

**Pembridge Neighbourhood Development  
Plan 2011-2031**

**Meeting Housing Need and Site  
Assessment Report**

**April 2017**



**On behalf of Pembridge Neighbourhood Plan Steering  
Group**

Data Orchard, Church House, Allensmore, Hereford HR2 9AG  
Company no. 8674626

### Version Control

<b>Date</b>	<b>Version</b>	<b>Tasks</b>	<b>Author</b>
16/01/17	Draft V1	Initial draft forwarded to Steering Group to confirm criteria to be used.	WB
17/02/17	Draft V2	Production of first full draft	WB
20/03/17	Draft V3	Revision to take into advice from HC about the settlement boundary and updated figures for commitments.	WB
3/04/17	Final report	Report completed and agreed with Steering Group	WB

## **Pembridge Neighbourhood Development Plan - Housing Land Assessment 2011-2031**

### **Purpose of this Report –**

*To indicate to Herefordshire Council whether and how Pembridge Neighbourhood Development Plan can deliver the required minimum number of houses to meet the proportional growth required by Policy RA2 of Herefordshire Local Plan Core Strategy.*

## **1. Introduction**

- 1.1 The Neighbourhood Development Plan (NDP) Steering Group worked with Data Orchard consultancy to undertake an assessment of potential housing sites within and adjacent to Pembridge village to determine whether there are sufficient sites to meet Herefordshire Local Plan Core Strategy requirements and which sites, if any, might be proposed as allocations within the NDP.
- 1.2 Herefordshire Council had set a minimum target of 61 houses to be built within the Parish over the period 2011 to 2031. The majority of these are to be located within or on the edge of the built-up area of Pembridge village. Local Plan Core Strategy policy RA2 which forms the basis for development outside of Hereford and the County's market towns is presented at Appendix 1. At the time of drafting this report, 5 new dwellings had been built in the Parish since 2011 and a further 12 had been granted planning permission. This left a minimum of 44 further dwellings to be provided for, primarily through the mechanism of the Neighbourhood Development Plan. The Steering Group had been advised that the approach required was to 'plan positively' to achieve at least this minimum target.
- 1.3 An initial 'Call for Sites' resulted in a limited number of land parcels being submitted, with those potentially suitable unlikely to make any real contribution towards the target amount. Consequently, the Steering Group proactively, yet without commitment, approached all known owners of land surrounding the village to ascertain whether they would be willing to have their land considered as potential housing sites within the NDP. The Steering Group subsequently viewed all sites where such an interest was expressed on two occasions through walks around the village with its consultant. The sites put forward for assessment are shown on a map at Appendix 2
- 1.4 The Steering Group then confirmed the criteria it wished to see used in the assessment. These are set out in Appendix 3 to this report. The approach is based upon assessing whether land is 'available' and 'suitable', including whether development can be achieved during the plan period (i.e. 2011 – 2031). Government advises such assessments need to be proportionate and readily understood. The assessment adopted an appropriate weighting system

for the range of criteria considered useful to make judgements in terms of availability and suitability although generally these came down to a limited number of issues. Appendix 4 contains the detailed assessment for each site.

## **2. Summary of Conclusions in relation to Criteria**

- 2.1 Environmental criteria, especially that relating to the historic environment, proved to be significant factors in determining the most appropriate sites that might be proposed for housing. However, it was recognised that the effects of development upon the character and appearance of the village, such as the street scene, could in some locations be mitigated through design, including density, layout, landscaping, massing, roof heights, etc. High quality design should be a requirement in all instances given that the whole village falls within Pembridge Conservation Area. It would be expected that the NDP will place emphasis upon the use of design and heritage statements.
- 2.2 It was found that criteria under 'Making the Best Use of Land and Resources, and Avoiding Pollution' would have a marginal effect upon choice between sites overall although two criteria were of note – that relating to flooding and the effect of choice of site upon the efficiency of a farm unit, and both affected a limited number of potential sites.
- 2.3 There is a reasonable footpath network through the village that would afford walking access to the village centre, the village hall and Millennium Meadow. Differentiation in terms of distance might be relevant if a fine distinction was necessary between sites. This was not found to be the case. One site might potentially affect the utility of the village hall although its size should enable this to be avoided through the design of any layout.
- 2.4 Achieving vehicular access and effect on the local road network were found to be significant constraints for a number of sites, potentially ruling them out or affecting the level of development in a particular part of the village. Road junctions within the centre of the village are poor in terms of visibility and width. The duties to preserve the character and appearance of the Conservation Area and protect Listed Buildings have been given significant weight through, in particular, seeking to minimise the potential adverse effects of additional traffic on the Market Hall and other historic buildings.
- 2.5 With regard to meeting housing needs sufficient acceptable sites are considered available to meet and exceed the housing target set by Herefordshire Council. Allowance for windfall developments both within the settlement boundary and outside would be in addition to sites known to be developable and deliverable, although would be less certain. Sites of a variety of sizes are proposed which should enable a range of house sizes and affordable housing to be provided, and also other approaches to provision, including self-build. This range of criteria has been of marginal use in terms of differentiating between sites, especially as the NDP Steering Group took the

view that in planning positively, it should not restrict the number of sites arbitrarily to meet just the required minimum target. In addition, a number of opportunities to achieve environmental enhancements were identified.

- 2.6 Critical factors generally reflect environmental and highways issues raised under other headings, although proximity to the Scheduled Monument within the centre of the village, protection of Listed Buildings, and safeguarding the most important burgage plots as an important Conservation Area characteristic were given significant weight. Although those small sites submitted for consideration have been ruled out under this general heading, being too small to form allocations, they may be capable of development. It was simply that they could not be proposed as allocations. They should be judged against detailed criteria for development within the settlement boundary where this is the case.
- 2.7 Appendix 5 summarises the assessment of sites indicating:
- Sites suitable for allocations
  - Small sites falling within the settlement boundary that should be judged on their merits and if suitable come forward as windfall development (NB this does not suggest the site is suitable)
  - Sites that may have limited potential but only for high quality schemes associated with enhancement proposals (to be counted as windfall development should they come forward).
  - Sites not proposed as allocations in that they were not acceptable for one or more reasons.
- 2.8 The number of dwellings that each might accommodate has been based upon a modest assessment reflecting the density of nearby dwellings and the importance of maintaining the character and appearance of the Conservation Area. It is for the purposes of showing the minimum contribution that might be made towards the required target for the Parish. Design and other considerations may result in a higher number of dwellings than that indicated.

### **3. Summary of Conclusions in relation to Sites**

- 3.1 Ten sites are recommended for inclusion in the NDP as allocations. These would provide at least 67 dwellings based upon modest densities reflecting the nature of the areas in which they are located. In certain locations, a number of sites have been combined into allocations where this would ensure a co-ordinated approach.
- 3.2 Land adjacent to Pembridge village hall (site 26) was considered to have the least constraints although its layout would need to ensure the use of the village hall was not adversely affected. In addition, the combined level of development, taking into account a second site along Bearwood Lane,

should be restricted in order to mitigate traffic effects upon the Market Hall area and adjacent highway junctions. A figure of 25 dwellings has been used which is slightly higher than the total indicated for sites along Bearwood Lane in Herefordshire SHLAA.

- 3.3 Land at Sandford Ploc (sites 9 and 10) in combination would have a similar level of constraints although slightly different in that design would need to mitigate effects on residential amenity of adjacent housing and on the rear of burgage plots that face onto West Street. Site 10 would require access through site 9. It should be possible to enable this although would require the adjoining landowner agreement. Should this not be possible the anticipated level of development would still exceed the required target.
- 3.4 Land at Townsend Farm (sites 18, 19 and 20), in combination, would form the largest area although a low housing density would be required in order for development to sit comfortably and sensitively at the entrance to the village. Sites 18 and 19 can easily be combined and the prime concern will be to ensure a high-quality landscape scheme to screen development on the eastern approach to the village. Highway arrangements will need to be carefully considered, including the relationship between residential and caravan park traffic. Site 20 sits behind the other sites and would be screened by their development. It is understood this area is may not come forward in the plan-period although access arrangements would need to be determined in association with the other sites. The site does extend into the surrounding countryside and views across to the parish church will need to be protected. As a consequence of uncertainty, site 20 is not proposed in the NDP.
- 3.5 Sites 6 (Off Manley Close) and 14 (Former Surgery site) both currently fall within the settlement boundary. They just fall within the size requirements for allocations. Both are also sensitive sites that will require particular features or characteristics to be addressed. The former lies adjacent to Suckley Lane which is an important green lane, while the latter is within an historic frontage onto East Street. As such, care will be needed to ensure they address issues associated with these features sensitively.
- 3.6 Land to the rear of The Gables (site 21) is considered to be sufficiently far away from burgage plots not to adversely affect the character of the village. A low-density scheme is considered to be acceptable for this site with appropriate landscaping to ensure the site fits sensitively along this rural edge to the village.
- 3.7 Sites 5, 8, 27, 28 and 29 are individual or small plots that might fall within an appropriate settlement boundary for the village. They are too small to be presented as allocations. They may come forward as windfall plots should they meet criteria for development within the settlement boundary. Important considerations will include, among others, effect on residential amenity, suitable access, flood risk and meeting requirements for development within the Conservation Area.

- 3.8 Sites 4, 13, 15 and 16 are areas which have notable constraints although may benefit the appearance of the Conservation Area should appropriate schemes be brought forward or possible. They are not required to meet the housing target set for the Parish. However, a flexible approach that would promote suitable and sensitive enhancement proposals is recommended. With the exception of site 4, these are relatively small and fit within well-defined and logical extensions to the settlement boundary. Site 4 would require an appropriate area to be defined that would enable a sensitive enhancement to the edge of the village to be achieved, and this might usefully be proposed. This should incorporate site 5.
- 3.9 Land opposite the village hall (site 25) is considered suitable for housing development in many respects. However, it is felt that there is limited ability to accommodate an excessive level of development along Bearwood Lane, particularly because of its junctions with High Street and the need to preserve the historic environment around the Market Hall. In this regard, two reasonably large developments ought not to be provided along this road. Land is in the same ownership as site 26 and the landowner considers site 25 has greater benefit in terms of farm management, given its proximity to other landholdings.
- 3.10 The remaining sites are considered to have significant constraints when judged against the chosen criteria. Although some may have potential should the chosen criteria be changed or different weight given to them, it is unlikely that this would lead to the rejection of the chosen sites. The chosen sites already exceed the required housing target and further flexibility is provided in that the level of development attributed to them is modest and may well be greater. In addition, a number of other potential windfall sites are identified.

## **Appendix 1: Herefordshire Local Plan Core Strategy - Policy RA2**

### **Policy RA2 – Housing in settlements outside Hereford and the market towns.**

**To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.**

**The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.**

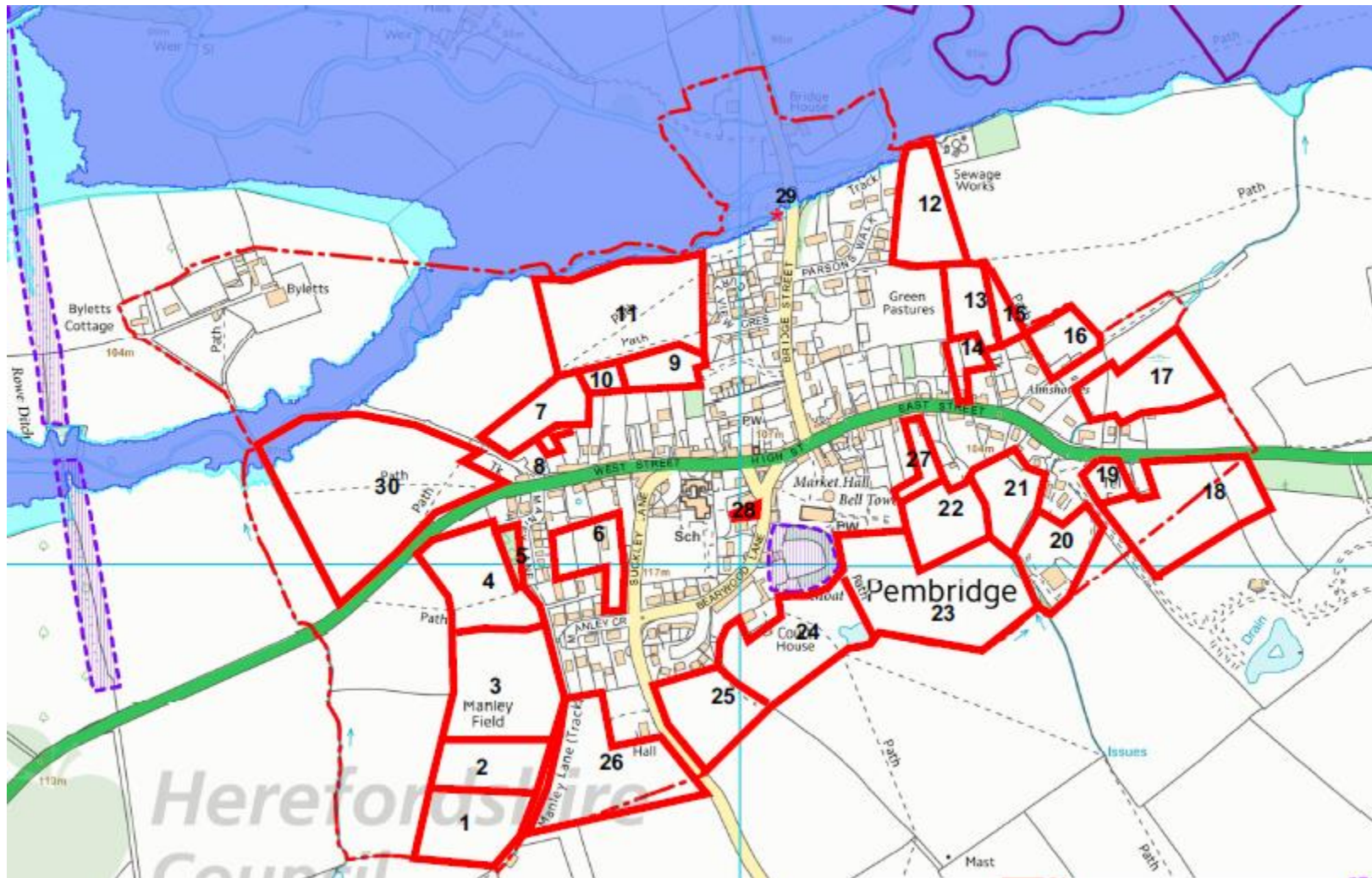
**Housing proposals will be permitted where the following criteria are met:**

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;**
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;**
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and**
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.**

**Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.**



## Appendix 2: Housing Sites Assessed



© Crown copyright and database rights (2015) Ordnance Survey (100054153)

## **Appendix 3: Assessment Criteria**

The assessment process looks at three determinants: Availability, Suitability and Achievability. For this specific assessment, the following will be used to determine whether a site first meets the three determinants. Should there be an excessive over-supply then attention may be given to choose between otherwise acceptable sites. The assessment determines whether the criteria are met (Y); not met (N); or it is uncertain(?).

