

# **CARLTON AND CHELLINGTON NEIGHBOURHOOD PLAN**

## **Site Assessments Report**

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# Carlton and Chellington Neighbourhood Plan Site Assessments Report

## 1 Introduction

- 1.1 The purpose of this report is to provide an assessment of a number of sites that have been put forward in terms of their suitability for potential allocation for future housing development in the Carlton and Chellington Neighbourhood Plan (CCNP). The assessment forms part of the evidence base in support of the CCNP and confirms the selection criteria on which any proposed housing site allocations in the CCNP have been based. It has been prepared by Woods Hardwick Planning Ltd with assistance from the CCNP Steering Group.
- 1.2 The report shows that sustainable development, as defined in the National Planning Policy Framework (NPPF) within Paragraphs 18 - 219, will be achieved through the development of certain sites within the Parish of Carlton and Chellington and that future developments will be in conformity with the NPPF and in general conformity with the Bedford Borough Council Development Plan and the Emerging Local Plan 2035. Figure 1 identifies the adopted Carlton Settlement Policy Area and Figure 2 the Carlton and Chellington Neighbourhood Plan area.
- 1.3 As part of this assessment the Borough Council's most recent Strategic Housing Land Availability Assessment (SHLAA) (December 2015) has been examined. The SHLAA identified the Full Objectively Assessed Need for Housing in Bedford to be 17,672 dwellings over the 20-year period 2012-32, equivalent to an average of 884 dwellings per year. This includes the Objectively Assessed Need of Affordable Housing for 5,110 dwellings over the same period, equivalent to an average of 256 per year.
- 1.4 The Draft Development Strategy and Site Selection Methodology Background Paper, published in September 2015 as part of the Local Plan 2035 consultations, set out a proposed approach to apportionment of the required housing (page 22). Within the Paper, Carlton is characterised as a Group 2 village where development will be limited in scale. It suggests an appropriate level of growth within the Group 2 villages over the plan period will be in the region of 900 new dwellings (an average of 100 in each village). However, it should be noted that the preparation of the new Local Plan is in the early stages and this Draft Development Strategy is not adopted policy and is still subject to change.

- 1.5 The Background Paper notes there is limited capacity at existing schools in the Carlton and Chellington catchment area therefore consideration should be given to the possibility of the expansion of nearby schools to meet capacity. To justify the provision of an additional school, which could be provided as part of a Neighbourhood Plan development allocation, any proposed development would need to be to a scale of at least 500 dwellings for 1 form entry school and 1,000 dwellings for a 2 form entry school. The Council will require 1 form entry school sites to be a minimum of 2ha to enable future expansion.
- 1.6 For Carlton and Chellington, due to the scale of development required to provide a new school and the land take of the school site, it would mean significant expansion of the village therefore Carlton and Chellington may not be an appropriate location for a new school. Nevertheless, additional funding for an extension to the existing school can be secured through developer contributions facilitated by new development.
- 1.7 Through analysis of the housing needs survey for Carlton and Chellington, which was undertaken by Bedfordshire Rural Communities Charity (BRCC) in May 2016 to inform the CCNP. The survey concluded there is a particular need for smaller housing (2-3 bedrooms) in the Parish and that the provision of up to 11 units (comprising a mix of 8 affordable and 3 market housing) would meet a reasonable proportion of local need.
- 1.8 Based on Bedford Borough Councils proposed approach to housing growth over the emerging plan period, and having regard to the housing needs survey, the CCNP proposes the allocation of suitable and acceptable sites for residential development within the Carlton and Chellington Parish in order to meet the identified needs of the community and to broadly comply with the strategic approach to housing need.

## **2 Assessment Methodology**

- 2.1 Within the Parish of Carlton and Chellington a number of potential development sites have been submitted to Bedford Borough Council as part of their Call for Sites process undertaken in conjunction with the preparation the new Local Plan to 2035. There were two rounds of the Call for Sites, the second closed on the 14 December 2015. The second round included some of the sites included in the first Call for Sites but with different proposals. All of the sites submitted are located outside of the

existing Settlement Policy Area. Figure 3 identifies the submitted sites by their Call for Sites reference number.

2. 2.3 Given the modest size of the CCNP area, the scale of new housing appropriate, and the number of sites already put forward, no other sites have been considered.

2.4 The site assessment methodology aims to balance sustainability and deliverability objectives in a way which ensures that the CCNP intentions are met. Based on the information available each site has been assessed against its suitability, availability and achievability, (as set out in National Planning Policy Framework paragraph 47) and finally acceptability (which is a further requirement for Neighbourhood Planning) and takes into account the advice in the Planning Practice Guidance on how to assess and allocate sites in a neighbourhood plan. The definition of the site assessment terminology can be found in Appendix B.

