plan policies.</p>
Site H	Land off proposed re-routed Gaulby Lane	3.74	N/A		The site is unsuitable for the development proposed. The site is an L shaped field adjacent to the settlement. The site (as submitted by the landowner for assessment) currently lacks suitable access and is distant from services within Houghton on the Hill making this an unsustainable location for development.

Site Ref.	Address/site name	Gross site area (ha)	Residential capacity (indicative number of homes)	Suitability rating ^{10F16}	Justification
					The site may have potentially high visual sensitivity and may impact long views into the settlement.
Site I	Land at Weir Lane	1.38	25 dwellings (AECOM estimate)		The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a small field adjacent to the settlement and community facilities. The site is accessible and is in a relatively sustainable location. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Any development proposals would need to respect the Conservation Area, mitigating any impact to the setting of the Grade II listed The Smithy, through sensitive siting and design. Additionally, any development proposals will have to retain the boundary trees screening the site. The site has capacity for approximately 25 dwellings.
Site J	Land off Main Street, by Church	0.10	2 dwellings (AECOM estimate)		The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site comprises an agricultural storage building towards the south of the settlement edge. The site is in a relatively sustainable location and consists of previously developed land. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Therefore, any development proposals will have to conform with the character of the Conservation Area, mitigating any impact to the setting of the Grade II* listed Church of St Catherine.

Site Ref.	Address/site name	Gross site area (ha)	Residential capacity (indicative number of homes)	Suitability rating ^{10F16}	Justification
Site K	Land at 99 Uppingham Road	0.44	4 dwellings (AECOM estimate)		The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a residential garden towards the east of the settlement. Development in this location may result in an extension to the settlement boundary however it is adjacent to the existing built up area. Safe access on to the A47 can be achieved but this will need to be verified by the Highway Authority, particularly as it concerns the intensification of turning movements onto the A47 which has the national speed limit close to the site. The site has capacity for approximately 4 dwellings.
Site L	Land east of Main Street, by Willowsic	0.073	2 dwellings (AECOM estimate)		The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is used for agricultural storage purposes and is located towards the south of the settlement. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Development proposals will have to conform with the character of the Conservation Area, demonstrate suitable vehicular access to the site and account for the potential visual and landscape sensitivity of the site.
Site M	Land East of Firs Road, Houghton	2.13	N/A		The site is not suitable for the development proposed. The site is comprised of an agricultural field adjacent to the settlement boundary to the east of Houghton on the Hill. The site lacks suitable access and there is limited potential for this to be created at present making this site isolated.

Figure 5.1 Map of site suitability conclusions



6. Conclusions

Site Assessment conclusions

6.1 Of the 13 sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan:

- Site D - Land to the north of Uppingham Road

6.2 A further seven sites are considered potentially suitable for allocation for housing, subject to identified constraints being resolved or mitigated:

- Site B - South of Uppingham Road
- Site E - Land north of Stretton Lane
- Site F - Land north of Uppingham Road (east)
- Site I - Land at Weir Lane
- Site J - Land off Main Street, by Church
- Site K - Land at 99 Uppingham Road
- Site L - Land east of Main Street, by Willowsic

6.3 The following five sites are considered unsuitable for allocation:

- Site A – Land south of the A47 Uppingham Road, west of HotH
- Site C – Land north of Uppingham Road (west)
- Site G – Land north of A47, east of HotH
- Site H – Land off proposed re-routed Gaulby Lane
- Site M – Land East of Firs Road, Houghton

Next Steps

6.4 Should the Neighbourhood Plan Working Party decide to allocate a site or sites, the next steps will be to select sites for allocation in the Neighbourhood Plan, based on:

- The findings of this site assessment;
- Assessment of viability;
- Community consultation and consultation with landowners;
- Confirmation of site availability for the proposed use;
- Discussions with Harborough District Council;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

Viability

- 6.5 As part of the site selection process, it is recommended that the Neighbourhood Plan Working Party discusses site viability with Harborough District Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Appendix A – Site Assessment Proformas

Site G

1. Site Details	
Site Reference / Name	G
Site Address / Location	Land north of A47, east of HotH
Gross Site Area (Hectares)	18.80
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	N/A
Neighbouring uses	Woodland, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Kilby Foxton SSSI Impact Risk Zone - consultation with Natural England would be required for proposals with discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Grade 3</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - potential to create but the A47 on the southern boundary has the national speed limit and this would need confirmation from the Highways Authority.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - there is currently no footpath between the village and site so this would need to be created.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - potential to create but the A47 on the southern boundary has the national speed limit and this would need confirmation from the Highways Authority.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	120m	10300m	1287m	>3900m	800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?


