



**Turvey Neighbourhood
Development Plan
Site Assessment and Allocations
Report
Updated April 2020**



Background

1. The Neighbourhood Plan Steering Group has been delegated the task of leading the development of the Turvey Neighbourhood Development Plan (NDP) by Turvey Parish Council. It has been agreed that the scope of the Plan will include policies to provide for the allocation of development sites and/or designation of Local Green Spaces.

Neighbourhood Plan Growth Strategy

2. In determining the growth strategy for Turvey, the Neighbourhood Plan Steering Group (NPSG) have been guided by **the Borough Council's Local Plan 2030** Development Strategy and Site Selection Methodology paper September 2018.
3. **The Council's development strategy identified the spatial roles of locations and amount of development considered to be appropriate for each of the categories of location. Turvey is classed as a Rural Service Centre. The role of Rural Service Centres is described in the strategy as to 'provide growth opportunities and a more localised convenience and service role to meet day to day needs of residents and businesses in the rural area.'** The implications of this role were summarised as 'Development at individual villages and its contribution to meeting the borough's requirements will be related to opportunities, the current and potential capacity of infrastructure and services, and the character of the village.
4. The background to the chosen growth option for Rural Service Centres as set out **in the Council's development strategy was particularly focussed on taking account** of the space currently available in existing primary schools and proposed a modest level of growth for villages with some school capacity. This meant that allocations should aim to provide about 50 additional homes and at least 25 each, provided that there was sufficient school capacity.
5. **The Borough's development strategy is confirmed in Local Plan 2030 'Policy 4S – Amount and distribution of housing development', within which Turvey and other Rural Service Centres are required to allocate development sites for 25 to 50 homes**
6. The Parish Council and NPSG gave careful consideration to the total quantum of housing that we should aim to deliver through the allocations policy. The following factors were taken into account;
 - i) The size of the village relative to other Group 2 villages – in terms of population, Turvey is the third largest of the seven Group 2 villages
 - ii) The capacity of current infrastructure and in particular the capacity of Turvey Primary School for additional school places resulting from housing growth – Turvey Primary School does have capacity to absorb demand estimated to arise from 50 new homes
 - iii) Estimated local need for housing and the level of development needed to support the delivery of affordable housing need – 50 new homes would result in provision of at least 15 affordable homes towards our estimated need for 16 affordable homes

- iv) The need to allow for some inward migration in addition to estimated local need – 50 new homes would deliver on our estimated need for 35 new homes to meet local demand and provide 15 new homes for inward migration. This is broadly consistent with the Local Plan approach where the overall housing target is based on providing 60% of housing growth for local need and 40% for inward migration.
 - v) The impact of development on the character of the village – the level of development planned for in the Neighbourhood Plan over the plan period is greater than the rate of development that has been absorbed in the village within the previous Local Plan period, but it is considered that this can be made manageable within the terms of plan policies without undue adverse effects.
7. In balancing these factors the Parish Council concluded that in order to **make a sufficient contribution to the Borough’s overall housing needs** and to respond positively to the identified local need for housing including affordable housing in the village, Turvey NDP should aim towards the higher end of the target and plan to deliver up to 50 homes.

Site Selection Approach and Methodology

8. The Steering Group have taken the following steps to identify the best available site options for housing development;
- i) Consulted with all landowners and their representatives who had **submitted sites to the Borough Council’s call for sites process of January 2014 and October 2015** to confirm interest in their site being considered within the NDP
 - ii) Actioned a NPSG local call for sites process through advertisement in the Autumn 2017 edition of Turvey News. This resulted in three additional sites, not previously **submitted in the Borough Council’s earlier call for sites**, being put forward by local landowners
 - iii) Engaged in a dialogue with landowners and their agents to develop an understanding of their aspirations and intentions for their sites
 - iv) Developed site selection criteria which have been subject to consultation with residents and endorsed by the Parish Council
 - v) Arranged independent site assessments from AECOM Ltd, funded by the **government’s neighbourhood plan programme**
9. The Steering are aware of the need for the site selection process and allocations policy to be compliant with national and local policy and evidence based. The AECOM site appraisals provide valuable evidence in support of the allocation proposals. The policy references and evidence base relevant to the Neighbourhood Plan site allocations are;
- National Planning Policy Framework (NPPF) 2019
 - Bedford Borough Local Plan 2002
 - Bedford Borough Core Strategy and Rural Issues Plan (2008)
 - Bedford Borough Submitted Local Plan 2030 (September 2018)
 - AECOM Site Assessment reports (July 2018 and April 2019)