2.5 The detailed site assessment covered a four stage process and provides the basis for making a decision on which sites would be most appropriate for allocation in the CCNP. The four stages are as follows:

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

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

- Location; is it in a suitable location for development and would it contribute to the creation of sustainable, and mixed communities;

- Policy restrictions; e.g. designations, protected areas, existing planning or other policy or strategy;
- Physical problems or limitations; e.g. access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts – including effect upon designated landscape features and conservation;
- Environmental conditions which would be experienced by prospective residents.

2.7 If Green (3 points) is awarded for a key area the site is considered suitable for that particular key area. Amber means a potential issue has been identified, but there may be scope to overcome the issue and Red indicates the site would fail the particular key area assessed. Where a site has failed the initial 'suitability' assessment stage in the site summaries, for example due to its remote location or where it would harm the significance of a Heritage Asset, the concluding summaries do not consider achievability and availability as an unsuitable site would need no further assessment.

2.8 The detailed RAG assessments are included within Appendix A. Based on the assessments, sites considered most appropriate for allocation in the Neighbourhood Plan are those which scored highest and marked **Green** in the Assessment Summaries. Consultation with residents will determine the sites acceptable for allocation.

2.9 It is important to note that this assessment is for the purpose of the CCNP only and does not rule out strategic consideration of sites through the Bedford Borough Local Plan preparation. Additionally, the allocation of a site does not constitute the grant of planning permission.

2.10 The results and structure of the Assessment were informed by a number of sources of current available information (listed below) and any relevant evidence was taken into account.

- The Housing Needs Survey (May 2016);
- Consideration of NPPF, NPPG Guidelines and Bedford Borough Council Policies;
- Information within the Call for Sites submissions;

- Carlton and Chellington Conservation Area Appraisal;
- Bedford Borough Council Interactive Mapping.

2.11 Setting aside the CCNP Site Assessments, Bedford Borough Council have published their own Draft Initial Sustainability Appraisal of Sites (DSA). The document includes an appraisal of the sites within Carlton and Chellington Parish that were submitted as part of the first round of the Call for Sites. Whilst in draft format, the contents of the DSA have been considered and the comments taken into account throughout the CCNP site assessment process. A copy of the DSA can be found on the Council website at the following address [www.bedford.gov.uk](http://www.bedford.gov.uk)

Figure 1 . Carlton and Chellington Settlement Policy Area.