Yes / No / Unknown

Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	A47 on the southern boundary has the national speed limit
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .	Red: The site is not currently suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	The site is currently unsuitable for the proposed use. It is a large field in open countryside classified as Grade 3 Agricultural land. The site is separated from the built form of the village, with a field (Site F) to the west and the A47 to the south. Whilst the site has frontage onto the A47, the road speed at this section may hinder the ability to create a safe access. The site may have high visual sensitivity and may impact views into/ entering the settlement. Site G could be a future site for consideration if Site F was developed first, or the southern sections of both sites to create an extension to the village in line with the existing northern extent of the built form, but the site boundary as shown is larger than the housing requirement and would be in conflict with Local Plan policies.

Site H

1. Site Details	
Site Reference / Name	H
Site Address / Location	Land off proposed re-routed Gaulby Lane
Gross Site Area (Hectares)	3.74
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	(Combined with Site F) Ref. 23/01499/OUT - Outline application for up to 230 Dwellings (to include up to 10 self-build), a 70-Bed Residential Care Home, GP Surgery (Use Class (E)) and retail provision (Use Class (E(a)) up to 500m2 (GEA) with all matters reserved (scale, layout, appearance, landscaping) except access. Access details (unreserved) are to the land south of the A47 for a new junction with the A47 and a new road to join Gaulby Lane (with the existing A47/Gaulby Lane junction closed off) and to the north of the A47 for a new junction with the A47 and a new access to Ingarsby Lane (all matters reserved) - Pending consideration.
Neighbouring uses	Housing, agriculture




2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Kilby Foxton SSSI Impact Risk Zone - consultation with Natural England would be required for proposals with discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Grade 3</p>

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	120m	10300m	1287m	>3900m	800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>Policy SC1 Scaptoft North Strategic Development Area - Site for proposed golf course replacement</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	As soon as Golf Course Lane is built
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .	Red: The site is not currently suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	The site is unsuitable for the development proposed. The site is an L shaped field adjacent to the settlement. The site (as submitted by the landowner for assessment) currently lacks suitable access and it distant from services within Houghton on the Hill making this an unsustainable location for development. The site may have potentially high visual sensitivity and may impact long views into the settlement.

Site I

1. Site Details	
Site Reference / Name	I
Site Address / Location	Land at Weir Lane
Gross Site Area (Hectares)	1.38
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	N/A
Neighbouring uses	Housing, agriculture, car park, sports facilities



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Kilby Foxton SSSI Impact Risk Zone - consultation with Natural England would be required for proposals with discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Grade 3</p>

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	160m	160m	10300m	643m	>3900m	100m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible to the Grade II Listed The Smithy</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy HC 1 Built Heritage - This site is within the Houghton on the Hill Conservation Area</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	25 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	Trees will have to be retained.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available .	Amber: The site is potentially suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	<p>The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a small field adjacent to the settlement and community facilities. The site is accessible and is in a relatively sustainable location. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Any development proposals would need to respect the Conservation Area, mitigating any impact to the setting of the Grade II listed The Smithy, through sensitive siting and design. Additionally, any development proposals will have to retain the boundary trees screening the site. The site has capacity for approximately 25 dwellings.</p>

Site J

1. Site Details	
Site Reference / Name	J
Site Address / Location	Land off Main Street by Church
Gross Site Area (Hectares)	0.10
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Barn on agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	<p>18/01960/FUL - Demolition of existing agricultural building and erection of dwelling - Withdrawn on 03 January 2019.</p> <p>19/00596/FUL - Demolition of existing agricultural building and erection of a dwelling (revised scheme of 18/01960/FUL) - Refused on 21 June 2019 and Appeal Dismissed as the site was not in an appropriate location for the provision of a new dwelling and would conflict with Policy H1 of the NP. The proposal would be in conflict with the key principles relating to sustainability and Paragraph 12 of the Framework which states that the development plan is the starting point for decision making and where a proposal conflicts with an up-to-date development plan it should not usually be granted.</p>
Neighbouring uses	Housing, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	Grade 3