- Bedford Borough Strategic Housing and Employment Land Availability Assessment (SHELAA) (April 2017)
 - Turvey NDP Site Selection Criteria (May 2018)
10. This report highlights the key findings and conclusions of the AECOM site **assessment reports, Bedford Council SHELAA and the Steering Group's rating of** sites against the Turvey NDP site selection criteria. The consideration of these findings has resulted in a choice of preferred sites for allocation as set out in this report. The recommended sites for allocation have been endorsed by the Parish Council following a number of detailed discussions.
11. The Turvey NDP site selection criteria includes the following elements;
- i) overall approach statement which sets out the following principles;
 - allocations to be made at locations that are adjacent or in close proximity to the Settlement Policy Area (SPA), with the option retained to make a specific site allocation at Station End
 - growth to be developed through development of multiple sites, rather than on one site only. This is to ensure that any potential adverse impacts (traffic, environment, amenity, etc.) are mitigated by being dispersed across different locations within the Parish rather than focused on one location, and are limited in scale
 - ii) weighting system to be applied as follows;
 - Items 1, 11 and 14 – identified as essential criteria. Any sites rated red against these criteria are excluded from further consideration
 - Items 2 to 6 - identified as primary criteria and given more weight
 - Items 7,8,9,10,12 and 13 - identified as secondary criteria and given less weight than primary
 - iii) 14 criteria items are stated with each item rated against a traffic light system as follows;
 - green indicating a favourable rating,
 - amber indicating a moderate rating
 - red indicating a poor rating.
12. The full text of the Site Selection Criteria can be found in Appendix 2.

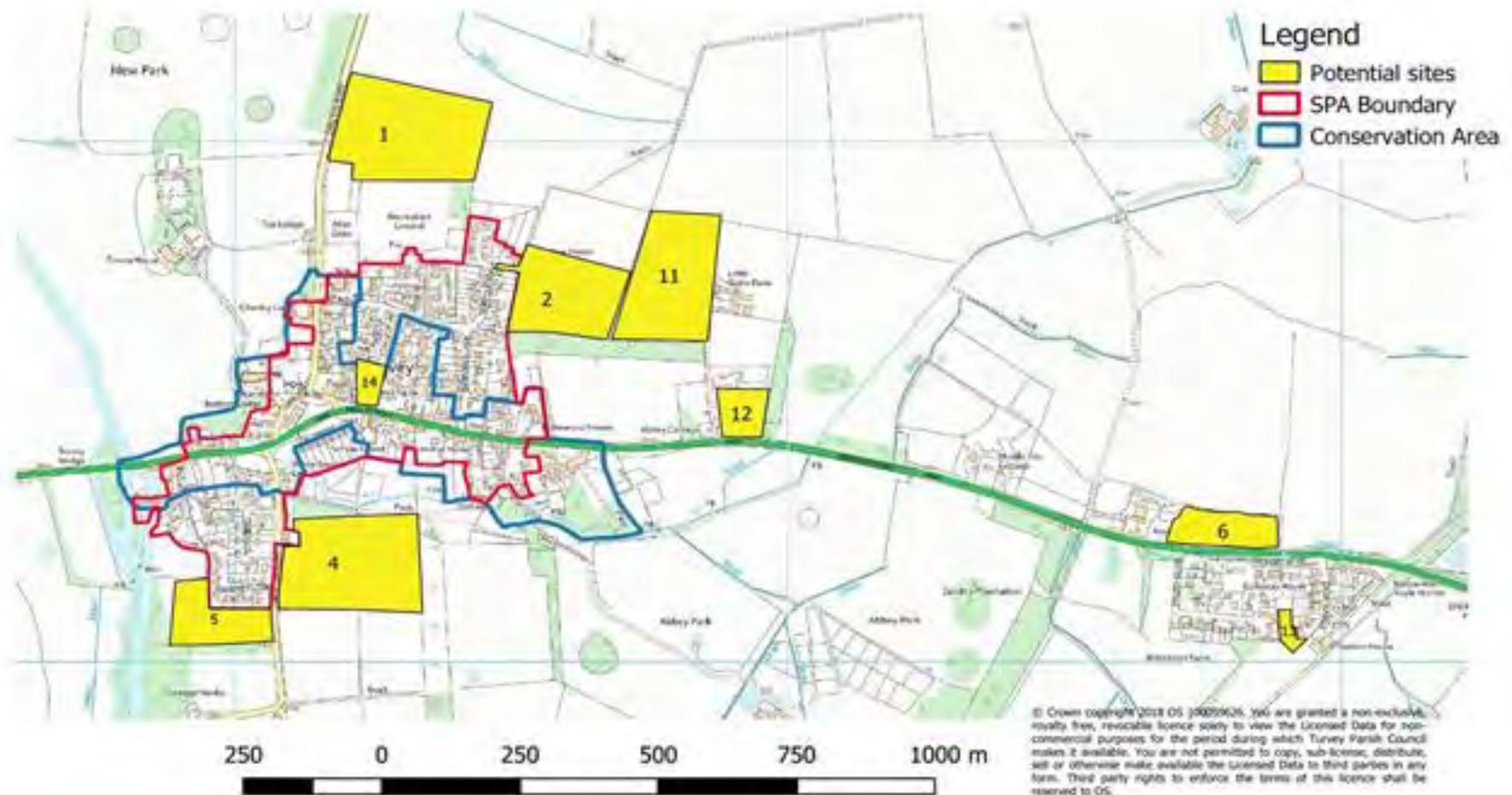
Site Assessment Key Considerations and Conclusions