### **Availability**

The primary determinant of this criterion is whether the landowner is prepared to release land for development. This can be assumed where the land has been submitted through a 'call for sites' or agreed to its release through an approach by the Steering Group. Confirmation of availability would be enhanced should the landowner indicate that an agent has been appointed and/or a developer is involved. A planning application may have been made and/or permission granted, which again would increase confirmation of availability.

A limitation on availability may result from the presence of a ransom strip and in such instances, confirmation from the owner of that ransom strip would be required to confirm availability.

### **Suitability**

A range of criteria can be assessed to determine suitability. This assessment looked at each site according to 6 broad criteria, each of which include a number of factors which are described below. It should be recognised that benefits can accrue through development and hence both positive and negative effects have been considered.

#### **1. Protecting and Enhancing the Environment of Pembridge Village**

##### 1.1 Development should fit sensitively into the settlement

The broad character of the settlement and elements that contribute to its settings are described in the Neighbourhood Plan. Development should, where appropriate, reflect this character, and should include scale.

##### 1.2 Development should not adversely affect the natural environment but enhance biodiversity where possible

There are no nationally designated nature conservation sites within or immediately adjacent to the village although one is located to the west at Moseley Common. A Local Wildlife Site sits between this and the village at The Byletts just on the village outskirts. At this level the principal issues are

whether development will affect particular locally noted habitats, either directly or indirectly, and if a site includes any features that contribute towards the ecological network associated with the village.

### 1.3 Development should preserve or enhance the built and historic environment

A number of heritage assets have been identified within the Neighbourhood Plan. A trawl of Herefordshire's Historic Environmental Record has been used to identify the location of any further such assets. The effect of development upon heritage assets, including their settings should be assessed. There is a Scheduled Monument within the village centre and numerous Listed Buildings, many of which are located along its main street, although there are others elsewhere which need to be taken into account. Effects on significant assets may be considered critical and rule potential sites out at an initial stage. All of Pembridge falls within a Conservation Area and guidance is provided upon those elements that need to be preserved or enhanced within Appendix 1 to the Neighbourhood Plan. This should also inform decisions in relation to any site assessment.

### 1.4 Development should not detract from landscape character and appearance, retain landscape features and enhance the landscape where possible

The area of the parish surrounding Pembridge village falls within the Landscape Character Area defined as 'Principle Settled Farmland'. It is described as having a dispersed settlement pattern of farmsteads and hamlets capable of accommodating only limited development. Additional housing in settlements in villages within this Character Area should be modest in size in order to preserve the character of the original settlement pattern. Landscape features predominantly include trees, and hedgerows.

### 1.5 Development should not adversely affect residential amenity

The context for this criterion is essentially to ensure development protects the privacy and general amenity that might be expected in relation to existing properties (as opposed to effect of traffic and potential pollution which are covered elsewhere). This would normally be an issue for small sites that should fit into a constrained area.

## **2. Making the Best Use of Land and Resources, and Avoiding Pollution**

### 2.1 Development should not be located where it would be adversely affected by pollution

NPPF paragraphs 121-124 cover noise and air pollution, and unstable and contaminated land. Proximity to the A44 is likely to have the greatest effects in terms of such pollution although this does not create major problems but might have a marginal effect on choice of sites should it be necessary to differentiate between areas.

## 2.2 Development should be capable of being accommodated within the capacity of public sewers and waste water treatment works

Pembridge has its own Waste Water Treatment Works (WwTWs). It is understood from Herefordshire Council's Water Cycle Study that this WwTWs does have some limitations and although the level of growth can potentially be accepted this may need improvements to achieve Best Available Technology. The works to achieve this have yet to be included within its Asset Management Plan. The issue is not one that might affect the choice of sites. This will be reviewed for the period 2020-2025. No specific sewerage problems have been identified.

## 2.3 Land should not be adversely affected flooding or poor land drainage

Information upon flood risk is available from the Environment Agency and Herefordshire Council's Strategic Flood Risk Assessment for Herefordshire 2009. Land in flood risk zone 1 should be utilised rather than zones 2 and 3. This is an important criterion and one that should influence this is not a factor that would differentiate between sites.

## 2.4 Agricultural land quality and use of greenfield/brownfield land

The emphasis should be on using brownfield land in preference to greenfield sites. Only limited brownfield options exist. Where agricultural land is to be used, that of a lower quality should be preferred, although there is little differentiation in terms of agricultural land quality between sites. Relationship to particular land holdings is however highlighted where this has been raised by one landowner.

## 2.5 Is land subject to contamination

Brownfield sites may be subject to contamination. Similarly, agricultural land has the potential to be contaminated. The degree of pollution would be relevant although the potential for such to be present within or around Pembridge and restrict the viable development of a site is considered to be low.

## 2.6 Will the site afford benefits in terms of energy conservation/generation potential

This looks at whether the site has the potential to utilise solar energy to the greatest effect through design. South facing slopes would offer the greatest potential for this. Larger sites would have the ability to orientate buildings to take advantage of solar energy and utilise other good practice in terms of energy efficient design. This criterion however would likely have only a marginal effect in terms of differentiation between sites

## **3. Protecting and Enhancing Community Facilities**

### 3.1 Ease of access to parish/community facilities and/or village core/centre

Proximity to such facilities can encourage greater use and therefore viability and ease of use by residents.

### 3.2 Development should not have any adverse effects upon use of facilities

The use of facilities such as the village hall or play area might be restricted should dwellings be too close such that their use, on occasions, may be considered a nuisance. Hence, a site's ability to accommodate dwellings without potentially restricting the use of community facilities is important

### 3.3 Will development provide appropriate on-site facilities

The issue under this criterion is whether the site is able to accommodate on-site community services/facilities. In relation to Pembridge this will be whether a site will be able to accommodate appropriate levels of open space. Size of site is generally the determinant as for small sites provision may have to be made off-site to meet standards.

## **4. Promoting Sustainable Transport**

### 4.1 Safe vehicular access should be available onto a public road

Herefordshire Council apply standards to ensure safe access from a site onto a road. This assessment does not have access to professional advice but relies upon the Council's Highways Design Guide for New Development Guide and its standards for sight-lines.

### 4.2 The local road network should have the capacity to accommodate the development

The effect of development on the capacity of the network and junctions is important although would normally be assessed by the highway authority. However, a judgment to highlight concerns may be made are presented for a response from the Highway Authority through the Regulation 14 consultation process. There are notable areas where highway capacity appears to be physically constrained, particularly in the vicinity of the Market Hall and junctions within the centre of the village.

#### 4.3 Development should connect readily to the local footpath/cycle network

This is necessary to promote 'active travel'. Ability to walk to facilities and services is a key component of sustainable development. This is particularly so for safe routes to school. Similarly cycle links to a current network would be beneficial although such networks are very limited within rural areas such as Pembridge.

#### 4.4 The traffic effects of development should not adversely affect residential amenity

The assessment for this is based upon travelling and parked vehicles causing a direct and significant degree of intrusion upon the amenity of residents, especially in areas where there is no footpath. The effect should be significant and is largely influenced by juxtaposition of residential property to the highway. Level of traffic can be a factor although within rural areas this is unlikely to be the case.

### **5. Meeting Local Housing Needs**

#### 5.1 Development should make a meaningful contribution to the required housing target

For Pembridge, the minimum target of dwellings that need to be achieved through one or more sites is 61, although 10 currently have outstanding planning permissions and one house has been built since 2011 leaving land for a further 50 to be found. The larger the site, the greater contribution it would make to achieving this target. However, this may not necessarily meet other environmental objectives. Consequently, although this factor is important it could be achieved through a number of smaller sites if available and otherwise suitable.

#### 5.2 Will the development contribute to providing the appropriate range of market housing

The larger the site, the better able it is to accommodate a range of dwelling types and sizes in accordance with Core Strategy Policy H3. The Core Strategy policy makes it a specific requirement for sites accommodating more than 50 dwellings and describes what is expected in that regard. A range of site sizes may provide an alternative approach in terms of variety of market opportunities.

### 5.3 Will the development provide the appropriate range of affordable housing

To meet this criterion a site must meet Herefordshire Core Policy H1 which requires sites of more than 10 dwellings with more than a combined area of 1000 sqm to provide affordable housing. The requirement for affordable housing is considered to be modest with an emphasis on intermediate housing although a degree of housing for rent should also be sought.

## **6. Critical Factors**

### 6.1 Effect on Critical Environmental Designations

Designations include effect upon nature conservation sites (e.g. SSSIs, SACs) and heritage assets (Listed Buildings, Scheduled Ancient Monuments) among others. However, under this heading matters will be considered in terms of whether they would rule a site out completely. Preceding criteria would generally differentiate between sites in terms of degree of impact, including ability to successfully moderate or mitigate any adverse effects.

### 6.2 Will the development comply with critical and strategic policies

There are a number of critical and strategic policies that are relevant. Sites should be within or adjacent to the built-up area of the settlement. Sites within a settlement boundary accommodating less than 5 dwellings or smaller than 0.25 ha would not normally form allocations but be judged against detailed criteria set out for the settlement. Development should not adversely affect a site with a specific designation such as an SSSI or Scheduled Ancient Monument, including their settings where this is relevant. The inability to achieve a direct or safe access onto a public highway may also rule a site out.

## **Achievable**

In this context, a site is considered achievable for development where there is a reasonable prospect that the proposed housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. In terms of relevance to this assessment the

nature and size of sites are such that it is highly unlikely that viability will be an issue.



# **Appendix 3**

## **Schedule 1: Housing Site Assessments**

**Notation:**

**Y** – Meets criterion satisfactorily

**N** – Does not meet criterion satisfactorily

**?** – Uncertain whether criterion is met

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	1
<b>Location/Address:</b>	South-west of Manley Lane
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	1.4ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group with a view to being released for development. Site would require third party land to achieve vehicular access. That third-party land is a site that has been submitted through Herefordshire Council's SHLAA process but would still require the owner/developer's agreement.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is not adjacent to current built up area and would represent an uncharacteristic extension of the village. It has little biodiversity value except for the surrounding hedgerows. The site sits on the edge of and just inside the conservation area and appears to be part of a medieval 'ridge and furrow' field pattern. Development would not preserve the historic character of the village. Development would potentially be alien to the landscape character type unless linked with other potential development to the north and east. The resultant extent of development would have a detrimental impact on a number of important historic buildings within the historic core, particularly the market hall.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is not affected by pollution from neighbouring uses or activities. On its own would be unlikely to require other than the expected works to the WwTWs, although as indicated above, it would require the development of	?