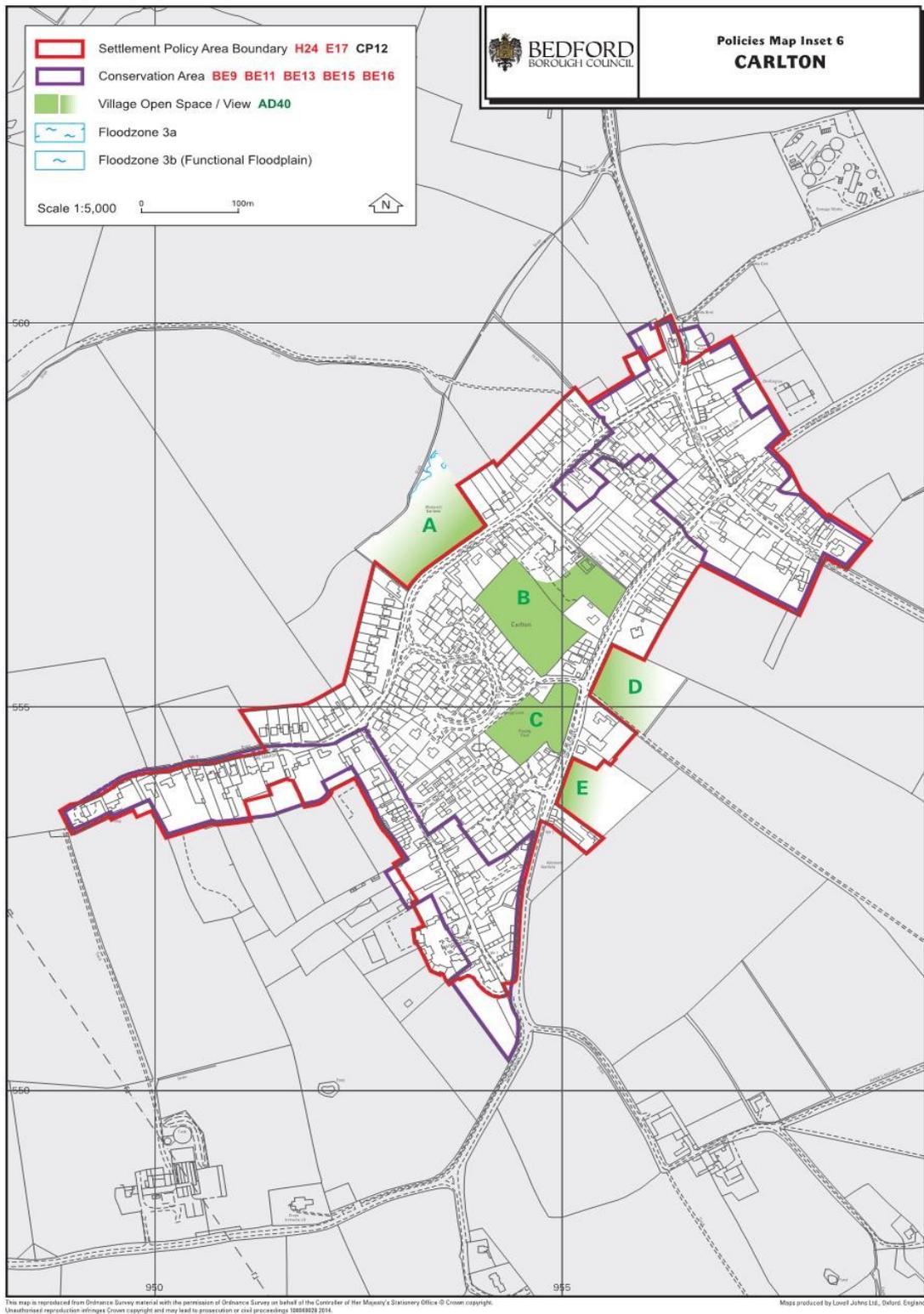
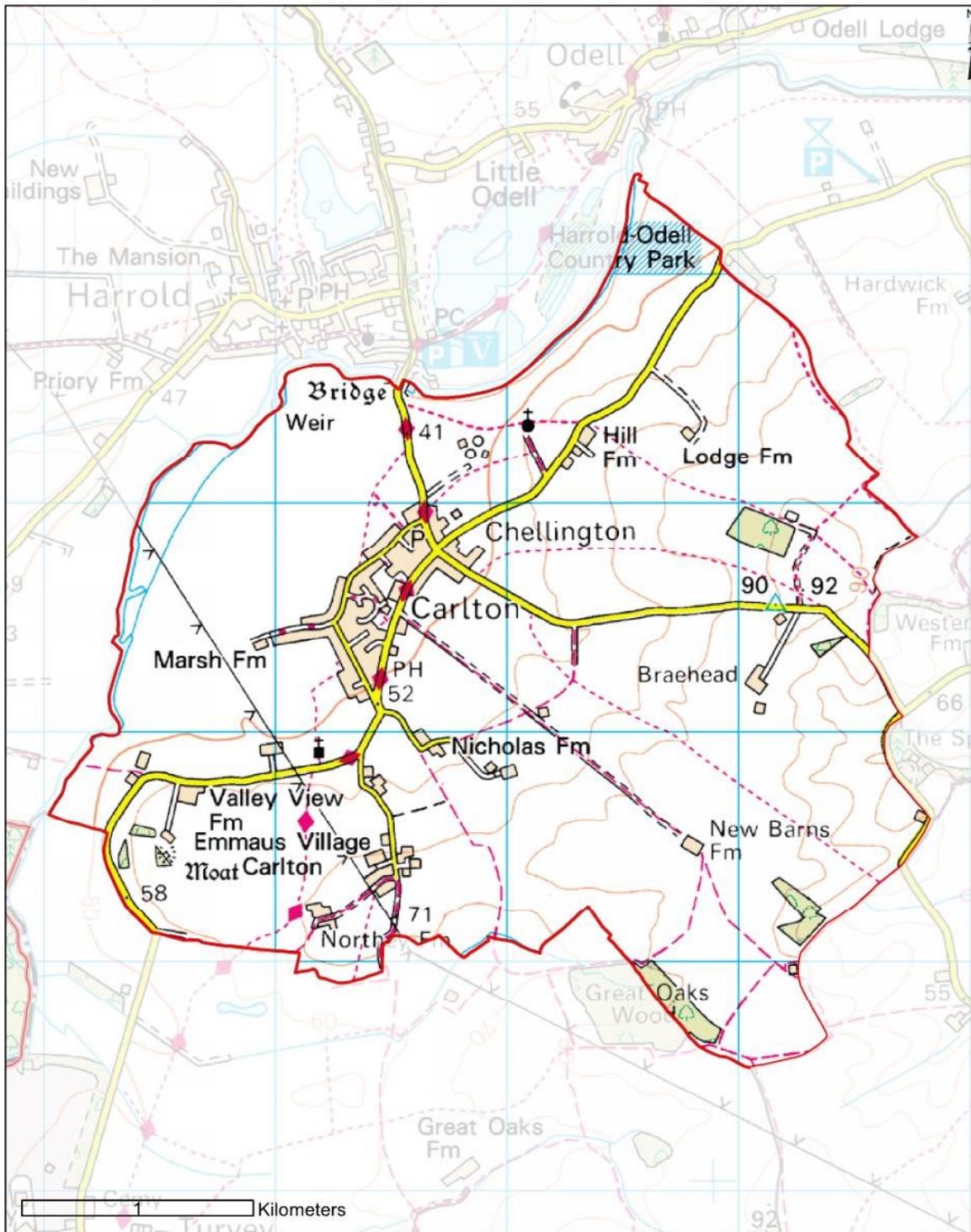


Figure 2 . Carlton and Chellington Neighbourhood Plan Area.