13. A total of 14 sites were assessed by AECOM. Five of these sites were withdrawn during the process of considering site appraisals leaving nine sites that were fully considered in reaching final conclusions about preferred sites for inclusion within NDP allocations.
14. The rating of the sites by the Neighbourhood Plan Steering Group against the Turvey NDP site selection criteria site assessment criteria was recorded on the ratings grid (see Appendix 2). Following site visits by the Steering Group, the site assessments were undertaken through lengthy discussion over the course of a number of meetings held in June and July 2018. These discussions were informed

by the AECOM Site Assessment Report and Addendum Report which are available in full (see list of Supporting Documents) as well as Bedford Borough SHELAA (April 2017) findings where available.

15. A map with site locations is shown at Figure 1 page 6.
16. The site assessment key considerations and conclusions are set out on a site by site basis starting on page 7.

Figure 1 : Map showing site locations





This is an agricultural site off the Carlton Road at the north end of the village, opposite Turvey park. It is adjacent to the cemetery and the recreation ground.

AECOM key findings

- "partial development of the site (up to 50 dwellings) would be of **appropriate scale for development.**"
- "**potential adverse impact on landscape setting, depending on extent and location of development would require landscape mitigation.**"
- "**the site is close to listed buildings and assessment of the heritage impact on the adjoining listed buildings would be required**"
- "**impacts on the immediate road network would need to be mitigated in order to support development**"

SHELAA conclusion

- Site assessed to be suitable, available and achievable

Historic Environment Record

- no Non-Designated Heritage Assets recorded

NPSG ratings and conclusions

- Essential and primary criteria all rated amber, secondary criteria amber and green.
- The landscape and heritage sensitivities on this site are rated as moderate.
- The Steering Group have taken into account the potential of development at the site to impact on the setting of the Grade II Listed Historic Park and Garden to Turvey House and other heritage assets nearby
- The character of the site and surrounding area is of an extensive area of open farmland with a moderate downward incline on the approach from the north at some distance (1,000 metres approx.) from the site, with a large area of flat land extending for a considerable distance towards the village boundary.
- These features make it more amenable to screening through planting so that allocation of a small portion of the site adjacent to the

recreation ground would not impact negatively on the overall landscape setting.

- o Similarly, the location of a development boundary set back from the road beyond the boundary of the cemetery, provides for reasonable opportunities to mitigate potential impacts on the Historic Park and Garden to Turvey House and the view of the village approaching from Carlton Road.

Advantages:

- o Safe site access should be achievable
- o Rising ground at great distance and adjacent level ground allows for effective screening of development to mitigate potential impact on Grade II Listed Historic Park and Garden to Turvey House and other heritage assets nearby.
- o Close to village facilities

Disadvantages:

- o Some increase in traffic on Carlton Road
- o Proximity to Historic Park and Garden to Turvey House
- o Encroachment into open countryside

- o NPSG overall site rating March 2019 - potentially suitable (but not required)

- o NPSG overall site rating September 2019 - suitable

SITE 2	MEADOW HOUSE
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This is an agricultural site at the eastern edge of the village.