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	320m	100m	10300m	170m	>3900m	480m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible to Grade II Listed 50 Main Street, 48 Main Street, 46 Main Street, Outbuilding at No. 46, K6 Telephone kiosk outside town hall and Grade II* Listed Church of St Catherine</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy HC 1 Built Heritage - This site is within the Houghton on the Hill Conservation Area</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.	Amber: The site is potentially suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site comprises an agricultural storage building towards the south of the settlement edge. The site is in a relatively sustainable location and consists of previously developed land. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Therefore, any development proposals will have to conform with the character of the Conservation Area, mitigating any impact to the setting of the Grade II* listed Church of St Catherine.

Site K

1. Site Details	
Site Reference / Name	K
Site Address / Location	Land at 99 Uppingham Road
Gross Site Area (Hectares)	0.44
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Bungalow on paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	N/A
Neighbouring uses	Housing, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	Grade 3

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	120m	10300m	1287m	>3900m	800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?



Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	A47 on the northern boundary has the national speed limit
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .	Amber: The site is potentially suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a residential garden towards the east of the settlement. Development in this location may result in an extension to the settlement boundary however it is adjacent to the existing built up area. Safe access on to the A47 can be achieved but this will need to be verified by the Highway Authority, particularly as it concerns the intensification of turning movements onto the A47 which has the national speed limit close to the site. The site has capacity for approximately 4 dwellings.

Site L

1. Site Details	
Site Reference / Name	L
Site Address / Location	Land east of Main Street, by Willowsic
Gross Site Area (Hectares)	0.07
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Barn on agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	N/A
Neighbouring uses	Housing, agriculture



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	Grade 3

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	320m	100m	10300m	322m	>3900m	480m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy HC 1 Built Heritage - This site is within the Houghton on the Hill Conservation Area</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?



Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.	Amber: The site is potentially suitable, available and achievable
Are there any known viability issues? <i>Yes / No</i>	Unknown
Summary of justification for rating	The site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is used for agricultural storage purposes and is located towards the south of the settlement. Much of the agricultural land adjoining the south east of the settlement is included in the Conservation Area due to its contribution to the setting of the historic part of the village. Development proposals will have to conform with the character of the Conservation Area, demonstrate suitable vehicular access to the site and account for the potential visual and landscape sensitivity of the site.

Site M

1. Site Details	
Site Reference / Name	M
Site Address / Location	Land East of Firs Road Houghton
Gross Site Area (Hectares)	2.13
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Stakeholder meetings
Planning history	N/A
Neighbouring uses	Housing, agriculture

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Kilby Foxton SSSI Impact Risk Zone - consultation with Natural England would be required for proposals with discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p>Grade 3</p>

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

2. Assessment of Suitability

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

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	120m	10300m	1287m	>3900m	800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No
3. Assessment of Availability	
<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p>Yes / No / Unknown</p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p>	Red: The site is not currently suitable, available and achievable
<p>Are there any known viability issues?</p> <p>Yes / No</p>	Unknown

Summary of justification for rating	The site is not suitable for the development proposed. The site is comprised of an agricultural field adjacent to the settlement boundary to the east of Houghton on the Hill. The site lacks suitable access and there is limited potential for this to be created at present making this site isolated.
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Appendix B – SHELAA Review Table

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ¹⁷	Neighbourhood Plan Site Assessment conclusion.
Site A	3.40	Housing	N/A	<p>The site is in open countryside between Thurnby and Houghton on the Hill and therefore not a sustainable location for housing development. Given its isolation from the built form, access on to the A47 in this location would not be acceptable. Isolated development in this location is likely to adversely impact the local landscape. The site is considered not currently suitable.</p> <p>The site is in single ownership. There has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified to</p>	Yes, the SHELAA conclusions remain relevant and appropriate.	This site is unsuitable for residential development. It is located in open countryside and residential development of isolated greenfield sites would conflict with national policy and adopted Local Plan policy, and the site is therefore unsuitable for allocation in the Neighbourhood Plan. This site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation would not align with this policy.

¹⁷ This includes a consideration of how the conclusions be applied to the Neighbourhood Planning Site Assessment, e.g. Has the site been excluded or assessed as unsuitable due to size – too large or small? Does more recent or additional information now exist which could change the SHELAA findings? Are the SHELAA conclusions justified by evidence?