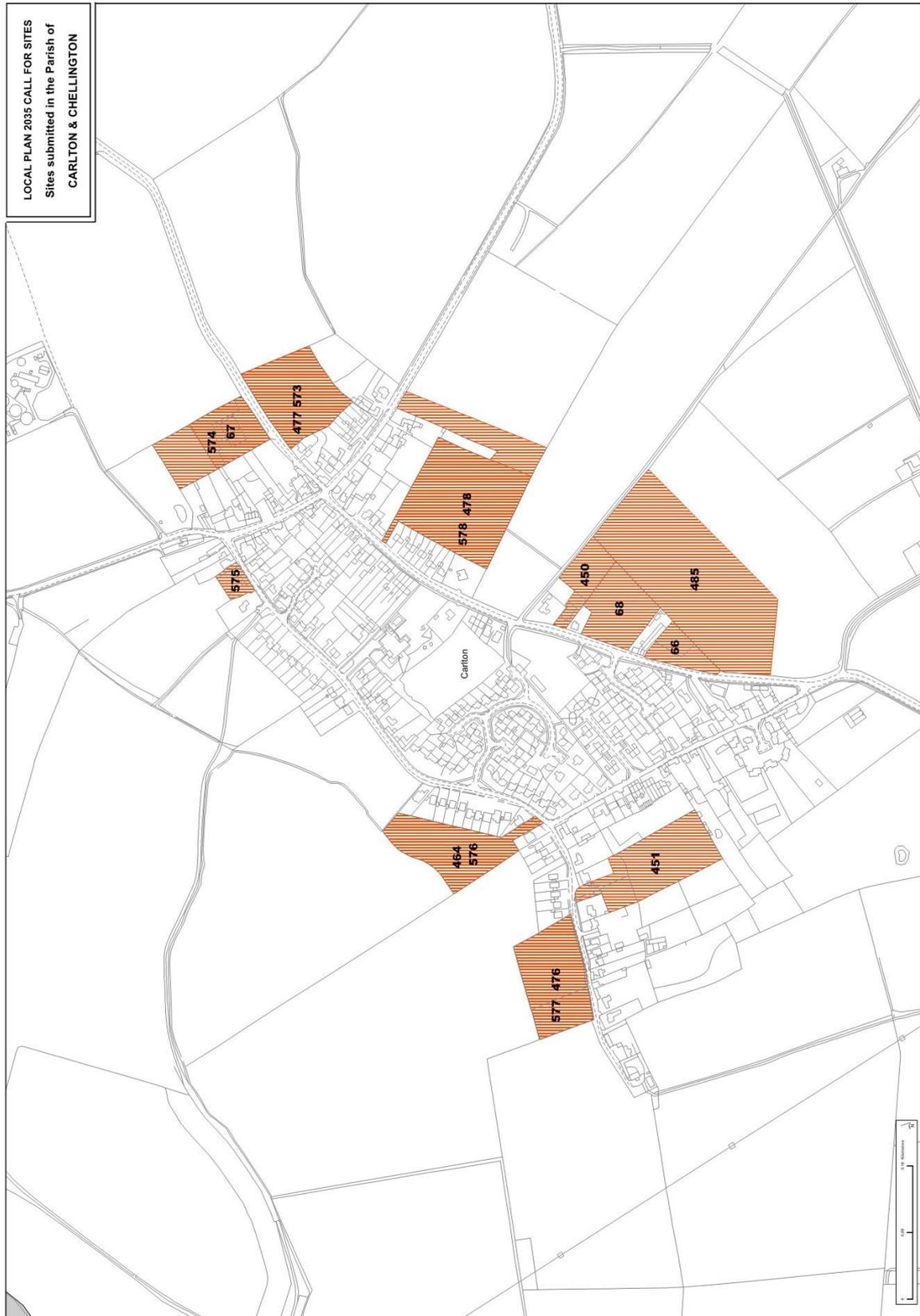
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## Parish of Carlton and Chellington

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Figure 3 Sites submitted in Carlton and Chellington