AECOM key findings

- o Concludes site is potentially suitable for allocation but highlights restrictions with regard to access constraints.
- o **“Considerable access and highways mitigation would be required at the site to support any significant development”**

SHELAA conclusion

- o Site excluded from further assessment at Stage 2 due to an overriding highway constraint

Historic Environment Record

- o Ridge and furrow
 - o **'Extensive areas of ridge and furrow recorded from aerial photographs and field observation. Many of the earthworks are under pasture but some have been affected by ploughing.'**

NPSG ratings and conclusions

- o Site rated red on essential criteria 1, (safe vehicular access), in the light of the Borough Council Highways and Transport Access Assessment. Also rated red on primary criteria 2, (compromises traffic flow and safety).
- o The option for providing site access to and from the A428, before the Abbey, via a mini roundabout was explored with the representative of the site, who concluded that the option was not deliverable. The site agent also arranged for the Borough Council to be consulted and reported that this option would be likely to attract objections from the planning authority in regard to highways and Conservation Area concerns
- o Failure to demonstrate safe site access means that the site is automatically excluded.

Advantages:

- o No adverse impact on landscape, views and heritage
- o Close to village facilities

Disadvantages:

- o Unable to provide safe site access
 - o Traffic impact on approach via residential area including school
 - o Some encroachment into open countryside
-
- o NPSG overall site rating - unsuitable



This site is agricultural land to the south of the village, on a rising aspect.

AECOM key findings

- o potentially suitable
- o comprises 3 submitted sites; 4a, 4b, 4c,
- o **'whilst it is considered that the site can meet the strategy requirement, it is noted that development within Site 4a+b, particularly toward the south of the site, would have greater adverse impact on townscape and landscape setting due to the increasing gradient and open landscape value.'**
- o **"it is considered that development within Site 4a+b+c could be delivered if the considerable constraints at the northern and southern ends of parcel c are taken into account."**
- o **"elevated development would have greater impact on the landscape views and townscape setting as there are existing long distance views from the surrounding rural area toward the site. These views also frame the existing Turvey townscape. The Bedford Borough Landscape Character Assessment (2014) identifies the site being within the 'Pavenham Wooded Wolds Landscape Character Area' where priority is given to conserving the rural landscape of rolling arable farmland."**
- o **"development of Site 4a+b alone would also extend the settlement boundary further south and would not relate as well to the village and existing building line as development of Site 4a alone."**
- o **"the gradient of the site is also a note for consideration as it increases north to south. The site also changes in character slightly as it widens to open fields in the south with minimal screening. Consequently, any development would potentially have an adverse impact on the landscape setting as well as townscape setting. This is particularly the case when approaching Turvey from the south as any development at a higher gradient could obstruct views of the settlement and townscape setting."**
- o **"a heritage assessment would likely be needed to determine any potential impact of proposed development upon surrounding heritage assets."**

SHELAA conclusion

- o Site assessed to be suitable, available and achievable

Historic Environment Record

- o no Non-Designated Heritage Assets recorded

Other evidence

- o **Historic England's** comments (Historic England East of England Office 15 December 2017) in response to Planning Application 16/03688/MAO - Land off Newton Lane as follows; "This landscape contributes to the setting of the conservation area and allows views to and from the settlement **and views towards All Saints Church.**" The comments from **Historic England also observed that "the loss of the agricultural land to housing would erode the wider landscape setting of the conservation area and result in some harm to its significance."**
- o The Borough Council Decision Notice reasons for refusal in response to Planning Application 16/03688/MAO - Land off Newton Lane stated; **"The proposed development would have a harmful impact on the setting of the Turvey Conservation Area and the setting of the listed buildings known as Turvey Village Hall, Turvey Pre-School, Central Stores, Gable End & The Old Tinkers Inn, Turvey Court, No.8 High Street, The Wollery and The Grange, All Saints Church and Turvey Hall/Dors Cottage and the public benefits of the proposal would not outweigh the scale of harm to the significance of these assets."**