<p>other land and this would be expected to exceed the required housing target by a notable degree. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Potential pollution from agricultural activity unlikely to be a development constraint. Size of site and topography such that development would be able to take advantage of solar gain.</p>	
---	--

<b>3. Protecting and Enhancing Community Facilities</b>	
<p>At the furthest extreme of any potential site from the village centre although close to the village hall. Site not in a position that would restrict the use of community facilities. Is of sufficient size to accommodate any on-site open space requirements. Extent of development given its location and expectancy that it would lead to other development may result in traffic that could affect viability of the New Inn</p>	<b>?</b>

<b>4. Promoting Sustainable Transport</b>	
<p>No direct vehicular access to the site from the public highway. Would require access across third party land and lead to that land's development. Combination of such development would have an adverse effect on heritage assets at constricted points within the village core and junction with the A44. Access would cross a public footpath although this would enable walking to the village core if appropriate arrangements made for safeguarding the route.</p>	<b>N</b>

<b>5. Meeting Local Housing Needs</b>	
<p>The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.</p>	<b>Y</b>

<b>6. Critical Issues</b>	
<p>There are no major designations that would affect this site. It is however considered that the site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets. In addition, vehicular access is not directly available.</p>	<b>N</b>

<b>Achievability</b>	<b>Achievable Y/N</b>
<p>Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.</p>	<b>?</b>

## Conclusion

Policy constraints in relation to landscape, village setting, adverse effects on the Conservation Area and heritage assets, and lack of direct vehicle access should rule this site out. A number of these might be addressed through arrangements with third parties although might exacerbate other constraints. There are also concerns that the site is not available because of the need to involve third parties. **The site should not be included as an allocation within the NDP.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	2
<b>Location/Address:</b>	South-west of Manley Lane
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	0.9ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group with a view to being released for development. Site would require third party land to achieve vehicular access. That third-party land is a site that has been submitted through Herefordshire Council's SHLAA process but would still require the owner/developer's agreement.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is not adjacent to current built up area and would represent an uncharacteristic extension of the village to the west. It has little biodiversity value except for the surrounding hedgerows. The site sits close to the edge of the conservation area and appears to be part of a medieval 'ridge and furrow' field pattern. Development would not preserve the historic character of the village. Development would potentially be alien to the landscape character type unless linked with other potential development to the north and east. The resultant extent of development would have a detrimental impact on a number of important historic buildings within the historic core, particularly the market hall.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is not affected by pollution from neighbouring uses or activities. On its own would be unlikely to require other than the expected works to the	?

<p>WwTws, although as indicated above, it would require the development of other land and this would be expected to exceed the required housing target by a notable degree. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Potential pollution from agricultural activity unlikely to be a development constraint. Size of site and topography such that development would be able to take advantage of solar gain.</p>	
---	--

<b>3. Protecting and Enhancing Community Facilities</b>	
<p>Site is some distance from the village centre compared to a number of other sites although close to the village hall. Site not in a position that would restrict the use of community facilities. Is of sufficient size to accommodate any on-site open space requirements. Extent of development given its location and expectancy that it would lead to other development may result in traffic that could affect viability of the New Inn.</p>	?

<b>4. Promoting Sustainable Transport</b>	
<p>No direct vehicular access to the site from the public highway. Would require access across third party land and lead to that land's development. Combination of such development would have an adverse effect on heritage assets at constricted points within the village core and junction with the A44. Access would cross a public footpath although this would enable walking to the village core if appropriate arrangements made for safeguarding the route.</p>	<b>N</b>

<b>5. Meeting Local Housing Needs</b>	
<p>The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.</p>	<b>Y</b>

<b>6. Critical Issues</b>	
<p>There are no major designations that would affect this site. It is however considered that the site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets. In addition, vehicular access is not directly available.</p>	<b>N</b>

<b>Achievability</b>	<b>Achievable Y/N</b>
<p>Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.</p>	?

## Conclusion

Policy constraints in relation to landscape, village setting, adverse effects on the Conservation Area and heritage assets, and lack of direct vehicle access should rule this site out. A number of these might be addressed through arrangements with third parties although might exacerbate other constraints. There are also concerns that the site is not available because of the need to involve third parties. **The site should not be included as an allocation within the NDP.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	3
<b>Location/Address:</b>	Manley Field, adjacent to Manley Crescent
<b>Submitted By:</b>	Submitted by landowner through local call for sites
<b>Site Area:</b>	1.8ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group with a view to being released for development. Site would require third party land to achieve vehicular access, either site 26 or through Manley Crescent, which may not be of sufficient standard for the development of the whole site and consequently would need some access over site 26. Site 26 is third-party land - a site that has been submitted through Herefordshire Council's SHLAA process but would still require the owner/developer's agreement.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is adjacent to current built up area although would represent an uncharacteristic extension of the village. It has little biodiversity value except for the surrounding hedgerows. The site sits close to the edge of the conservation area and appears to be part of a medieval 'ridge and furrow' field pattern. Development would not preserve the historic character of the village. Development would potentially be alien to the landscape character type unless linked with other potential development to the north. The resultant extent of development would have a detrimental impact on a number of important historic buildings within the historic core, particularly the market hall.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is not affected by pollution from neighbouring uses or activities. On its own it would be unlikely to require other than the expected works to the WwTWs, although as indicated above, it would require the development of other land and this would be expected to exceed the required housing target by a notable degree. The site falls	?



within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Potential pollution from agricultural activity unlikely to be a development constraint. Size of site and topography such that development would be able to take advantage of solar gain.	
--	--

<b>3. Protecting and Enhancing Community Facilities</b>	
Site is some distance from the village centre compared to a number of other sites although close to the village hall. Site not in a position that would restrict the use of community facilities. Is of sufficient size to accommodate any on-site open space requirements. Extent of development given its location and expectancy that it would lead to other development may result in traffic that could affect viability of the New Inn.	<b>?</b>

<b>4. Promoting Sustainable Transport</b>	
No direct vehicular access to the site from the public highway. Would require access across third party land and lead to the development of other land. Combination of such development would have an adverse effect on heritage assets at constricted points within the village core and junction with the A44. Access would cross a public footpath although this would enable walking to the village core if appropriate arrangements made for safeguarding the route.	<b>N</b>

<b>5. Meeting Local Housing Needs</b>	
The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	<b>Y</b>

<b>6. Critical Issues</b>	
There are no major designations that would affect this site. It is however considered that the site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets. In addition, vehicular access is not directly available.	<b>N</b>

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.	<b>?</b>

<b>Conclusion</b>
Policy constraints in relation to landscape, village setting, adverse effects on the Conservation Area and heritage assets, and lack of direct vehicle access should rule this site out. A number of these might be addressed through arrangements with third parties although might exacerbate other constraints. There are also concerns that the site is not available because of the need to involve third

parties. **The site should not be included as an allocation within the NDP.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	4
<b>Location/Address:</b>	Land to west of village adjacent to the A44
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	1.2ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development.	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is adjacent to current built up area although would extend the village further along the A44. It full development might represent an uncharacteristic extension of the village if undertaken unsympathetically. It has little biodiversity value except for the surrounding hedgerows. The site sits close to the edge of the conservation area and appears to be part of a medieval 'ridge and furrow' field pattern. Development would need to ensure it preserves or enhances the historic character of the village and its Conservation Area. In this regard, there may be benefits in terms of screening the suburban development along Manley Lane although a high-quality scheme for both built form and landscaping would be necessary. A large-scale development would have the opposite effect.	<b>?</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is adjacent to the A44 along a short length of its frontage although ought not to be affected by pollution from neighbouring uses or activities. On its own it would be unlikely to require other than the expected works to the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Potential pollution from agricultural activity unlikely to be a development constraint. Although north facing the size of the site is such that development would be able to take advantage of solar gain.	<b>?</b>

### 3. Protecting and Enhancing Community Facilities

Site is some distance from the village centre compared to a number of other sites although relatively close to the village hall. Site not in a position that would restrict the use of community facilities. Is of sufficient size to accommodate any on-site open space requirements.	?
--	---

### 4. Promoting Sustainable Transport

Direct vehicular access to the site to the A44 is possible. Direct connection to the public footpath network would be at Manley Lane. This would also link with footpath to village hall.	Y
---	---

### 5. Meeting Local Housing Needs

The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	Y
---	---

### 6. Critical Issues

There are no major designations that would affect this site. It is however considered that development of the whole site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets (Conservation Area).	?
---	---

Achievability	Achievable Y/N
Unlikely to be any viability issues in terms of excessive development costs.	Y

Conclusion
Policy constraints in relation to landscape, village setting, and adverse effects on the Conservation Area should rule out the development of the full site. However, there may be a potential benefit through a small scheme that might mitigate the current adverse effects on the setting of the historic village through screening the modern properties along Manley Lane. <b>The site should not be included as an allocation within the NDP although a limited proposal that might enhance Pembridge Conservation Area through enhancing the approach and setting of the village might be encouraged.</b>

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	5
<b>Location/Address:</b>	Small parcel of land on west side of Manley Lane
<b>Submitted By:</b>	Local resident
<b>Site Area:</b>	Small narrow parcel of land, approx. 0.15 ha
<b>Current Use:</b>	Overgrown land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Landowner not approached. Access would be from a private road.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
A small narrow parcel of land off Manley Lane. The properties in Manley Lane present a suburban element at the approach to the village and the development of this site is unlikely to alter this setting. It could enhance it, especially if developed as part of a larger enhancement proposal.	<b>Y</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is not affected by pollution from neighbouring uses or activities. It would be unlikely to affect the capacity of the WWTWs. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site although its size is unlikely to have any adverse effect on agricultural productivity. Potential pollution from current activity is unlikely to be a development constraint. Although on a west facing slope it should be able to take advantage of solar gain.	<b>Y</b>

<b>3. Protecting and Enhancing Community Facilities</b>	
Some distance from the village centre although close to the village hall. Site not in a position that would restrict the use of community facilities. As a small site, it would not require the provision of any open space.	<b>Y</b>

#### 4. Promoting Sustainable Transport

Has direct vehicular access to the site onto a road although road is narrow. Access would cross a public right of way although this would enable walking to the village core if appropriate arrangements made for safeguarding the route.

Y

#### 5. Meeting Local Housing Needs

Site would make a marginal contribution to the housing target and not of sufficient size to pronate a range of house sizes or require provision of affordable housing.

N

#### 6. Critical Issues

Site less than 0.25ha and cannot accommodate 5+ houses.

N

#### Achievability

Achievable  
Y/N

No unusual development costs anticipated

Y

#### Conclusion

The site is not of sufficient size to be an allocation and uncertainty remains about availability. It might however be included within the settlement boundary with any planning application being judged against criteria set within NDP policies. Should site 4 be considered suitable for development, it would form a natural part of a combined allocation. **Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	6
<b>Location/Address:</b>	Land off Manley Crescent
<b>Submitted By:</b>	Land comprises three small parcels. One submitted through 'call for sites' by owner. Remainder through SG approach.
<b>Site Area:</b>	Approx. 0.8 ha
<b>Current Use:</b>	Small paddocks/garden land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
The area comprises three parcels and the one closest to Suckley Lane was submitted through the 'Call for Sites' so it is assumed the land is available. All parcels are understood to be available from discussion with their owners. Development of the whole site requires landowners to work together. The site comprising the entrance was submitted through the 'Call for sites' and consequently is assumed to be available.	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site falls within the village and has a frontage onto the Manley Crescent. It is bounded on three sides by development and contains a barn/workshop building. Suckley Lane, along its eastern edge has significant heritage value, forming part of the village's historic street pattern, and its hedgerow is significant in terms of village landscape. Although no nature conservation designations affect the site, again the hedgerow is valuable as a wildlife corridor. Development should ensure that the character and appearance of Suckley Lane is retained and a buffer provided to protect this. The design and layout of any buildings should protect the amenity of adjacent dwellings, which suggests a low-density scheme would be most appropriate utilising a private drive. There are no Listed Buildings within its immediate surroundings. It falls within the conservation and the opportunity to both preserve and enhance the area and its features should be taken. There is no visible evidence of any narrow burgage plots that may originally have been present. The site does not fall within a rural landscape setting.	<b>Y</b>

## 2. Making the Best Use of Land and Resources, and Avoiding Pollution

There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. The site, given an expectation of low density should be easily accommodated within both the sewerage system and capacity of the WwTWs. The site does falls within the flood risk zone 1. There is no suggestion of any contamination that could not be capable of being addressed through straightforward means. The site is aligned north-south.

Y

## 3. Protecting and Enhancing Community Facilities

The site is adjacent to the main core of the village and within easy walking distance of facilities in the village centre and the village hall It will not restrict the use of any community facility or service. The density of development is likely to be low and dwellings should provide reasonable gardens. These would not generally provide on-site open space.

Y

## 4. Promoting Sustainable Transport

The site is immediately adjacent to public highway and public footpath network. However, the latter is not continuous from this direction. A limitation on the extent of development off Bearwood Lane is the potential to adversely affect the heritage assets at the constricted points within the village core and junction with the A44. However, the level of traffic generated by the site would be small given other design constraints and ought not to affect the amenity of adjacent dwellings.

Y

## 5. Meeting Local Housing Needs

The site would only make a small contribution towards the required housing target. A limited mix of property types might be expected and the number of dwellings expected would not be at the level to require affordable housing.

?

## 6. Critical Issues

No issues have been identified that would restrict the development of the site. It already falls well within the settlement boundary. However, the potential capacity will be restricted by design constraints r that might limit then number of dwellings it could accommodate to 5 or less. It is important to protect the character of Suckley Lane.

Y

## Achievability

Achievable  
Y/N

No unusual development costs anticipated provided landowners work together. This is an important consideration in determining whether the site might be put forward as a prioposal.

?