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ¹⁷ ?	Neighbourhood Plan Site Assessment conclusion.
				<p>prevent development being delivered. The site is considered available.</p> <p>The site is in open countryside and remote from existing built form. A new access onto the A47 at this location would be unacceptable. Therefore, the site is considered not achievable.</p>		
Site B	9.58	Housing	30 dwellings (AECOM estimate)	<p>The site is adjacent to Houghton on the Hill, a sustainable settlement. The full extent of the site is unlikely to be appropriate in scale and submitter has indicated that a reduction in size would be acceptable. A gas pipeline and associated HSE consultation buffer zone (red constraint) crosses the eastern part of the site affecting 4ha. The site area has been reduced accordingly. The appropriateness of the proposed access via Stacey Avenue and arrangements for access onto the A47 would need to be demonstrated as would mitigation in</p>	Yes, the SHELAA conclusions remain relevant and appropriate.	<p>The southern portion of the site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan.</p> <p>The area of development should be reduced, from the entirety of the Site B assessed in the SHELAA, in line with the housing requirement.</p> <p>An appropriate area would be the southern part of the site which is adjacent to the settlement to the south and the west. The southern part of the site can potentially be accessed via Stacey Avenue and this would mitigate the need to accommodate the gas</p>

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ^{17?}	Neighbourhood Plan Site Assessment conclusion.
				<p>relation to the gas pipeline. The site is considered potentially suitable.</p> <p>The site is in single ownership. No discussions with developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.</p> <p>Development of the full extent of the site is unlikely to be appropriate in scale. The capacity of the proposed access via Stacey Avenue is not clear, and its suitability would need to be demonstrated. Delivery of a safe and appropriate access to the A47 would also need to be demonstrated. The gas pipeline would need to be accommodated and appropriate mitigation established with the HSE. The site is considered potentially achievable.</p>		<p>pipeline. This part of the site is also adjacent to the built-up area however also has a medium to high risk of surface water flooding which would need to be mitigated. Design proposals will have to account for the impact of development on the local landscape and visual sensitivity of the site regarding views into the settlement. The southern part of the site could accommodate approximately 30 dwellings.</p> <p>Part of this site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation of the whole site as assessed in the SHELAA would not align with this policy.</p>
Site C	6.92	Housing	N/A	The site is in open countryside to the west of Houghton on the Hill. Although	Yes, the SHELAA conclusions remain	This site is unsuitable for residential development. It is located in open

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ¹⁷ ?	Neighbourhood Plan Site Assessment conclusion.
				<p>Houghton is a sustainable settlement, the site is not adjacent to the built form of the village, being separated from it by site 21/8206. Whilst the site has frontage onto the A47, a new access would be required and is unlikely to be acceptable given its current isolation from the village. The site is considered not currently suitable.</p> <p>The site is in single ownership. There have been no discussions with developers. The existing agricultural building would need to be demolished. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.</p> <p>The site is not adjacent to Houghton on the Hill and development would be in open countryside, extending north and west well beyond the existing built form. The acceptability of an appropriate access from the A47 in this location would need to be demonstrated and could impact on</p>	relevant and appropriate.	<p>countryside and residential development of isolated greenfield sites would conflict with national policy and adopted Local Plan policy, and the site is therefore unsuitable for allocation in the Neighbourhood Plan. This site is also within the area proposed as an Area of Separation in the Neighbourhood Plan Review therefore an allocation would not align with this policy.</p>

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ^{17?}	Neighbourhood Plan Site Assessment conclusion.
				the viability and deliverability of the site as a standalone site. The site is considered not currently achievable.		
Site D	5.41	Housing	45 dwellings (AECOM estimate)	<p>The site is adjacent to a housing site under construction on the western edge of Houghton on the Hill, a sustainable settlement. A gas pipeline crosses the site north to south and an indicative layout provided shows that a suitable buffer zone can be incorporated. Information provided shows that an access on to the A47 can be achieved but this will need to be verified by the Highway Authority, particularly as it concerns the intensification of turning movements onto the A47. Half the site is within a Mineral Consultation Area. The site is considered potentially suitable.</p> <p>The site is in single ownership. No ownership or legal issues have been identified to prevent development being</p>	Yes, the SHELAA conclusions remain relevant and appropriate. However, given the size of the site this assessment considers only the eastern portion of the site to be suitable for allocation.	The eastern half of the site is suitable for housing and is therefore appropriate for allocation in the Neighbourhood Plan. This part of the site can be accessed via the A47 however this part of the road has the national speed limit and access would need to be confirmed with the Highways Authority. This eastern part of the site is away from the high-pressure gas pipeline and is also screened by hedgerows whilst adjoining the existing settlement. Design proposals will have to account for the impact of development on the local landscape and visual sensitivity of the site upon entering the settlement.