NPSG ratings and conclusions

- o All sites rated red for primary criteria 4 and 5 (landscape and heritage), other criteria amber and green.
- o The site is part of a landscape which residents have commented upon positively in terms of amenity and tranquillity in consultation responses.
- o The landscape quality is shaped by sloping fields which give rise, as height is gained, to extensive views (seen from the private road/public right of way between Dors Cottage and Woodside) looking towards North Bedfordshire in the distance.
- o Taking into account opportunities for partial allocation, the Steering Group formed the view that the character of the site with northerly views from height, presents considerable obstacles to the mitigation of adverse impacts on landscape and heritage settings.
- o The Steering Group have also given consideration to NPPF paragraph 134 which states that where there is harm, this should be weighed against the public benefits of a proposal.
- o In this case the Steering Group concluded that the benefits cannot be said to outweigh the harm, as the harm can be avoided because there is an available alternative site which can be chosen in preference.
- o A further consideration is that this site is in close proximity to site 5, the only site awarded an overall green rating by AECOM. Allocation of site 4 would therefore compromise **one of the overall principles of the plan's** site selection criteria, that development should be dispersed across different locations within the Parish, rather than focused on one location.

Advantages:

- o Safe site access should be achievable
- o Close to village facilities

Disadvantages:

- o Some increase in traffic on Newton Lane
 - o Adverse impact on landscape setting of All Saints Church and the conservation area
 - o Encroachment into open countryside
 - o Conflict **with one of the overall principles of the plan's site selection criteria**
-
- o NPSG overall site rating - unsuitable

SITE 5

MILL RISE



This site is to the south of the village. It is pasture, surrounded by trees and high hedges.

AECOM key findings

- o "in general, the landscape and townscape setting of the site would not be adversely impacted by development and sufficient landscape mitigation would not have any adverse impact on nearby listed buildings".
- o "partial development of the site (up to 25 houses) would be required in order to exclude any land in the flood zone on the western edge"
- o "Site 5 is the only site that is suitable for allocation with no significant constraints"

SHELAA conclusion

- o Site assessed to be suitable, available and achievable

Historic Environment Record

- o site of Lime Kiln and quarry
 - 'The site of a lime kiln shown on the 1882 Ordnance Survey 25", then shown on the 1901 25" as "Old Quarry". The Longuet Higgins Scrapbook refers to "stone from my quarries" here. Visible as an overgrown earthwork into the late 20th century but subsequently covered by housing development.'

NPSG ratings and conclusions

- o Ratings green and amber throughout.
- o The site is screened from adjacent open countryside by substantial tree and hedge lines on the eastern and southern site boundaries.

Advantages:

- o Safe site access should be achievable
- o No adverse impact on landscape, views and historic buildings
- o Close to village facilities

Disadvantages:

- o Some increase in traffic on Newton Lane
- o Some encroachment into open countryside

- o NPSG overall site rating - suitable

SITE 6

PRIORY FARM



This site is on the north side of the A428, opposite the settlement at Station End.

AECOM key findings

- o Development not considered to be sustainable given the distance from local facilities and amenities

SHELAA conclusion

- o Unsuitable: distance from village core

Historic Environment Record

- o no Non-Designated Heritage Assets recorded

NPSG ratings and conclusions

- o Rated red on primary criteria 3, (can the site be absorbed sympathetically with the existing built area) and red on secondary criteria 9 (distance from village core).
- o The location of the site on the other side of the main road places it in a detached position from the other housing in the small settlement of Station End.

Advantages:

- o Safe site access should be achievable
- o No significant adverse impact on landscape, views and heritage

Disadvantages:

- o Detached from Station End built area
- o Distance from the village facilities
- o Encroachment into open countryside

- o NPSG overall site rating - unsuitable

SITE 11

NORTH WEST NEW GAINS FARM



This site is agricultural land to the northeast of the village, and lies between the village and Station End settlement.

AECOM key findings

- o The site determined as unsuitable for allocation with significant constraints to development.
- o The site is isolated private farmland surrounded by protected hedgerows; therefore development would significantly impact the remote rural character of the area.
- o The site is also located outside of the SPA boundary and is separated from the main village by agricultural land. It therefore would be considered backland development and would not relate well to the existing settlement or the surrounding open countryside.
- o Access is another major constraint that would require permission to cross private land further south in order to connect to Bedford Road.