## Conclusion

Development of the site would preserve if not enhance the Conservation Area. No critical factors



have been identified that would rule the site out and potential constraints should be capable of being addressed through design. Appropriate protection is needed for Suckley Lane. Should the landowners be unable to come to agreement then the area submitted through the call for sites would represent a small site within the settlement boundary and judged against relevant detailed infill site criteria. **Site within settlement boundary already and should be allocated for development to address specific concerns over implementation and protecting Suckley Lane.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	7
<b>Location/Address:</b>	Rear of West Street, west end of village.
<b>Submitted By:</b>	Submitted by landowner through local call for sites.
<b>Site Area:</b>	Approx. 0.8 ha
<b>Current Use:</b>	Small paddock to rear of residential properties
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Landowner approached who agreed that site might be assessed. Access may require third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site appears well screened on the edge of the village. No nature conservation designation although boundary trees and hedgerow has some value in this regard. No record of any heritage assets on site. Listed Buildings on frontage of West Street where access most likely. Development of site itself should not affect character and appearance of Conservation Area although again most likely access to land may be detrimental to the street frontage. Will not affect landscape character. Effect on residential amenity covered under transport.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. The site, given an expectation of low density should be easily accommodated within both the sewerage system and capacity of the WwTWs. The site does falls within the flood risk zone 1. There is no suggestion of any contamination that could not be capable of being addressed through straightforward means. The site is aligned east-west.	Y

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is to the rear of the main village street within easy walking distance of	Y

facilities in the village centre. There is a fairly direct pedestrian route along Manley Lane to the village hall. It will not restrict the use of any community facility or service. The density of development is likely to be low and dwellings should provide reasonable gardens. These would not generally provide on-site open space.	
---	--

#### 4. Promoting Sustainable Transport

The site is not immediately adjacent to public highway and would require the use of a narrow lane that serves a small number of dwellings. The ability to achieve appropriate access is seriously questioned and would have a significant adverse effect on the amenity of existing dwellings.	<b>N</b>
--	----------

#### 5. Meeting Local Housing Needs

The site would only make a small contribution towards the required housing target. A limited mix of property types might be expected and the number of dwellings expected would not be at the level to require affordable housing.	<b>?</b>
--	----------

#### 6. Critical Issues

Unlikely to be able to achieve a suitable vehicular access to serve the area assessed	<b>N</b>
---	----------

<b>Achievability</b>	<b>Achievable</b>
	<b>Y/N</b>
Viability may be affected by need to obtain third party land.	<b>?</b>

#### Conclusion

The inability to gain a suitable access to the site without creating significant adverse effects upon the street scene and residential amenity suggests the site should not be included as an allocation in the NDP. <b>The site should not be allocated for housing development within the NDP.</b>
--

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	8
<b>Location/Address:</b>	Land to rear of Brick House
<b>Submitted By:</b>	Submitted by landowner through local call for sites.
<b>Site Area:</b>	Small parcel of land within garden to rear of house – appx 0.1 ha.
<b>Current Use:</b>	Rear garden
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Uncertainty about the need for third party land to achieve access.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Brick House is a Listed Building and should be preserved, together with its setting. Site is garden land to rear of this property and does not have a frontage onto the highway. No nature conservation designations affect the site. A number of trees present that have amenity value. Historic and architectural assessment should inform the principle of development and design of any building, especially given it falls within the conservation area and Listed Buildings. The site does not fall within a rural landscape setting. Development may potentially affect the amenity of adjacent properties, although this would depend upon its form and extent.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
Any building on the site would not be affected by noise and air pollution. It is a small site which should be accommodated easily within both the sewerage system and capacity of the WwTWs. The site falls within the flood risk zone 1. It is not a greenfield site. Unlikely to be any notable contamination. The site is aligned east-west.	Y

<b>3. Protecting and Enhancing Community Facilities</b>
---

The site is not within the village centre although within relatively easy walking distance of the village shop and other central facilities. It is a similar distance from the village hall. It will not restrict the use of a generally not provide on-site open space. It is some distance from the Millennium Meadow play area although might contribute to its enhancement to accommodate any needs resulting from the development.	Y
---	---

<b>4. Promoting Sustainable Transport</b>	
A direct access onto West Street does not appear to be available without affecting the Listed Building. Access through site 7 to its adjacent lane might be possible although the ability to achieve this and of that lane to accommodate the combination of sites is questioned. There is a public footpath along West Street. The traffic generated by the site might affect the amenity of adjacent dwellings.	?

<b>5. Meeting Local Housing Needs</b>	
The site will make a minimal contribution towards meeting the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types or require affordable housing to be provided.	N

<b>6. Critical Issues</b>	
The site falls below the threshold for being a housing allocation. NPPF advice indicates cannot count development within garden land towards any windfall allowance.	N

<b>Achievability</b>	<b>Achievable Y/N</b>
Viability in terms of development costs is unlikely to be an issue. Other issues referred to above suggest that delivery may however be uncertain.	?

<b>Conclusion</b>
Effect on Listed Buildings, access to the highway and adverse effects on residential amenity are potential issues. The site is not of a size that would normally result in it being allocated as a housing site. However, it forms part of the curtilage of a dwelling within the village and might be included within the settlement boundary. Its development would then be judged against criteria set for such development in an appropriate policy that would be expected to cover the issues identified. <b>In summary, it should not be shown in the Neighbourhood Plan as a site for development but be judged against infill criteria for development within a settlement boundary.</b>

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	9
<b>Location/Address:</b>	Off Sandford Ploc, Rear of West Street.
<b>Submitted By:</b>	Landowner
<b>Site Area:</b>	0.44 ha
<b>Current Use:</b>	Agricultural Land
<b>Included in Herefordshire SHLAA:</b>	Yes – HLAA/296/001 – identified as suitable for development

<b>Availability</b>	<b>Available Y/N</b>
Submitted through SHLAA and current planning application indicative of availability	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site not well screened on the edge of the village from the north. No nature conservation designation and currently limited value in terms of boundary trees and hedgerows. No record of any heritage assets on site although indications of medieval occupation adjacent within current Sandford Ploc estate. Border to south sits on rear of burgage plots which are associated with a range of Listed Buildings fronting onto West Street. Development of site itself need not affect character and appearance of Conservation Area but should look to enhance it, in particular the setting from the north. Should be able to design a scheme that does not adversely affect residential amenity, although see transport section later.	<b>Y</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. The site, given an expectation of low/medium density should be easily accommodated within both the sewerage system and capacity of the WwTWs. The site does falls within the flood risk zone 1. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is aligned east-west.	<b>Y</b>

### 3. Protecting and Enhancing Community Facilities

The site is to the rear of the main village street within easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although close to the Millennium Meadow play area. It will not restrict the use of any community facility or service. The site ought to be able to provide on-site open space although an alternative might be to contribute towards enhancement of the Millennium Meadow.

Y

### 4. Promoting Sustainable Transport

Access to the site would be through Sandford Ploc, an existing small residential estate. This would provide access for vehicles and walking. This may, however, limit density/numbers, particularly in order to ensure the effects of additional traffic on residential amenity is adequately protected.

Y

### 5. Meeting Local Housing Needs

The site would only make a small contribution towards the required housing target. A very limited mix of property types might be expected and the number of dwellings expected would not be at the level to require affordable housing.

?

### 6. Critical Issues

No critical limiting factors identified that would restrict development in principle.

Y

### Achievability

Achievable  
Y/N

No adverse development costs expected

Y

### Conclusion

**The site is suitable for inclusion as an allocation within the NDP provided appropriate criteria set out how it should, in particular, enhance the setting of Pembridge village and Conservation Area.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	10
<b>Location/Address:</b>	Land to rear of Westfields and Timber Cottage, West Street
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 0.2 ha
<b>Current Use:</b>	Area within rear curtilage of dwelling
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group with a view to being released for development. However, access may involve third party. Current planning application shows ability to link with access to development off Sandford Ploc.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site has some element of screening with trees although further such measures might be necessary given site's location on the edge of the village. No nature conservation designation. Some tree planting within the site and limited hedgerow. No record of any heritage assets on site itself although it does form part the curtilage of a Listed Building. Plot may have formed part of a burgage plot associated with the Listed Building although extends further to the north than those adjacent to it. Development of site itself need not affect character and appearance of Conservation Area but should look to enhance it, in particular the setting from the north. Should be able to design a scheme that does not adversely affect residential amenity, although see transport section later.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. The site, given an expectation of low/medium density in association with site 9 should be easily accommodated within both the sewerage system and capacity of the WwTWs. The site does falls within the flood risk zone 1. There is no	Y



suggestion of any contamination that would not be capable of being addressed through straightforward means. The site can be aligned east-west in association with site 9..	
--	--

### 3. Protecting and Enhancing Community Facilities

The site is to the rear of the main village street within easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although close to the Millennium Meadow play area. It will not restrict the use of any community facility or service. The site is too small to provide on-site open space although might be to contribute towards enhancement of the Millennium Meadow.	Y
---	---

### 4. Promoting Sustainable Transport

Access to the site would be through Sandford Ploc and site 9. This would provide access for vehicles and walking. This may, however, limit density/numbers, particularly in order to ensure the effects of additional traffic on residential amenity is adequately protected.	Y
---	---

### 5. Meeting Local Housing Needs

The site would a very small contribution towards the required housing target. A mix of property types is unlikely and the number of dwellings expected would not be at the level to require affordable housing.	N
---	---

### 6. Critical Issues

A limiting factor would be a ransom strip for access through site 9.	?
--	---

### Achievability

Achievability	Achievable Y/N
With the exception of a ransom strip no adverse development costs expected.	?

### Conclusion

Main concerns are whether a scheme can be achieved as it will require co-operation with adjacent landowner. That landowner has sought inclusion in the NDP. <b>A small site that should be capable of being developed provided part of a sensitive scheme, but only in association with site 9.</b>
---

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	11
<b>Location/Address:</b>	West of Bridge Street and adjacent to/south of the River Arrow
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 2.0ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes – part of site (O/Pem/003) – considered to have significant constraints.

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Access would be required over third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	---------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site not well screened on the edge of the village from the north. No nature conservation designation on field although a brook that forms a tributary to the River Arrow sits along its northern edge. The River Arrow is a Local Wildlife Site. Trees and hedgerows have some value in association with river corridor which forms part of the County ecological network. No record of any heritage assets on site although indications of medieval occupation adjacent within current Sandford Ploc estate. Development of whole site would have an adverse effect on the setting of Pembridge and also the Arrow Valley, the avoidance of which is an objective in the NDP.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate within both the sewerage system and capacity of the WwTWs provided minimal other sites brought forward in association with this site. The site lies adjacent to a tributary brook to the River Arrow and a small part along the field's edge appears to fall within the flood risk zone 3. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. There is no suggestion of any	?

contamination that would not be capable of being addressed through straightforward means. The site is aligned east-west.	
--	--

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is to the rear of West Street and Bridge Street within relatively easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although fairly close to the Millennium Meadow play area. It will not restrict the use of any community facility or service. The site ought to be able to provide on-site open space.	<b>Y</b>

<b>4. Promoting Sustainable Transport</b>	
Vehicular access to the site would be difficult in that this would need to be through an existing small residential estate where the capacity would be limited either/both in terms of width of road and effect on residential amenity. A public right of way passes across the site although could be accommodated through design. Footpath links could utilise existing estate routes. Development might place excessive traffic movements on the Bridge Street – High Street junction	<b>N</b>

<b>5. Meeting Local Housing Needs</b>	
The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	<b>Y</b>

<b>6. Critical Issues</b>	
There are no major designations that would affect this site. It is however considered that development of the whole site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets (Conservation Area) and also not meet movement and transportation requirements.	<b>N</b>

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive in relation to access.	<b>?</b>

<b>Conclusion</b>
Policy constraints in relation to highway impacts, landscape, village setting, and adverse effects on the Conservation Area should rule out the development of the full site. A smaller area would also have some of the highway difficulties and lack of direct vehicle access should rule this site out. There are also concerns that the site is not available because of the need to involve third parties. <b>The site should not be included as an allocation within the NDP.</b>

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM     January 2017**

<b>Site information</b>	
<b>Site Reference No.</b>	12
<b>Location/Address:</b>	Land off Parsons Walk
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	1.0ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes (O/Pem/002) when it was considered to have significant constraints

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Access would be required over third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	---------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site fairly screened on the edge of the village from the north. No nature conservation designation on field although River Arrow sits just to the north and this is a Local Wildlife Site. Trees and hedgerows have some value in association with river corridor which forms part of the County ecological network. No record of any heritage assets on site. Development of whole site would have an adverse effect on the setting of Pembridge, its Conservation Area and also the Arrow Valley, the avoidance of which is an objective in the NDP.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site falls close to the WwTWs (within 50m) and within what might be defined as a 'cordon sanitaire' or buffer zone which is generally required to ensure development that is likely to be sensitive to odours is not in a location as to be affected by odour nuisance from a WwTW. It should be possible to accommodate development within the capacity of the WwTWs provided minimal other sites are brought forward in association with this site. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. The site lies adjacent to the River Arrow and a small part along the field's edge appears to fall within the flood	<b>N</b>

risk zone 3. There is no suggestion of any contamination on site that would not be capable of being addressed through straightforward means. The site is aligned north-south although is of sufficient size for good energy conservation/generation to be possible	
--	--

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is to the rear of East Street and Bridge Street within relatively easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although it is adjacent to the Millennium Meadow play area. It will not restrict the use of any community facility or service. The site ought to be able to provide on-site open space.	Y

<b>4. Promoting Sustainable Transport</b>	
Vehicular access to the site would be Parson's Walk. Traffic generation effects on amenity would depend on level of development Footpath links could utilise existing estate route and through enhanced access to Millennium Meadow. Development might place excessive traffic movements on the Bridge Street – High Street junction.	?