## Site Assessment Summaries

Site Reference 066	Land at the Causeway
<b>Location</b>	
<b>Current Use</b>	Agricultural
<b>Proposed Use</b>	Residential: 10 dwellings of family housing.
<b>Gross site area (ha)</b>	0.3
<b>Suitability</b>	The site is located on the south western edge of Carlton. It is outside of the SPA (Settlement Policy Area) but adjoins its southern boundary and is within walking distance of the village centre. The Causeway runs along the western boundary of the site where access would be formed. There are no other constraints that would prevent development of the site and a modest development would contribute towards new housing provision in the village. The site is therefore suitable for development.
<b>Availability</b>	The land is put forward by, and is owned by Bedford Borough Council. This site is therefore available for development.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site. Development of the site for residential purposes is therefore achievable and it appears feasible for a new access to be created off The Causeway
<b>Acceptability</b>	Carlton and Chellington residents will need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<p><b>Whilst the development of the site would extend the built form of the village the location of the site would be an appropriate location for a small extension to the village. The Call for Sites submission suggests the site could provide a maximum of 10 dwellings.</b></p> <p><b>This site scored well in the traffic light assessment with a total of 49 points. The site is suitable, available and achievable. It could be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.</b></p>
<b>Total RAG score</b>	<b>49</b>

<b>Site Reference 067</b>	<b>Victoria Farm Felmersham Road</b> Note: site 574 is part of the same land with alternative housing mix/density
<b>Location</b>	
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Residential: 10 -12 dwellings family housing, self build and older persons accommodation.
<b>Gross site area (ha)</b>	0.60
<b>Suitability</b>	The site is located on the north eastern edge of Carlton. It is outside of the SPA, but adjoins it on the south western boundary and is within walking distance of the village centre. Felmersham Road is a rural narrow road and therefore may not be suitable for large amounts of additional traffic. A small development may be appropriate in terms of highway capacity however a Transport Assessment and Highway Capacity Assessment should demonstrate the existing infrastructure is capable of accommodating this level of development
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site and it appears feasible for a new access to be created off Felmersham Road. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a maximum of 10 -12 dwellings which would contribute towards provision of new housing in the village however, if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG Score</b>	<b>47</b>

<b>Site Reference 068</b>	<b>East of The Causeway</b>
<b>Location</b>	
<b>Current Use</b>	Agricultural
<b>Proposed Use</b>	Residential: 21 dwellings (market and affordable)
<b>Gross site area (ha)</b>	0.71
<b>Suitability</b>	<p>The site is located outside of the SPA and is allocated as Village Open Space in the Allocations and Designations Local Plan. Policy AD40 states development will not be permitted on land designated as village open space unless the reasons for designation are not compromised or other material considerations outweigh the need to retain the space. The site is considered unsuitable for allocation as it would conflict with Policy AD40 therefore no further assessments have been made.</p> <p>Bedford Borough will undertake a review of Open Space as part of the new Development Plan process therefore this designation may be subject to change. It may be necessary to review this site once the new Development Plan is adopted.</p>
<b>Availability</b>	Not assessed
<b>Achievability</b>	Not assessed
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP bearing in mind the need to comply with Policy AD40.
<b>Concluding assessment</b>	<b>Whilst the site scored well in the traffic light assessment, given the village open space designation of the site, development would conflict with Local Policy therefore would not be appropriate for allocation in the plan at this moment in time as other sites have been submitted which are considered more suitable.</b>
<b>Total RAG score</b>	<b>47</b>

<b>Site Reference 450</b>	<b>Land at 55 The Causeway</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Part residential, part non-developed land Residential: 15-20 dwellings
<b>Gross site area (ha)</b>	0.48
<b>Suitability</b>	Located to the east of The Causeway the site is partly outside the SPA. The site is currently residential but the south east portion of the land is undeveloped. The site is owned by Bedford Pilgrims Housing Association (BPHA) who intend to develop the land with affordable housing as a Rural Exception Scheme. This site is within close proximity to the village centre and there are no other constraints that would prevent development of the site. It is therefore suitable for development.
<b>Availability</b>	The land is put forward by, and is owned by BPHA. This site is therefore available for development.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site and it appears feasible for a suitable access to be created off The Causeway. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form a small extension to the built form of the village to the east beyond the existing SPA. It could provide a maximum of 15 -20 dwellings which would contribute towards provision of new Affordable housing in the village.</b>  <b>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development.</b>
<b>Total RAG score</b>	<b>52</b>

<b>Site Reference 451</b>	<b>Land rear of The Grange</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 13 dwellings
<b>Gross site area (ha)</b>	1.31
<b>Suitability</b>	<p>The site lies to the south west of the village accessed via a narrow width road known as The Marsh. It is outside of the SPA but adjoins it on the northern boundary. The site is located to the rear of existing dwellings but separated from them by a small field to the east. Whilst a suitable access to the site could be created, this section of The Marsh is narrow and a number of additional traffic movements would be generated by new residential development. This may result in highway safety concerns. Should the site be selected as part of the neighbourhood consultation, a Transport Assessment and Highway Capacity Assessment should demonstrate there would be no highway capacity concerns. Entrance to the site is within the conservation area therefore design would need to preserve its character and appearance. This is within an area of archaeological interest therefore archaeological works may be required which could affect viability</p> <p>The site is within reasonable walking distance to the main part of the village. There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	The land is under private but joint ownership and available for development.
<b>Achievability</b>	Apart from potential archaeological and access issues there are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form a small extension to the built form of the village to the south west beyond the existing SPA. It could provide a maximum of 13 dwellings which would contribute towards provision of new housing in the village however, if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG score</b>	<b>44</b>