SHELAA conclusion

- o **Not submitted to Borough Council 'call for sites'**

Historic Environment Record

- no Non-Designated Heritage Assets recorded

NPSG ratings and conclusions

- o Rated red on primary criteria 3, (can the site be absorbed sympathetically with the existing built area) and 4 (landscape)

- o The site is outside the current SPA with open countryside between the site and SPA

Advantages:

- o Safe site access should be available
- o No significant adverse impact on traffic

Disadvantages:

- o Distance from existing development
 - o Impact on landscape
 - o Distance from village facilities
 - o Significant encroachment into open countryside
-
- o NPSG overall site rating – unsuitable

SITE 12

LAND SOUTH of NEW GAIN S FARM



This site is agricultural land to the east of the village, between the village and Station End settlement.

AECOM key findings

- o Site determined as unsuitable for allocation as it is beyond the SPA boundary and not connected to the village.
- o Site would not relate well to the existing settlement and is in open countryside and therefore not in a suitable location for new housing.

SHELAA conclusion

- o **Not submitted to Borough Council 'call for sites'**

Historic Environment Record

- o Ridge and furrow
 - **'Extensive areas of ridge and furrow recorded from aerial photographs and field observation. Many of the earthworks are under pasture but some have been affected by ploughing.'**

NPSG ratings and conclusions

- o Rated red on primary criteria 3 (can the site be absorbed sympathetically with the existing built area) and 4 (landscape)
- o The site is outside the current SPA with open countryside between the site and SPA

Advantages:

- o Safe site access should be available
- o No significant adverse impact on traffic

Disadvantages:

- o Distance from existing development
- o Impact on landscape
- o Distance from village facilities
- o Significant encroachment into open countryside

- o NPSG overall site rating - unsuitable

SITE 13

THE BURROWS STATION END



This is land behind an existing house at Station End.

AECOM key findings

- o **The site would constitute 'backland' development which would be acceptable against Local Plan Policy6.**
- o The site is assessed to have capacity for 2no. dwellings if accessed via **land under the landowner's control (the former Warren Nursery) to the north**, or 3no. dwellings if an additional access can be achieved via third party land from the south.

SHELAA conclusion

- o **Not submitted to Borough Council 'call for sites'**

Historic Environment Record

- o no Non-Designated Heritage Assets recorded

NPSG ratings and conclusions

- o Green and amber ratings throughout except for red rating on secondary criteria 9 (distance from village core).
- o This is a proposed backland development for 2 or three houses in the **garden of a residential property. The Borough's new policy on** development in small settlements indicates introduces a more flexible approach in this respect than has been the case in the past.

Advantages:

- o Safe site access should be available
- o No significant adverse impact on traffic
- o No significant impact on landscape, views and historic buildings
- o Rear garden development

Disadvantages:

- o Distance from village facilities

- o NPSG overall site rating - suitable

SITE 14

LAWS HOUSE HIGH STREET



This site is a 19th century building in the Conservation Area. Formerly a hotel, it is now a private dwelling in multiple occupancy.

AECOM key findings

- o The site is within a sustainable location in the centre of the village of Turvey.
- o The site is suitable in principle for development within the Settlement Policy Area of Turvey.
- o Comprehensive redevelopment of the site would not be appropriate due to heritage constraints, however through conversion and minor extension redeveloping unsympathetic modern additions to Laws House, it is considered that a capacity of 9 dwellings (net 5 additional) would be possible on the site

SHELAA conclusion

- o **Not submitted to Borough Council 'call for sites'**

Historic Environment Record

- Recorded as '19th century hotel building deemed of local interest'
 - 'Built 1836-1840 in coursed limestone rubble, 2 storey. Slate roof with gable coping and stone finials. Basically H-plan, 1:1:1 first-floor casements with arched mullions, 4-lights to gable ends, 7-light to central portion, all have architrave surrounds and serrated wooden canopies. LH ground floor canted bay RH 4-light tall casement with glazing bars and high-level transom. RH modern 1 storey flat-roofed extension. E projecting rear 2 storey wing.'

NPSG ratings and conclusions

- Green and amber ratings throughout
- Laws House was built in the 19th century and over time has been in use as a private residence, an hotel, a residential training centre and in recent years has reverted for use as a private residence.
- The building is located in the centre of the village and conservation area but is not a listed building.