<b>5. Meeting Local Housing Needs</b>	
The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	Y

<b>6. Critical Issues</b>	
There are no major designations that would affect this site. It is however considered that development of the whole site would be contrary to major strategic policies in terms of effect on the village's landscape setting and the Arrow Valley.	N

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.	?

<b>Conclusion</b>
Policy constraints in relation to landscape and village setting should rule out the development of the full site, as might proximity to the WwTWs. There are also concerns that the site is not available because of the need to involve third parties. <b>The site should not be included as an allocation within the NDP.</b>

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	13
<b>Location/Address:</b>	Land east of Millennium Green
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	0.5ha
<b>Current Use:</b>	Small field
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Access would be required over third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Small sized site associated with edge of village with predominant effect on local/medium views, including from public right of way along north edge. No nature conservation designation Trees and hedgerows have some value. No record of any heritage assets on site. Design could minimise effect on residential amenity.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of air pollution. Site is next to Millennium meadow play area from which noise may emanate, although design should be able to minimise this to sufficient extent. It should be possible to accommodate within both the sewerage system and capacity of the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is aligned north-south. Although an agricultural field its size is small and over time, given increased development nearby, may suffer from underuse which could adversely affect the Conservation Area.	Y

<b>3. Protecting and Enhancing Community Facilities</b>

The site is to the rear of East Street within relatively easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although it is adjacent to the Millennium Meadow play area. Its development may restrict the use of that community facility although design could address any potential conflict. The site may not be able to accommodate on-site open space although might contribute to the enhancement of the Millennium Meadow.	?
--	---

<b>4. Promoting Sustainable Transport</b>	
The site has no direct access onto a public highway. It would need to cross third party land. In addition, potential access points may not be capable of accommodating development. Links to the footpath network could be achieved across third party land.	?

<b>5. Meeting Local Housing Needs</b>	
The site will make a minimal contribution towards meeting the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types or require affordable housing to be provided.	<b>N</b>

<b>6. Critical Issues</b>	
There are no major designations that would affect this site. Uncertain whether movement and transportation requirements can be met.	?

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.	?

<b>Conclusion</b>
There remains uncertainty about the availability and suitability of this site although concerns exist about whether the area may have a reasonable beneficial use such that its environmental quality may deteriorate. The uncertainty about its development relate to third party ownership of any access and the ability of any access to be provided. <b>The site does present an opportunity that should be considered if possible to enhance the character and appearance of the Conservation Area.</b>

# PEMBRIDGE NEIGHBOURHOOD PLAN

## SITE ASSESSMENT FORM

Site information	
Site Reference No.	14
Location/Address:	Former Pembridge Surgery and Land to Rear
Submitted By:	Steering Group approach to owner
Site Area:	Appx 0.25ha
Current Use:	Redundant surgery building, car park and garden land
Included in Herefordshire SHLAA:	No

Availability	Available Y/N
Surgery now redundant and building vacant.	Y

Suitability	Suitable Y/N
-------------	-----------------

1. Protecting and Enhancing the Environment of the Village	
Site falls within the village and has a frontage onto the main street. Bounded on both sides by development and contains a building just back from the frontage. No nature conservation designations affect the site. No specific wildlife value apparent. Frontage important within a medieval village street. Historic and architectural assessment should inform the design of any replacement building or other appropriate treatment of the gap frontage, especially given it falls within the conservation area and buildings either side and opposite are Listed Buildings. Any narrow burgage plots that may originally have been present are no longer visible. The site does not fall within a rural landscape setting. Development may potentially affect the amenity of adjacent properties if extended further into the plot, although this would depend upon its form and extent.	?

2. Making the Best Use of Land and Resources, and Avoiding Pollution	
Any building fronting onto the A44 may be affected by noise and air pollution. Design should be able to address this issue. A small site which should be easily accommodated within both the sewerage system and capacity of the WwTWs. The site does falls within the flood risk zone 1 and rises above the adjacent road. It is a brownfield site. The site has only recently been vacated and there is no suggestion of any contamination that could not be capable of being addressed through straightforward means. The site is aligned north-south.	Y



### 3. Protecting and Enhancing Community Facilities

The site is within the main village street within easy walking distance of facilities in the village centre. It is some way from the village hall although still within walking distance. It will not restrict the use of any community facility or service. It is a small site that would not generally provide on-site open space. It is however immediately adjacent to the Millennium Meadow play area which could be enhanced to accommodate any needs resulting from the development.

Y

### 4. Promoting Sustainable Transport

An access from the A44 previously served the surgery car park and a similar-level of traffic generation should be possible and appropriate to the small site. There is a public footpath through the village to which the site will connect. The level of traffic generated by the site ought not to affect the amenity of adjacent dwellings.

Y

### 5. Meeting Local Housing Needs

The site would only make a small contribution towards meeting the required housing target. A limited mix of property types might be expected and the number of dwellings expected would not be at the level to require affordable housing.

?

### 6. Critical Issues

No issues have been identified that would restrict the development of the site. However, it is of a size with potential capacity restrictions that might limit then number of dwellings it could accommodate to 4 or less.

Y

### Achievability

Achievable  
Y/N

The increased costs associated with removing the existing building and other infrastructure from the site would add to development costs although this is unlikely to be critical.

?

### Conclusion

The redevelopment of the site would at least preserve if not enhance the Conservation Area. No critical factors have been identified and potential constraints should be capable of being addressed through design. However, the area might be considered an infill site within the settlement boundary as opposed to a housing allocation. It may however be beneficial to promote the site through an allocation in view of its importance to a very attractive and historic street scene. **On balance the site should be shown as an allocation within the Neighbourhood Plan.**

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM**

<b>Site information</b>	
<b>Site Reference No.</b>	15
<b>Location/Address:</b>	Land north of Trafford Almshouses
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 0.25ha
<b>Current Use:</b>	Small paddock
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group with a view to being released for development. Access would be required over third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Small site associated with edge of village with predominant effect on local/medium views, including from public right of way along east edge. No nature conservation designation Trees and hedgerows have some value. No record of any heritage assets on site. Design could minimise effect on residential amenity.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate within both the sewerage system and capacity of the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is aligned north-south. Although an agricultural field its size is small and over time, given increased development nearby, may suffer from underuse which could adversely affect the Conservation Area.	Y

### 3. Protecting and Enhancing Community Facilities

The site is to the rear of East Street within relatively easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although it is near to the Millennium Meadow play area. The site may not be able to accommodate on-site open space although might contribute to the enhancement of the Millennium Meadow.

Y

### 4. Promoting Sustainable Transport

The site has no direct access onto a public highway. It would need to cross third party land. In addition, potential access points may not be capable of accommodating development. Links to the footpath network could be achieved across third party land.

?

### 5. Meeting Local Housing Needs

The site will make a minimal contribution towards meeting the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types or require affordable housing to be provided.

N

### 6. Critical Issues

There are no major designations that would affect this site. Uncertain whether movement and transportation requirements can be met.

?

### Achievability

Achievable  
Y/N

Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.

?

### Conclusion

There remains uncertainty about the availability and suitability of this site although similar concerns exist about whether the area may have a reasonable beneficial use such that its environmental quality may deteriorate. The uncertainty about its development relate to third party ownership of any access and the ability of any access to be provided. **The site does present an opportunity that should be considered if possible to enhance the character and appearance of the Conservation Area.**

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	16
<b>Location/Address:</b>	Land to east of Oak View
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 0.5 ha
<b>Current Use:</b>	Small paddock and associated small barns
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed following approach by Steering Group although unlikely to be available in the short term. Access will be required over lane that may have third party interests.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Small site associated with edge of village with predominant effect on local/medium views, including from public right of way along west edge. No nature conservation designation. Trees and hedgerows have some value. No record of any heritage assets on site. Design and density could minimise effect on residential amenity.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate within both the sewerage system and capacity of the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is square and design would need to ensure maximum energy benefits in terms of orientation of buildings. Although a small paddock with some associated buildings its size is small its agricultural value is low. The barn-type buildings do not reflect the quality of the Conservation Area character in this location.	Y

<b>3. Protecting and Enhancing Community Facilities</b>
---

The site is to the rear of East Street within relatively easy walking distance of facilities in the village centre. Not as close to the village hall as some other sites although it is near to the Millennium Meadow play area. The site may not be able to accommodate on-site open space although might contribute to the enhancement of the Millennium Meadow.	Y
--	---

<b>4. Promoting Sustainable Transport</b>	
The site's access onto the public highway is via a narrow lane with an important tree at its entrance. This may restrict development of this site totally although given it already serves the paddock with its barns, there may be the opportunity to replace that use with a limited number of dwellings. A public right of way links to the footpath network.	?

<b>5. Meeting Local Housing Needs</b>	
The site will make a minimal contribution towards meeting the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types or require affordable housing to be provided.	N

<b>6. Critical Issues</b>	
There are no major designations that would affect this site. Uncertain whether movement and transportation requirements can be met.	?

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive development costs provided any agreement that may be needed can be agreed with third parties.	?

<b>Conclusion</b>
There remains uncertainty about the availability and suitability of this site although similar concerns exist about the current use's contribution to the character and appearance of the Conservation Area in this location. <b>The site does present an opportunity that should be considered if possible to enhance the character and appearance of the Conservation Area at this point.</b>

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	17
<b>Location/Address:</b>	Land to rear of Mere Court
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	1.2 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Access maybe required over third party land.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is screened on approach to the edge of the village from the east. No nature conservation designation affects site. Trees and hedgerows have some value. No record of any heritage assets on site. Effect on the landscape, the setting of Pembridge and its Conservation Area can be mitigated through retaining hedgerows and other landscaping.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate within both the sewerage system and capacity of the WwTWs of any contamination that would not be capable of being addressed through straightforward means. The site is aligned east-west.	Y

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is not as close to the village centre and village hall as some other sites. The Millennium Meadow play area is reasonably close, and can be accessed via nearby public rights of way. It will not restrict the use of any community facility or service. The site ought to be able to provide on-site open space.	Y

#### 4. Promoting Sustainable Transport

There is no direct vehicular access to the site from the public highway. Access would need to be through an existing residential curtilage, may require third party land and affect the character of the approach to the village from the east. There would be concerns about visibility upon the inside of a bend at this point for a development encompassing this site. The footway through the village stops short of development fronting the road at this point.

**N**

#### 5. Meeting Local Housing Needs

The site's size is such that it would make a contribution to the housing target and range, although the general density at this point is low which may not reach the level at which an element of affordable housing would be required.

**?**

#### 6. Critical Issues

There are no major designations that would affect this site. It is however considered that development of the whole site would be contrary to major strategic policies in terms meeting movement and transportation requirements.

**N**

#### Achievability

**Achievable  
Y/N**

Unlikely to be any viability issues in terms of excessive development costs provided agreement can be obtained with third party landowner.

**?**

#### Conclusion

There appears to be no appropriate access to this site without affecting the character of this entrance to the village. **The site should not be included as an allocation for housing within the NDP.**

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	18
<b>Location/Address:</b>	Land adjacent to Townsend Caravan Park
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 1.5 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes (HLAA/204/001) – considered to have no potential during the plan period.

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Submitted through SHLAA process.	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is partially screened on approach to the edge of the village from the east. No nature conservation designation affects site. Trees and hedgerows have some value. No record of any heritage assets on site. May be possible to mitigate effects on the landscape, the setting of Pembridge and its Conservation Area through design, density, retaining hedgerows and other landscape measures as has occurred on the opposite side of the road.	<b>?</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. A shared access may be required with the adjacent caravan park but land is available to enable an appropriate design that should mitigate any effects upon residential amenity. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs provided minimal other sites brought forward in association with this site. The site lies within the flood risk zone 1. It is a greenfield site and grade 2 (very good) agricultural land. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is aligned east-west.	<b>?</b>



### 3. Protecting and Enhancing Community Facilities

The site is not as close to the village centre and village hall as some other sites. The Millennium Meadow play area is within a reasonable distance, and can be accessed via nearby footpath. It will not restrict the use of any community facility or service. The site ought to be able to provide on-site open space.

Y

### 4. Promoting Sustainable Transport

There is already a vehicular access serving the adjacent caravan park that runs past the site. It would be expected that this would be utilised to keep the accesses along this stretch of road at the current level. This should serve both any new housing and the existing caravan park although may require some re-arrangements. The footway through the village approaches the site.

Y

### 5. Meeting Local Housing Needs

The site's size is such that it would make a contribution to the housing target and range. Although the general density of housing at this point is low, the site should be of sufficient size to require an element of affordable housing.

Y

### 6. Critical Issues

There are no major designations that would affect this site. A judgement has been made that design and landscape measures could be sufficient to ensure the character and appearance of the Conservation Area is preserved.

Y

### Achievability

Achievable  
Y/N

Unlikely to be any viability issues in terms of excessive development costs.