<b>Site Reference 464</b>	<b>Land off The Moor</b> Note: Site 576 comprises the same land with an alternative housing density/mix
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 18 dwellings (family and older person housing)
<b>Gross site area (ha)</b>	1.01
<b>Suitability</b>	<p>The site lies to the north west of the village with access from The Moor. It is outside of the SPA but adjoins the boundary to the south east and is to the rear of existing dwellings however it would extend beyond the existing built form to the north and east of the village. The site is within reasonable walking distance to the main part of the village. To the north east the site adjoins the allotments and does not extend into the open countryside beyond the allotment boundary. This site is within an area of archaeological interest therefore archaeological works may be required which could affect viability.</p> <p>There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	Aside from potential archaeological issues there are no known major constraints that could affect viability of the site and it appears feasible for a suitable access to be created off The Moor. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<p><b>Development of the site would form a small extension to the built form of the village to the north west beyond the existing SPA. It could provide a maximum of 18 dwellings which would contribute towards provision of new housing in the village.</b></p> <p><b>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development, however having more than one land owner could present an issue with availability.</b></p>
<b>Total RAG score</b>	<b>48</b>

<b>Site Reference 476</b>	<b>Land next to Marsh Farm</b> Note: Site 577 comprises the same land with an alternative housing density/mix
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 20 dwellings (family homes)
<b>Gross site area (ha)</b>	1.0
<b>Suitability</b>	<p>The site lies to the west of the village accessed via a narrow width road known as The Marsh. It is outside of the SPA but adjoins the boundary to the east. The site is located to the west of existing dwellings and would extend the village into the countryside to the north.</p> <p>Whilst a suitable access to the site could be created, this section of The Marsh is narrow and a number of additional traffic movements would be generated by new residential development. This may result in highway safety concerns. The site may not be suitable as a site allocation due to the potential highway issues. Should the site be selected as part of the neighbourhood consultation, a Transport Assessment and Highway Capacity Assessment should demonstrate there would be no impact on highway safety.</p> <p>This site adjoins the Conservation Area boundary therefore development will need to preserve its character and appearance.</p> <p>The site is within an area of archaeological interest therefore archaeological works may be required which could affect viability.</p> <p>The site is within reasonable walking distance to the centre of the village. It would extend the build form of the village which could have landscape character implications however suitable landscaping scheme and boundary treatment could provide mitigation. There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	Aside from potential archaeological and access issues, there are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable subject to there being no issues in terms of highway capacity.

<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form a small extension to the built form of the village to the west beyond the existing SPA. It could provide a maximum of 20 dwellings which would contribute towards provision of new housing in the village however, if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG score</b>	<b>45</b>

<b>Site Reference 477</b>	<b>Land between Pavenham Road and Felmersham Road</b> Note: Site 573 comprises the same land with an alternative housing density/mix.
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 20 dwellings (family homes)
<b>Gross site area (ha)</b>	1.0
<b>Suitability</b>	<p>The site is located on the north eastern edge of Carlton. It is outside of the SPA but adjoins it on the south western boundary and is within walking distance of the village centre. Felmersham Road is a rural narrow road and therefore may not be suitable for large amounts of additional traffic. A small development may be appropriate in terms of highway capacity however a Transport Assessment and Highway Capacity Assessment should demonstrate the existing infrastructure is capable of accommodating this level of development</p> <p>This site adjoins the Conservation Area boundary therefore development will need to preserve its character and appearance.</p> <p>The site is within an area of archaeological interest. Archaeological works may be required which could affect viability</p> <p>The site is within reasonable walking distance to the main part of the village. It would extend the built edge of the village outwards into open countryside to the east which may have negative landscape character impacts, but suitable landscaping and design could provide mitigation. There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	Aside from potential archaeological issues, there are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.