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ^{17?}	Neighbourhood Plan Site Assessment conclusion.
				<p>delivered. The site is considered available.</p> <p>Whilst an Initial Transport Assessment has been provided, the provision of a suitable access from the A47 would need to satisfy the Highway Authority. The site is considered potentially achievable.</p>		
Site E	1.80	Housing	30 dwellings (SHELAA estimate)	<p>The site is adjacent to Houghton on the Hill, a sustainable settlement. Access is proposed from Stretton Lane. Although most of the site is within a HSA gas pipeline buffer consultation zone, the planning application (15/01067/OUT) which was refused on the site overcame this satisfactorily by careful siting of dwellings to allow access to the pipeline. Mitigation for potential impacts on the landscape setting of the village and the Conservation Area, which it adjoins, would be required. The site is considered suitable.</p>	<p>Yes, the SHELAA conclusions remain relevant and appropriate.</p> <p>Additional information: Planning application ref. 15/01067/OUT - Erection of up to 32 dwellings (means of access to be considered) - Refused by the Council on 03</p>	<p>The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site can be accessed via Stretton Lane and is adjacent to the southern part of the settlement. Development proposals must demonstrate that the gas pipeline can be accommodated and with satisfactory mitigation for potential adverse impacts on the local character of the settlement and its Conservation Area as well as long views into Houghton on the Hill.</p>

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ¹⁷ ?	Neighbourhood Plan Site Assessment conclusion.
				<p>The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.</p> <p>The submission indicates that satisfactory access to the gas pipeline can be accommodated. With satisfactory mitigation for potential adverse impacts on the setting of the village and Conservation Area, the site is considered achievable.</p>	December 2015 and Appeal Dismissed due to harm to the overall character and appearance of the area (resulting from encroachment into the open countryside and adverse impact on the conservation area).	
Site F	12.60	Housing	150 dwellings (AECOM estimate)	<p>The site is adjacent to Houghton on the Hill, a sustainable settlement. Development on northern part of site would impact on wider landscape which falls away to the north-east. The southern part of the site is less sensitive in landscape terms. Whilst the site has access to the A47, the promoter's potential access solution involving the closure of the existing Ingarsby Lane/Main Street junction would need to be</p>	<p>Yes, the SHELAA conclusions remain relevant and appropriate.</p> <p>Additional information: (Combined with Site H) Live planning application ref.</p>	<p>The southern portion of the site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The top end of the expected housing requirement range of 77 could be accommodated within this southern section and can be accessed via the A47.</p>

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ^{17?}	Neighbourhood Plan Site Assessment conclusion.
				<p>considered by Highway Authority. Any access solution involving the intensification of turning movements onto the A47 raises potential concerns. The site is considered potentially suitable.</p> <p>The site is in single ownership. No discussions with developers have taken place and the site has not been marketed. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.</p> <p>Provision of suitable access arrangements to the existing highway could impact on the viability and achievability of the site. The northern part of the site does not relate well to the village and has the potential to adversely impact on the wider landscape without a reduction in capacity or substantial mitigation. The site is considered potentially achievable.</p>	23/01499/OUT - Outline application for up to 230 Dwellings (to include up to 10 self-build), a 70-Bed Residential Care Home, GP Surgery (Use Class (E)) and retail provision (Use Class (E(a)) up to 500m2 (GEA) with all matters reserved (scale, layout, appearance, landscaping) except access. Access details (unreserved) are to the land south of the A47 for a new junction with the A47 and a new road to join Gaulby Lane	

Site Ref.	Site size (Ha)	Proposed land use	Site capacity	SHELAA conclusions	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? ¹⁷	Neighbourhood Plan Site Assessment conclusion.
					(with the existing A47/Gaulby Lane junction closed off) and to the north of the A47 for a new junction with the A47 and a new access to Ingarsby Lane (all matters reserved) - Pending consideration.	