Y

### Conclusion

A sensitive design with major landscaping should be capable of being accommodated upon this site.  
**The site could be included as an allocation within the NDP.**

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	19
<b>Location/Address:</b>	Land between Townsend caravan park entrance and the telephone exchange building.
<b>Submitted By:</b>	Steering Group approach to owner.
<b>Site Area:</b>	Appx 0.15 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes (part of HLAA/204/001) – considered to have no potential during the plan period.

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. Submitted through SHLAA process.	Y

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is partially screened on approach to the edge of the village from the east. No nature conservation designation affects site. Trees and hedgerows have some value. No record of any heritage assets on site. May be possible to mitigate effects on the landscape, the setting of Pembridge and its Conservation Area through design, density, retaining hedgerows and other landscape measures as has occurred on the opposite side of the road.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. A shared access may be required with the adjacent caravan park and other potential housing site, but land is available to enable an appropriate design that should mitigate any effects upon residential amenity. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs provided minimal other sites brought forward in association with this site. The site lies within the flood risk zone 1. It is a greenfield site and grade 2 (very good) agricultural land. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is square	Y

although if incorporated into the adjacent site might potentially benefit from solar energy.	
--	--

### 3. Protecting and Enhancing Community Facilities

The site is not as close to the village centre and village hall as some other sites. The Millennium Meadow play area is within a reasonable distance, and can be accessed via nearby footpath. It will not restrict the use of any community facility or service. The site on its own would not provide on-site open space although should be able to do so if developed in association with the adjacent site. Otherwise it should contribute towards enhancement of the Millennium meadow play area.	Y
--	---

### 4. Promoting Sustainable Transport

There is already a vehicular access serving the adjacent caravan park that runs past the site. It would be expected that this would be utilised to keep the accesses along this stretch of road at the current level. This should serve both any new housing and the existing caravan park although may require some re-arrangements. The footway through the village approaches the site.	Y
--	---

### 5. Meeting Local Housing Needs

The site on its own will make a minimal contribution towards the required housing target. It will be a small number of dwellings and therefore not contribute to providing mix of property types and not require affordable housing to be provided. However, if developed in association with the adjacent site would add to provision.	?
---	---

### 6. Critical Issues

There are no major designations that would affect this site. A judgement has been made that design and landscape measures could be sufficient to ensure there the character and appearance of the Conservation Area is preserved.	Y
---	---

Achievability	Achievable Y/N
Unlikely to be any viability issues in terms of excessive development costs.	Y

### Conclusion

A sensitive design with major landscaping should be capable of being accommodated upon this site provided it is brought forward in association with the adjacent site. <b>The site could be included as an allocation within the NDP as part of a larger site.</b>
--

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM**

<b>Site information</b>	
<b>Site Reference No.</b>	20
<b>Location/Address:</b>	Area including large barn to rear of Townsend caravan park reception buildings
<b>Submitted By:</b>	Steering Group approach to owner.
<b>Site Area:</b>	Appx 0.35ha
<b>Current Use:</b>	Barn building and associated yard
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development, although released later in the plan period or beyond.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is partially screened on approach to the edge of the village from the east. It does however extend unnatural beyond a natural edge to the village. No nature conservation designation affects site. No record of any heritage assets on site. May be possible to mitigate effects on the landscape, and enhance the setting of Pembridge and its Conservation Area through removal of existing barn building, design, density and appropriate landscape measures as has occurred on the opposite side of the road. Views across to the parish church might be enhanced.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
It lies beyond a number of agricultural sheds that may continue in some form of use and might adversely affect the amenity of the site. A shared access may be required with the adjacent caravan park and other potential housing sites, but land is available to enable an appropriate design that should mitigate any effects upon residential amenity. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs provided minimal other sites brought forward in association with this site. The site lies within the flood risk zone 1. It is mostly a brownfield site. There is no suggestion of any contamination that would	?

not be capable of being addressed through straightforward means. The site should be capable of benefitting from solar energy.	
---	--

### 3. Protecting and Enhancing Community Facilities

The site is not as close to the village centre and village hall as some other sites. The Millennium Meadow play area is within a reasonable distance, and can be accessed via nearby footpath. It will not restrict the use of any community facility or service. The site should be able to provide on-site open space especially if developed in association with the adjacent site. Otherwise it should contribute towards enhancement of the Millennium Meadow play area.	Y
---	---

### 4. Promoting Sustainable Transport

There is already a vehicular access serving the adjacent caravan park that runs past the site. It would be expected that this would be utilised to keep the accesses along this stretch of road at the current level. This should serve both any new housing and the existing caravan park although may require some re-arrangements. The footway through the village approaches the site.	Y
--	---

### 5. Meeting Local Housing Needs

The site on its own will make some contribution towards the required housing target although would be expected to be at a low density. A small number of dwellings would be expected and therefore contribute to a limited extent in terms of providing mix of property types. It would be unlikely to require affordable housing. However, if developed in association with the adjacent site would add to provision.	?
--	---

### 6. Critical Issues

There are no major designations that would affect this site. A judgement has been made that design and landscape measures could be sufficient to ensure the character and appearance of the Conservation Area is preserved.	Y
---	---

Achievability	Achievable Y/N
Unlikely to be any viability issues in terms of excessive development costs.	Y

### Conclusion

A sensitive design with major landscaping should be capable of being accommodated upon this site provided it is brought forward in association with the adjacent site although there is concern about its effects on the setting of the village and proximity to agricultural sheds. <b>There remains some uncertainty about whether it might come forward within the Plan period. It is not required to meet the housing target and given the current uncertainty ought to be left to a future review of the NDP.</b>
--

**PEMBRIDGE NEIGHBOURHOOD PLAN**  
**SITE ASSESSMENT FORM**

<b>Site information</b>	
<b>Site Reference No.</b>	21
<b>Location/Address:</b>	Land to the rear of The Gables.
<b>Submitted By:</b>	Steering Group approach to owner.
<b>Site Area:</b>	Appx 0.65 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development.	Y

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is fairly-well screened on approach to the edge of the village from the east. No nature conservation designation affects site. Limited trees and hedgerows have some value. No record of any heritage assets on site although to rear of Burgage plots. May be possible to mitigate effects on the landscape, the setting of Pembridge and its Conservation Area through design, density, retaining and enhancing hedgerows and other landscape measures. The views across to the Parish Church should also be protected. The site is close to but does not impinge upon the historic burgage plots that extend back from East Street.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs in association with other sites. The site lies within the flood risk zone 1. It is a greenfield site and grade 2 (very good) agricultural land. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site should be	Y

capable of benefitting from solar energy.	
---	--

### 3. Protecting and Enhancing Community Facilities

The site is not as close to the village centre and village hall as some other sites. The Millennium Meadow play area is within a reasonable distance, and can be accessed via nearby footpath. It will not restrict the use of any community facility or service. The site on its own could provide on-site open space depending upon density of development. A low density would be expected. Otherwise it should contribute towards enhancement of the Millennium meadow play area.	Y
---	---

### 4. Promoting Sustainable Transport

There is already a small limited access available onto the A44(East Street) through a lane understood to be within family ownership although this may restrict capacity to that of a private drive unless it can be shown that an adoptable road is possible. This already serves a dwelling in the same ownership. The footway through the village approaches the site.	Y
--	---

### 5. Meeting Local Housing Needs

The site on its own will make a minimal contribution towards the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types and not require affordable housing to be provided.	?
--	---

### 6. Critical Issues

There are no major designations that would affect this site. A judgement has been made that design and landscape measures could be sufficient to ensure there the character and appearance of the Conservation Area is preserved.	Y
---	---

Achievability	Achievable Y/N
Unlikely to be any viability issues in terms of excessive development costs.	Y

### Conclusion

A sensitive design with major landscaping should be capable of being accommodated upon this site. <b>The site could be included as an allocation within the NDP as part of a larger site.</b>
--

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	22
<b>Location/Address:</b>	Land to rear of Bargates, East Street
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 0.8 ha
<b>Current Use:</b>	Field to rear of property
<b>Included in Herefordshire SHLAA:</b>	Yes – considered to have no potential during plan period

<b>Availability</b>	<b>Available Y/N</b>
Landowners submitted through the call for sites	Y

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is fairly-well screened on approach to the edge of the village from the east. No nature conservation designation affects site. Limited trees and hedgerows have some value. No record of any heritage assets on site although a number of Listed Buildings are nearby, particularly Stoney Croft on the east side of the narrow lane leading to the site from East Street, whose setting may be affected. May be possible to mitigate effects on the landscape, the setting of Pembridge, although the effect on the character and appearance of the Conservation Area at this point, principally the possible access point would be adverse. The views across to the Parish Church would be affected but could be mitigated through density and design. The site is close to but does not impinge upon the historic burgage plots that extend back from East Street.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate development within both the sewerage system and capacity of the WWTWs in association with other sites. The site lies within the flood risk zone 1. It is a mainly a greenfield site and grade 2 (very good) agricultural land. There is no suggestion of any contamination that would not be capable of being addressed through straightforward means. The site is square although should be capable of benefitting from solar energy.	<b>Y</b>



### 3. Protecting and Enhancing Community Facilities

The site is close to the village centre and the Millennium Meadow play area is within a reasonable distance, being accessed via nearby footpath provided the link along the east side of Bargates is provided. It will not restrict the use of any community facility or service. The site on its own might provide on-site open space depending upon density of development. A low density would be expected. Otherwise it should contribute towards enhancement of the Millennium Meadow play area.	Y
---	---

### 4. Promoting Sustainable Transport

Although a narrow lane connects the site to East Street along the east side of Bargates this lane is narrow and sight lines appear poor. This already serves a dwelling in the same ownership. The footway through the village is on the opposite side of the road and again visibility is poor. The site could connect with land to the east if that were developed but would involve a third party and the access to this is expected to have a restricted capacity.	N
--	---

### 5. Meeting Local Housing Needs

The site on its own will make a minimal contribution towards the required housing target. It will accommodate a small number of dwellings and therefore not contribute to providing mix of property types and not require affordable housing to be provided.	?
--	---

### 6. Critical Issues

Although there are no major designations directly affecting this site its development will affect the setting of a Listed Building and the character of the Conservation Area.	N
--	---

Achievability	Achievable Y/N
Unlikely to be any viability issues in terms of excessive development costs with the exception of achieving a suitable access.	?

### Conclusion

This is a fairly sensitive site in terms of effect on a Listed Building and the Conservation area. The latter may be mitigated through a sensitive design with major landscaping. It is considered there is no suitable vehicular access arrangement even taking into account the possible development of adjacent land and this is a considerable concern. <b>The site should not be included as an allocation within the NDP.</b>
---

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	23
<b>Location/Address:</b>	Land south of St Mary's Church
<b>Submitted By:</b>	Steering Group approach to owner.
<b>Site Area:</b>	2.5ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. However, owner has a number of land parcels around the village edge and has indicated a preference that would suggest other sites might be more appropriate in terms of maintaining beneficial farming practice.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is fairly-well screened on approaches to the edge of the village from the east. No nature conservation designation affects site. Limited trees and hedgerows have some value. Pond in corner of adjacent field may suggest presence of notable species. No record of any heritage assets on site. Site lies immediately adjacent to the Moated Site at Court House which is a Scheduled Monument and development would affect its rural aspect/setting present at this edge. May be possible to mitigate effects on the landscape, the setting of Pembridge through design, density, retaining and enhancing hedgerows and other landscape measures. Development in this direction substantially out of character of the Conservation Area. The views across to the Parish Church would be adversely affected, especially from local public rights of way. The site is close the historic burgage plots that extend back from East Street.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs in association with limited other sites. The site lies within the flood risk zone 1. It is a greenfield site and grade 2 (very good) agricultural land considered important to the agricultural holding. There is no	?

suggestion of any contamination that would not be capable of being addressed through straightforward means. The site should be able to benefit from solar energy.	
---	--

### 3. Protecting and Enhancing Community Facilities

The site is close to the village centre and reasonably near the village hall. The Millennium Meadow play area is within a reasonable distance, and can be accessed through the churchyard and across High Street although closed to a road junction. It will not restrict the use of any community facility or service. The site on its own could provide on-site open space depending upon density of development.	Y
---	---

### 4. Promoting Sustainable Transport

No direct vehicular access to the site from the public highway. Would require access across other land and lead to that land's development. Foot access would need to be through other land unless this is available through the adjacent churchyard.	N
---	---

### 5. Meeting Local Housing Needs

The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	Y
---	---

### 6. Critical Issues

Although there are no major designations upon the site itself development would adversely affect the setting of a Scheduled Monument. It is considered that the site would be contrary to strategic policies in terms of adverse effect on the village's landscape features, conservation area and heritage assets. In addition, vehicular access is not directly available.	N
--	---

Achievability	Achievable Y/N
If adjacent sites are included that would enable access from this site to the public highway, then unlikely to be any other viability issues in terms of excessive development costs provided	?