<b>Concluding assessment</b>	Development of the site would form an extension to the built form of the village to the east beyond the existing SPA. It could provide a maximum of 20 dwellings which would contribute towards provision of new housing in the village however, if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.
<b>Total RAG score</b>	<b>45</b>

<b>Site Reference 478</b>	<b>Land adjoining the Causeway and Bridgend</b> Note: Site 578 comprises part of the same land accessed with an alternative access/housing mix/density.
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 52 dwellings (market housing)
<b>Gross site area (ha)</b>	2.6
<b>Suitability</b>	<p>The site is to the rear of existing properties along The Causeway and Pavenham Road to the east of the village. The Conservation Area boundary runs along the north of the site and access would be taken through an existing access off The Causeway.</p> <p>The site is within reasonable walking distance and central to the main part of the village. The existing access to the site is narrow therefore a developer would need to demonstrate that the access is suitable and can accommodate additional traffic. There are no other constraints that would prevent development of the site. This site may be suitable for allocation in the neighbourhood plan.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<p><b>Development of the site would form an extension to the built form of the village to the south east beyond the existing SPA. It could provide a maximum of 52 dwellings which would contribute towards provision of new housing in the village. However the access may not be of a sufficient width to accommodate this scale of development. A smaller scale of development may be acceptable.</b></p> <p><b>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development subject to further assessment regarding transport and highway issues.</b></p>
<b>Total RAG score</b>	<b>47</b>

<b>Site Reference 485</b>	<b>Edens Farm, Edens Lane</b> Note: The red line on the Call for Sites Map (Fig 3) is incorrect.
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 100+ dwellings
<b>Gross site area (ha)</b>	7.86
<b>Suitability</b>	<p>The site is located to the south of The Causeway and separated from the frontage of The Causeway by number of other smaller sites.</p> <p>The site is within an area of archaeological interest and currently farmed.</p> <p>It is of a significant scale forming a large extension to this part of the village which may be overbearing. The site would be quite separated from the village unless sites 66, 68 and 450 were allocated for development. The site may not be suitable as an allocation in the neighbourhood plan given its scale and location.</p>
<b>Availability</b>	Not assessed
<b>Achievability</b>	Not assessed
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<p><b>The site is separated from the frontage of The Causeway by other sites put forward. It is also of a significant scale and has the potential to have an overbearing impact on the village.</b></p> <p><b>Although the site scored well in the traffic light assessment, this site is not considered appropriate for allocation in the neighbourhood plan at this time as other sites have been put forward which are more suitable.</b></p>
<b>Total RAG score</b>	<b>46</b>

<b>Site Reference 573</b>	<b>Land east of Felmersham Road</b> Note: site 477 comprises the same land with an alternative housing density/mix.
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 30 dwellings
<b>Gross site area (ha)</b>	1.0
<b>Suitability</b>	<p>The site is located on the north eastern edge of Carlton. It is outside of the SPA but adjoins it on the south western boundary of the site and is within walking distance of the village centre. Felmersham Road is a rural narrow road and therefore may not be suitable for large amounts of additional traffic. A small development may be appropriate in terms of highway capacity however a Transport Assessment and Highway Capacity Assessment should demonstrate the existing infrastructure is capable of accommodating this level of development</p> <p>This site adjoins the Conservation Area boundary and is within an area of archaeological interest. Archaeological works may be required which could affect viability</p> <p>The site is within reasonable walking distance to the main part of the village. It would extend the built edge of the village out into open countryside which may have negative landscape character impacts but suitable landscaping and design could provide mitigation. There are no other constraints that would prevent development of the site</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on co-operation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	Aside from potential archaeological issues. there are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form a small extension to the built form of the village to the west beyond the existing SPA. It could provide a maximum of 30 dwellings which would contribute towards provision of new housing in the village however, if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG score</b>	<b>45</b>

<b>Site Reference 574</b>	<b>Land north of Felmersham Road</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 30 dwellings
<b>Gross site area (ha)</b>	0.97
<b>Suitability</b>	<p>The site is located on the north eastern edge of Carlton. It is outside of the SPA but adjoins it on the south western boundary and is within walking distance of the village centre. Felmersham Road is a rural narrow road and therefore may not be suitable for large amounts of additional traffic.</p> <p>This site adjoins the Conservation Area boundary therefore development will need to preserve its character and appearance.</p> <p>A small development may be appropriate in terms of highway capacity however a Transport Assessment and Highway Capacity Assessment should demonstrate the existing infrastructure is capable of accommodating this level of development</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site and it appears feasible for a new access to be created off Felmersham Road. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would extend the built form of the village to the north beyond the existing SPA. It could provide a maximum of 30 dwellings which would contribute towards provision of new housing in the village however if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG score</b>	<b>46</b>

<b>Site Reference 575</b>	<b>Land north of The Moor</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 4 dwellings
<b>Gross site area (ha)</b>	0.12
<b>Suitability</b>	The site is within the SPA. It is therefore suitable for development and could provide 4 family sized dwellings. The site is within the conservation area and any development will need to be sensitively designed. It is also within an area of archaeological interest but is a small site area therefore the impact on archaeological interests is likely to be limited.
<b>Availability</b>	The site is privately owned and therefore available for development.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would provide an additional 4 dwellings within the existing SPA which would contribute towards provision of new housing in the village.</b>  <b>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan.</b>
<b>Total RAG score</b>	<b>48</b>