Advantages:

- Existing safe site access
- No adverse impact on landscape and views
- Previously developed land
- Close to village facilities

Disadvantages:

- Within the conservation area - development must be sensitively designed
- NPSG overall site rating - suitable

Consultation on recommended sites for allocation and final proposals

16. **An informal consultation process took place in March/April 2019 where residents' views were sought on the recommendation to allocate sites for housing at Mill Rise (up to 20 homes), Laws House (up to 16 homes) and the Burrows (up to 3 homes).**
17. Whilst the recommended sites engaged strong support from residents, (84% respondents to the consultation agreed with the way the sites were rated and the recommended sites) following further consideration of the proposed scheme at Laws House, uncertainties arose about the level of development that could be delivered at this location and the viability of a scheme being delivered within the plan period.
18. It was therefore agreed with the Parish Council that a review of site allocation options should be undertaken with a view to identifying an alternative site to Laws House to include in the plan. This took place during April to July 2019.
19. The Steering Group revisited all the site assessment material on the sites assessed **as 'potentially suitable' by AECOM**. This review also looked at the comments made by all parties responding to the March/April 2018 Sites for Housing consultation **and revisited the Steering Group's ratings on each of these sites against the Neighbourhood Plan site selection criteria.**
20. The four sites identified as **'potentially suitable' by AECOM are; Carlton Road, Meadow House, Newton Lane East and Station Road;**
 - Meadow House is excluded by virtue of the Borough Council Highways finding that safe site access could not be achieved.
 - Station Road is no longer available as it has been sold for development as a care village.
21. The review therefore focussed on the consideration of the sites available at Carlton Road and Newton Lane East.
22. The Steering Group was mindful of the heritage setting sensitivities associated with both sites as set out in the site-specific sections earlier in this report. On both these sites there is a need to balance potential impacts on the setting of heritage assets with the benefits gained from development. In reaching a view the Steering Group concluded that the level of harm to heritage settings was greater at the Newton Lane East site whilst opportunities to mitigate potential adverse impacts at the Carlton Road site can be effectively delivered.
23. The other key consideration was the preference to adhere to the overall principle adopted in the Neighbourhood Plan site selection criteria to base growth on development of multiple sites, to ensure that potential adverse impacts (traffic, environment, amenity, etc.) are mitigated by being dispersed across different locations within the Parish rather than focused on one location. The location of

Newton Lane East to the best preferred site at Mill Rise Newton Lane was in such close proximity that it would go against this principle.

24. The Steering Group fed back their findings to the Parish Council and the Parish Council agreed to accept the recommendation that Carlton Road should be put forward as the preferred second site, subject to further consultation with residents.
25. At the second informal consultation the site at Carlton Road was recommended as an alternative site for allocation to make up for the loss of Laws House. The recommendation to include Carlton Road as a development site in the plan alongside Mill Rise was supported by 70% of respondents.
26. The sites at Laws House and the Burrows continue to be considered to be suitable sites for development and are enabled by plan policies. These sites are not included in plan allocations because of doubts about deliverability at Laws House as referred to above and because the location of the Burrows would not be counted against our housing target due to its location outside the main village core.
27. To support the delivery of new housing whilst protecting the character of the village and surrounding countryside, the sites selected for allocation by the Neighbourhood Plan Steering Group and endorsed by Turvey Parish Council are:
 - Mill Rise, Newton Lane for up to 25 homes
 - Carlton Road for up to 25 homes

Turvey Neighbourhood Plan

Site Selection Criteria

May 2018

Appendix 2: NDP Steering Group ratings of sites

Essential										
Criteria No.	Carton Road	Meadow House	Newton Lane East	Mill Rise Newton Lane	Priority Farm	South New Gains Farm	North West New Gains Farm	Land at The Burrows. Station Road	Laws House	
1	Safe & adequate vehicle access	A	R	A	A	A	A	A	A	
11	Flooding risk	G	G	G	G	G	G	G	G	
14	Deliverable	G	G	G	G	G	G	G	G	
Primary										
2	Impact on village traffic	A	R	A	A	A	G	G	A	G
3	Can be absorbed sympathetically	A	A	A	A	R	R	R	G	G
4	Impact on valued landscapes	A	G	R	G	A	R	R	G	G
5	Impact on setting of heritage assets	A	G	R	G	G	A	A	G	A
6	Previously developed land/ Valued landscape	A	A	A	A	A	A	A	A	G
Secondary										
8	Agricultural grade	A	A	A	A	A	A	A	G	G
9	Close to Village Core	G	A	G	G	R	A	A	R	G
10	Any known constraints	G	G	G	G	G	G	G	G	A
12	Degree of encroachment on open countryside	A	A	A	A	A	R	R	G	G
13	Proximity to public transport	G	G	G	G	G	G	G	G	G