### Conclusion

Policy constraints in relation to landscape features, adverse effects on the Conservation Area and heritage assets, and lack of direct vehicle access should rule this site out. A number of these might be addressed through arrangements involving the development of other land although might exacerbate other constraints. There are also concerns that the site comprises a number of fields that can be farmed beneficially together. **The site should not be included as an allocation within the NDP.**

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	24
<b>Location/Address:</b>	Land south of Court House
<b>Submitted By:</b>	Steering Group approach to owner.
<b>Site Area:</b>	2ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. However, owner has a number of land parcels around the village edge and has indicated a preference that would suggest other sites might be more appropriate in terms of maintaining beneficial farming practice.	?

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is fairly-well screened on approaches to the edge of the village from the east. No nature conservation designation affects site. Limited trees and hedgerows have some value. Pond in corner of field may suggest presence of notable species. One record of any heritage assets on site indicating some Roman and Saxon finds. Site lies immediately adjacent to the Moated Site at Court House which is a Scheduled Monument and development would affect its rural aspect/setting present at this edge. May be possible to mitigate effects on the landscape, the setting of Pembridge through design, density, retaining and enhancing hedgerows and other landscape measures. Development in this direction substantially out of character of the Conservation Area. The views across to the Parish Church would be adversely affected, especially from local public rights of way.	<b>N</b>

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
There are no adjacent uses that might adversely affect the site in terms of noise or air pollution. It should be possible to accommodate development within both the sewerage system and capacity of the WwTWs in association with limited other sites. The site lies within the flood risk zone 1. It is a greenfield site and grade 2 (very good) agricultural land considered important to the agricultural holding. There is no	?

suggestion of any contamination that would not be capable of being addressed through straightforward means. The site should be able to benefit from solar energy.	
---	--

### 3. Protecting and Enhancing Community Facilities

The site is close to the village centre and reasonably near the village hall. The Millennium Meadow play area is within a reasonable distance, although would involve crossing High Street close to a road junction. It will not restrict the use of any community facility or service. The site on its own could provide on-site open space depending upon density of development.	Y
---	---

### 4. Promoting Sustainable Transport

No direct vehicular access to the site from the public highway. Would require access across other land and lead to that land's development. Public right of way crosses the site but should be capable of being accommodated within any design	N
--	---

### 5. Meeting Local Housing Needs

The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	Y
---	---

### 6. Critical Issues

Although there are no major designations upon the site itself development would adversely affect the setting of a Scheduled Monument. It is considered that the site would be contrary to strategic policies in terms of adverse effect on the village's landscape features, conservation area and heritage assets. In addition, vehicular access is not directly available.	N
--	---

Achievability	Achievable Y/N
If adjacent sites are included that would enable access from this site to the public highway, then unlikely to be any other viability issues in terms of excessive development costs provided	?

### Conclusion

Policy constraints in relation to landscape features, adverse effects on the Conservation Area and heritage assets, and lack of direct vehicle access should rule this site out. A number of these might be addressed through arrangements involving the development of other land although might exacerbate other constraints. There are also concerns that the site comprises a number of fields that can be farmed beneficially together. <b>The site should not be included as an allocation within the NDP.</b>
--

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	25
<b>Location/Address:</b>	Land opposite the village hall, Bearwood Lane
<b>Submitted By:</b>	Submitted on behalf of landowner through local call for sites.
<b>Site Area:</b>	Appx 1 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes, considered to have only minor constraints

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development. However, owner has a number of land parcels around the village edge and has indicated a preference that would suggest another site might be more appropriate in terms of maintaining beneficial farming practice.	?

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site could be fairly-well screened on approach to the edge of the village from the east. No nature conservation designation affects site. Limited trees and hedgerows have some value. Site lies some distance from the Moated Site at Court House which is a Scheduled Monument. Should be possible to mitigate effects on the landscape, the setting of Pembridge and Conservation Area through design, density, retaining and enhancing hedgerows and other landscape measures. Development in this direction has recently taken place. The views across to the Parish Church would only be marginally affected.	Y

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
The site is not affected by pollution from neighbouring uses or activities. On its own it would be unlikely to require other than the expected works to the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land considered important to the agricultural holding. Its size and shape suggests land can be farmed beneficially. Consequently, should sufficient suitable land of a lower grade be available that	?

should be used in preference. Potential pollution from agricultural activity unlikely to be a development constraint. Size of site and topography such that development would be able to take advantage of solar gain.	
--	--

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is close to the village centre and reasonably near the village hall. The Millennium Meadow play area is within a reasonable distance, although would involve crossing High Street close to a road junction. Design should ensure it will not restrict the use of any community facility or service. The site on its own could provide on-site open space depending upon density of development.	<b>Y</b>

<b>4. Promoting Sustainable Transport</b>	
Site is close to public highway and public footpath network. However, the latter is not continuous from this direction. A limitation on the extent to which site may be developed is the potential to adversely affect the heritage assets at the constricted points within the village core and junction with the A44. Walking access to the village core would be reasonable.	<b>Y</b>

<b>5. Meeting Local Housing Needs</b>	
The site's size is such that it would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing.	<b>Y</b>

<b>6. Critical Issues</b>	
There are no major designations upon the site itself. The principle concern would be cumulative effect on the market hall in association with any other developments along Bearwood Lane. Given the SHLAA advice in relation to the combination of sites it considered, which suggests a figure of at least 20 dwellings could be accommodated, then provided the other sites considered with that assessment does not in combinations significantly exceed this level of development, it should be capable of being accommodated. A further restriction on the level of development is the need to design development so that dwellings do not restrict the ability to use the village hall effectively. These issues can be addressed through design parameters which may result in a smaller site requirement than that shown	<b>Y</b>

<b>Achievability</b>	<b>Achievable Y/N</b>
No viability issues in terms of excessive development costs envisaged.	<b>Y</b>

<b>Conclusion</b>
The principal concern is availability in that the landowner also owns other land that might meet the housing needs of the community and if that was acceptable, then this site offers greater benefits to the agricultural holding and would prefer the release of the alternative. <b>The site should be included</b>

**as an allocation within the NDP only if site 26 is rejected.**

NB Site 26 is considered a suitable site and, in association with site 6, able to accommodate up to a level of development that is considered appropriate in this part of the village, in particular bearing in mind the junctions of Bearwood Lane with the A44 and the need to protect the area surrounding the New Inn and Market Hall.



## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	26
<b>Location/Address:</b>	Land off Bearwood Lane adjacent to the Village hall.
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	Appx 1.8 ha
<b>Current Use:</b>	Agricultural land
<b>Included in Herefordshire SHLAA:</b>	Yes – a larger area was considered under reference HLAA/145/003. This is assessed as having significant constraints and able to accommodate 6 dwellings in the longer term. Given the size of site this is either an error or indication of highway constraint. However, in view of response to another site in this vicinity, this is unlikely to be the case.

<b>Availability</b>	<b>Available Y/N</b>
Landowner submitted for inclusion through the SHLAA process and has also been approached by the Steering Group who ascertained this is still available.	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is adjacent to current built up area of the settlement in an area of relatively modern development. It represents a logical extension of the village in a location where a high-quality landscape scheme might enhance the village entrance from the south screening the currently suburban appearance at this edge. It has little biodiversity value except for the surrounding hedgerows. The site sits on the edge of and just inside the conservation area and the village hall intrudes into what would have been a relatively regularly shaped field. Development would potentially enhance the historic character of the village and although result in modern development within the historic settlement, is not generally alien to the landscape that exists at the approach from the south. The resultant extent of development might have a detrimental impact on a number of important historic buildings within the historic core, particularly the market hall although this may determine the level housing that might be accommodated rather than its development in principle.	<b>Y</b>

## 2. Making the Best Use of Land and Resources, and Avoiding Pollution

The site is not affected by pollution from neighbouring uses or activities. On its own it would be unlikely to require other than the expected works to the WwTWs. The site falls within flood risk zone 1 and is not associated with any water course. It is a greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Consequently, should sufficient suitable land of a lower grade be available that should be used in preference. Potential pollution from agricultural activity unlikely to be a development constraint. Size of site and topography such that development would be able to take advantage of solar gain.

?

## 3. Protecting and Enhancing Community Facilities

The site is within relatively easy reach of the village centre largely along an existing footpath and immediately adjacent to the village hall. Development of the site could potentially restrict the use of this community facility although the site is of sufficient size to accommodate development that would avoid this. In addition, its size is sufficient to meet any on-site open space requirements. Extent of development given its location may result in traffic that would affect viability of the New Inn although this factor could be used to restrict the number of houses upon the site to ensure this does not occur.

Y

## 4. Promoting Sustainable Transport

Site is immediately adjacent to public highway and public footpath network. However, the latter is not continuous from this direction. A limitation on the extent to which site may be developed is the potential to adversely affect the heritage assets at the constricted points within the village core and junction with the A44. Site adjacent to public right of way along its western edge that would enable walking to the village core if appropriate arrangements made for safeguarding the route. A link through the site might offer improved pedestrian access to the village hall for a proportion of the village community.

Y

## 5. Meeting Local Housing Needs

The site would accommodate at least 20 dwellings. This would make a valuable contribution to the housing target, enable a range of housing types and provide an element of affordable housing

Y

## 6. Critical Issues

The critical issue is the effect traffic generation from a dense level of development would have upon the junctions and historic assets at centre of the village. However, given the SHLAA advice in relation to the combination of sites considered, which suggests a figure of at least 20 dwellings, provided the other site considered with that assessment does not proceed then the suggested level of development ought to be accommodated. A further restriction on the level of development is the need to design development so that dwellings do not restrict the ability to use the village hall effectively. These issues can be addressed through design parameters which may result in a smaller site requirement than that shown.

Y

<b>Achievability</b>	<b>Achievable Y/N</b>
No unusual development costs anticipated	<b>Y</b>

<b>Conclusion</b>
The site is developable provided certain constraints are addressed. <b>This site might be allocated for housing development within the NDP.</b>

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	27
<b>Location/Address:</b>	Rear of Old Wheelwrights, EasSstreet
<b>Submitted By:</b>	Submitted by land owners through local call for sites.
<b>Site Area:</b>	Appx 0.2 ha
<b>Current Use:</b>	Part of residential curtilage
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has submitted through call for sites	Y

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is a small parcel of land to the south of East Street within the village and with a frontage onto the A44. It has development on both sides. No nature conservation designations affect the site. No specific wildlife value apparent. Frontage building is a Listed Building and flanked by others with this designation, including on opposite side of the road. Frontage important within a medieval village street. Historic and architectural assessment should inform the design of any building, especially given it falls within the conservation area and the Listed Buildings nearby. The site does not fall within a rural landscape setting. Development may potentially affect the amenity of adjacent properties, although this would depend upon its form and extent.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
Buildings to rear of properties fronting A44 and unlikely to be affected by noise and air pollution. Design should be able to address any potential related issue. It is a relatively small site which should be accommodated easily within both the sewerage system and capacity of the WwTWs. The site falls within the flood risk zone 1 and rises above the adjacent road. It is not a greenfield site. Unlikely to be any notable contamination. The site is aligned north-south.	Y

<b>3. Protecting and Enhancing Community Facilities</b>
---

The site is close to the village centre within easy reach of the village shop and other central facilities. It is a little further to the village hall. It will not restrict the use of a community facility. It would not provide on-site open space. It is however within easy walking distance of the Millennium Meadow play area which could be enhanced to accommodate any needs resulting from the development.	Y
---	---

<b>4. Promoting Sustainable Transport</b>	
An access onto the A44 may be a problem in terms of sight-lines and capacity, and also depend upon level of development. Depending upon level of development it may be able to provide sufficient off-street parking. This is a detailed issue that would need to be addressed as part of any design. There is a public footpath immediately adjacent to the site on the opposite side of the road. The traffic generated by the site might affect the amenity of adjacent dwellings and it would have to be shown that the effects on that amenity will not be significant.	?

<b>5. Meeting Local Housing Needs</b>	
The site will make a minimal contribution	N

<b>6. Critical Issues</b>	
The site falls below the threshold for being a housing allocation.	N

<b>Achievability</b>	<b>Achievable Y/N</b>
No unusual development costs would be anticipated that would render a scheme unviable should it be considered suitable.	Y

<b>Conclusion</b>	
The site does not meet the level required for it to be an allocation. It is within the settlement boundary. There remains a presumption that it could be developed unless detailed planning considerations determine otherwise. <b>In summary, it should not be shown in the Neighbourhood Plan as a site for development but be judged against infill criteria for development within a settlement boundary.</b>	

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	28
<b>Location/Address:</b>	Off Bearwood Lane, opposite Market Hall
<b>Submitted By:</b>	Submitted on behalf of landowner through local call for sites.
<b>Site Area:</b>	Infill plot possibly for 1 dwellings
<b>Current Use:</b>	Within residential curtilage
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Land submitted through NP Call for Sites	Y

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is a single plot within the centre of the village with a frontage onto Bearwood Lane. It has development on both sides. No nature conservation designations affect the site. No specific wildlife value apparent. Frontage important within a medieval village street. Historic and architectural assessment should inform the design of any building, especially given it falls within the conservation area and Listed Buildings nearby. The site does not fall within a rural landscape setting. Development may potentially affect the amenity of adjacent properties, although this would depend upon its form and extent.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
Any building fronting onto Bearwood Lane unlikely to be affected by noise and air pollution. Design should be able to address any potential related issue. It is a small site which should be accommodated easily within both the sewerage system and capacity of the WwTWs. The site falls within the flood risk zone 1 and rises above the adjacent road. It is not a greenfield site. Unlikely to be any notable contamination. The site is aligned east-west.	Y

<b>3. Protecting and Enhancing Community Facilities</b>
---

The site is within the village centre within easy reach of the village shop and other central facilities. It is relatively close to the village hall. It will not restrict the use of a community facility. It would not provide on-site open space. It is however within easy walking distance of the Millennium Meadow play area which could be enhanced to accommodate any needs resulting from the development.	Y
---	---

<b>4. Promoting Sustainable Transport</b>	
An access onto Bearwood Lane should be possible although a consideration would be whether sufficient off-street parking could be provided, including for the existing dwelling within the curtilage. This is a detailed issue that would need to be addressed as part of any design. There is no public footpath immediately adjacent to the site although the area in front of the plot effectively acts as a shared space. The traffic generated by the site ought not to affect the amenity of adjacent dwellings although it needs to be shown that the effects on the amenity of the two adjacent properties will not be significant.	?