<b>Site Reference 576</b>	<b>Land off The Moor</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 30 dwellings
<b>Gross site area (ha)</b>	1.02
<b>Suitability</b>	<p>The site lies to the north west of the village with access from The Moor. It is outside of the SPA but adjoins the boundary to the south east and is to the rear of existing dwellings however it would extend beyond the existing built form to the north and east of the village. The site is within reasonable walking distance to the main part of the village. To the north east the site adjoins the allotments and does not extend into the open countryside beyond the allotment boundary. This site is within an area of archaeological interest therefore archaeological works may be required which could affect viability.</p> <p>There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site and it appears feasible for a suitable access to be created off The Moor. Development of the site for residential purposes is achievable.
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<p><b>Development of the site would form a small extension to the built form of the village to the north west beyond the existing SPA. It could provide a maximum of 30 dwellings which would contribute towards provision of new housing in the village.</b></p> <p><b>The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development however having more than one land owner could present an issue with availability.</b></p>
<b>Total RAG score</b>	<b>48</b>

<b>Site Reference 577</b>	<b>Land off The Marsh</b> Note: site 476 comprises the same land with an alternative housing density/mix.
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 18 dwellings
<b>Gross site area (ha)</b>	1.07
<b>Suitability</b>	<p>The site lies to the west of the village accessed via a narrow width road known as The Marsh. It is outside of the SPA but adjoins the boundary to the east. The site is located to the west of existing dwellings and would extend the village into the countryside to the north.</p> <p>Whilst a suitable access to the site could be created, this section of The Marsh is narrow and a number of additional traffic movements would be generated by new residential development. This may result in highway safety concerns. The site may not be suitable as a site allocation due to the potential highway issues. Should the site be selected as part of the neighbourhood consultation, a Transport Assessment and Highway Capacity Assessment should demonstrate there would be no impact on highway safety.</p> <p>This site adjoins the Conservation Area boundary therefore development will need to preserve its character and appearance.</p> <p>The site is within an area of archaeological interest therefore archaeological works may be required which could affect viability.</p> <p>The site is within reasonable walking distance to the centre of the village. It would extend the build form of the village which could have landscape character implications however suitable landscaping scheme and boundary treatment could provide mitigation. There are no other constraints that would prevent development of the site.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable subject to there being no issues in terms of highway capacity.

<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form a small extension to the built form of the village to the west beyond the existing SPA. It could provide a maximum of 18 dwellings which would contribute towards provision of new housing in the village however if this site is to be considered for development, further assessments should be sought to demonstrate the suitability of the site in terms of access and highway arrangements.</b>
<b>Total RAG score</b>	<b>46</b>

<b>Site Reference 578</b>	<b>Land off The Causeway</b>
<b>Location</b>	
<b>Current Use</b> <b>Proposed Use</b>	Agricultural Residential: 52 dwellings
<b>Gross site area (ha)</b>	2.6
<b>Suitability</b>	<p>The site is to the rear of existing properties along The Causeway and Pavenham Road to the east of the village. The Conservation Area boundary runs along the north of the site and access would be taken through an existing access off The Causeway.</p> <p>No details of access to the site are available however Pavenham Road could provide a suitable access to the site.</p> <p>The site is within reasonable walking distance and central to the the main part of the village. There are no other constraints that would prevent development of the site.</p> <p>The site would extend the village but it would not project outwards into the open countryside. There would be some negative impact on the landscape but suitable landscaping along the eastern and southern boundaries would mitigate harmful impact.</p> <p>This site may be suitable for allocation in the neighbourhood plan.</p>
<b>Availability</b>	Site ownership is by multiple owners. Whilst this would not necessarily be a constraint to development it relies on cooperation of all land owners for the site to be available. Disagreement could prevent the site being delivered.
<b>Achievability</b>	There are no known major constraints that could affect viability of the site. Development of the site for residential purposes is achievable
<b>Acceptability</b>	Carlton and Chellington residents would need to comment on whether the site is considered acceptable as an allocation in the CCNP.
<b>Concluding assessment</b>	<b>Development of the site would form an extension to the built form of the village to the north east beyond the existing SPA. It could provide a maximum of 52 dwellings which would contribute towards provision of new housing in the village. Suitable landscaping should form part of any proposals together with Transport and Highway Capacity Assessments to demonstrate the infrastructure is capable of accommodating this level of development.</b>

	The site is suitable, available and achievable. It may be considered appropriate as an allocation in the neighbourhood plan OR as a reserve site for future development, however having more than one land owner could present an issue with availability.
<b>Total RAG score</b>	<b>47</b>

### Assessment summary sheet

Site Reference	R/A/G Assessment score
066	49
067	47
068	47
450	52
451	44
464	48
476	45
477	45
478	48
485	46
573	45
574	46
575	48
576	48
577	46
578	47