<b>5. Meeting Local Housing Needs</b>	
The site will make a minimal contribution towards the required housing target. It will be a single dwelling and therefore not contribute to providing mix of property types and the single dwelling expected would not be at the level to require affordable housing.	N

<b>6. Critical Issues</b>	
The site falls below the threshold for being a housing allocation.	N

<b>Achievability</b>	<b>Achievable Y/N</b>
No unusual development costs would be anticipated that would render a scheme unviable should it be considered suitable.	Y

<b>Conclusion</b>
The site does not meet the level required for it to be an allocation. It already and should continue to fall within the settlement boundary. There remains a presumption that it could be developed unless detailed planning considerations determine otherwise. <b>In summary, it should not be shown in the Neighbourhood Plan as a site for development but be judged against infill criteria for development within a settlement boundary.</b>

## PEMBRIDGE NEIGHBOURHOOD PLAN

### SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	29
<b>Location/Address:</b>	Adjacent to 4 Bridge Cottages, Bridge Street
<b>Submitted By:</b>	Submitted by landowner through local call for sites.
<b>Site Area:</b>	Unspecified parcel probably for 1 dwelling
<b>Current Use:</b>	Garden area
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Site submitted in call for sites	Y

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
Site is a single plot on the edge of the village off Bridge Street. The site is adjacent to the River Arrow which is a Local Wildlife Site. 1-3 Bridge Street are Listed Buildings. Historic and architectural assessment may be required to inform any proposal especially because other Listed Buildings nearby. The site does not fall within a rural landscape setting. Development may potentially affect the amenity of adjacent properties, although this would depend upon its form and extent.	?

<b>2. Making the Best Use of Land and Resources, and Avoiding Pollution</b>	
Unlikely any building would be affected by noise and air pollution. Design should be able to address any potential related issue. It is a small site which should be accommodated easily within both the sewerage system and capacity of the WwTWs. The site falls either close to or within the flood risk zone 3 and would require a detailed flood risk assessment. It is not a greenfield site. Unlikely to be any notable contamination. The site is north facing.	?

<b>3. Protecting and Enhancing Community Facilities</b>	
The site is on the edge of the village although within easy reach of the village shop and other central facilities. It is further from the village hall. It will not restrict the use of a community facility. It would not provide on-site open space. It is however within	Y



easy walking distance of the Millennium Meadow play area which could be enhanced to accommodate any needs resulting from the development.	
---	--

#### 4. Promoting Sustainable Transport

An access onto Bridge Street should be possible although a consideration would be whether sufficient off-street parking could be provided, including for the existing dwelling within the curtilage. This is a detailed issue that would need to be addressed as part of any design. There is a public footpath immediately adjacent to the site on the opposite side of the road. The traffic generated by the site might affect the amenity of adjacent dwelling although this may be a detailed design issue to show that the effects on the amenity of the adjacent property will not be significant.	?
---	---

#### 5. Meeting Local Housing Needs

The site will make a minimal contribution towards meeting the required housing target. It will be a single dwelling and therefore not contribute to providing mix of property types and the single dwelling expected would not be at the level to require affordable housing.	N
---	---

#### 6. Critical Issues

The site falls below the threshold for being a housing allocation.	N
--	---

Achievability	Achievable Y/N
No unusual development costs would be anticipated that would render a scheme unviable should it be considered suitable.	Y

#### Conclusion

The site does not meet the level required for it to be an allocation. A settlement boundary in this location would be determined by the area subject to flooding. If within the boundary there is a presumption that it could be developed unless detailed planning considerations determine otherwise. <b>In summary, it should not be shown in the Neighbourhood Plan as a site for development but be judged against infill criteria for development within a settlement boundary, should it fall within this.</b>
---

# PEMBRIDGE NEIGHBOURHOOD PLAN

## SITE ASSESSMENT FORM

<b>Site information</b>	
<b>Site Reference No.</b>	30
<b>Location/Address:</b>	Land south of the Byletts
<b>Submitted By:</b>	Steering Group approach to owner
<b>Site Area:</b>	4 ha
<b>Current Use:</b>	Agricultural Land
<b>Included in Herefordshire SHLAA:</b>	No

<b>Availability</b>	<b>Available Y/N</b>
Owner has agreed that the land might be assessed for following approach by Steering Group with a view to being released for development.	<b>Y</b>

<b>Suitability</b>	<b>Suitable Y/N</b>
--------------------	-------------------------

<b>1. Protecting and Enhancing the Environment of the Village</b>	
<p>Site is adjacent to current built up area although would extend the village further along the A44. Its full development might represent an uncharacteristic extension of the village which is characterised by single depth frontage development at this point along the A44. It is not shown as a local wildlife site although one abuts the western boundary of the site. That in turn abuts Moseley Common SSSI which is unfavourable recovering. It therefore forms a buffer in terms of its contribution to the local ecological network. The site sits within and close to the edge of the Conservation Area. Development would need to ensure it preserves or enhances the historic character of the village and its Conservation Area. The Byletts, to its north, is a Listed Building sitting within a parkland setting although not recognised as a registered or unregistered park or garden. It is however referred to as a heritage asset within Herefordshire's Historic Environment Record (SMR no 31664). The HER suggest both the building and parkland appear to be contemporary (17<sup>th</sup> century although understood to have been rebuilt and reformed in the 19<sup>th</sup> century). Although the Conservation Area surrounds the area to the fore it is uncertain whether it was intended to preserve the parkland setting of the Byletts, although it does perform this function. A large-scale development in this location would certainly affect this building's setting. 37 West Street on the eastern corner of the site is also a Listed Building from the 17<sup>th</sup> Century and important in marking the entrance to the historic village. Any highway vehicular access would for development of the full or significant parts of the site would also affect the setting and approach to the village. There is no insensitive development on this side of the A44 which needs to be</p>	<b>N</b>

screened and the rural approach to the village on this side is very attractive.	
---	--

## 2. Making the Best Use of Land and Resources, and Avoiding Pollution

The site is adjacent to the A44 along its frontage although ought not to be affected by pollution from neighbouring uses or activities. Design could minimise any effects. The site falls mostly within flood risk zone 1 although parts along its northern edge fall within zones 2 and 3. This would reduce the effective area to a limited extent although a considerable portion of the site would be expected to remain flood-free. It is a substantial greenfield site and grade 2 (very good) agricultural land. Its size and shape suggests land can be farmed beneficially. Potential pollution from agricultural activity unlikely to be a development constraint. The size of site is such that development would be able to take advantage of solar gain. The site could accommodate a considerable number of dwellings which may exceed the current housing target which Welsh water has agreed to accommodate at its WwTWs.	?
---	---

## 3. Protecting and Enhancing Community Facilities

Site is some distance from the village centre and village hall compared to a number of other sites. Site not in a position that would restrict the use of community facilities. Is of sufficient size to accommodate any on-site open space requirements.	?
---	---

## 4. Promoting Sustainable Transport

Direct vehicular access to the site to the A44 is possible. Direct connection to the public footpath network would be via a lane to its east utilising a public right of way. This would also link with footpaths to village hall. There is a further public right of way that crosses the site.	Y
--	---

## 5. Meeting Local Housing Needs

The site's size is such that it would potentially meet the housing target on its own, enable a range of housing types, and provide an element of affordable housing.	Y
--	---

## 6. Critical Issues

There are no major designations directly upon this site. However, development might adversely affect nature conservation and Listed Building designations. It is also considered that development of the whole site would be contrary to major strategic policies in terms of effect on the village's landscape setting and heritage assets (Conservation Area).	N
--	---

<b>Achievability</b>	<b>Achievable Y/N</b>
Unlikely to be any viability issues in terms of excessive development costs	Y

## Conclusion

Policy constraints in relation to landscape, village setting, and adverse effects on natural and heritage assets including the Conservation Area should rule out the development of the full site. No benefits would accrue from a smaller scheme. **The site or a smaller part of it should not be included as an allocation within the NDP. Extension of the settlement boundary to incorporate a site smaller than an allocation should only be considered if there is a shortfall in terms of better options, as this would alter the attractive approach on this side of the A44.**

## Appendix 5: Summary Analysis

(Y = Yes; N = No; ? = Uncertain)

Site	Available	Suitable						Achievable	No Dwellings	Conclusions
		1. Environment	2. Use of Land	3. Community Facilities	4. Transport	5. Housing Need	6. Critical Issues			
<b>Sites suitable for allocations</b>										
26	Y	Y	?	Y	Y	Y	Y	Y	20	No notable constraints to development in principle
9	Y	Y	Y	Y	Y	?	Y	Y	7	No notable constraints to development in principle
18	Y	Y	Y	Y	Y	?	Y	Y	14	A sensitive design with major landscaping should be capable of being accommodated upon this site. * Site combined with site 19.
6	Y	Y	Y	Y	Y	?	Y	?	5	Site within settlement boundary already and should be allocated for development to address specific concerns over implementation. Only concern is ensuring comprehensive scheme across three small parcels.
21	Y	?	Y	Y	Y	?	Y	Y	5	A sensitive design with major landscaping should be capable of being accommodated upon this site.
19	Y	?	?	Y	Y	Y	Y	Y	2	A sensitive design with major landscaping should be capable of being accommodated upon this site. * Site combined with site 19 with minimum estimate of 11 dwellings.
14	Y	?	Y	Y	Y	?	Y	?	4	Proposal would result in a

										number of benefits provided of high quality
10	?	Y	Y	Y	Y	N	?	?	3	A small site that should be capable of being developed provided part of a sensitive scheme but only in association with site 9.
4	Y	N	?	Y	Y	Y	?	Y	7	Potential benefits if a quality scheme that softens current edge of village
<b>Small sites falling within the settlement boundary that should be judged on their merits and if suitable come forward as windfall development (NB this does not suggest the site is suitable)</b>										
5	?	Y	Y	Y	Y	N	N	Y	2	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
27	Y	?	Y	Y	?	N	N	Y	2	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
28	Y	?	Y	Y	?	N	N	Y	1	Site would not be appropriate as an allocation but could be included within settlement boundary, and judged on merits.
8	?	?	Y	Y	?	N	N	?	1	Concerns over ability to achieve suitable access and impact on Listed Building. Site should not be allocated for development, but could be included within settlement boundary, and judged on merits.
29	Y	?	?	Y	?	N	N	Y	1	Concern over whether site within flood plain which should define the settlement

										boundary in this location. Should site fall within settlement boundary, would be judged on merits.
<b>Sites that may have limited potential but only for high quality scheme associated with enhancement proposals.</b>										
16	?	Y	Y	Y	?	N	?	?	4	Access is a potential constraint but could have environmental benefits through a high-quality scheme
13	?	Y	Y	?	?	Y	?	?	4	Access is a potential constraint but could have environmental benefits through a high-quality scheme
15	?	Y	Y	?	?	N	?	?	2	Access is a potential constraint but could have environmental benefits through a high-quality scheme but only in association with site 13.
<b>Site potentially suitable but considered unlikely to come forward during the plan period because of limited highway capacity or preference given to other sites.</b>										
20	?	?	?	Y	Y	?	Y	Y	5	Site extends beyond a natural edge to the village and its amenity may be affected by an adjacent use. There remains some uncertainty that it will come forward during the Plan period especially because of other sites in same ownership.
25	?	Y	?	Y	Y	Y	Y	Y	15	Although a suitable site in many respects there are question marks over its availability during the plan period.
<b>Sites no proposed as allocations</b>										
17	?	Y	Y	Y	N	?	N	?	10	Significant concerns over ability to achieve suitable access.

7	?	?	Y	Y	N	?	N	?	10	Significant concerns over ability to achieve suitable access.
30	Y	N	?	?	Y	Y	N	Y	60	Very significant and wide ranging environmental concerns.
22	Y	N	Y	Y	N	?	N	?	6	Is a fairly sensitive site in terms of effect on a Listed Building and the Conservation area, and considerable concern over vehicular access.
11	?	N	?	Y	N	Y	N	?	40	Significant constraints both in terms of being developable and deliverable
12	?	N	N	Y	?	Y	N	?	10	Significant constraints both in terms of being developable and deliverable
23	?	N	?	Y	N	Y	N	?	30	Significant constraints both in terms of being developable and deliverable
24	?	N	?	Y	N	Y	N	?	25	Significant constraints both in terms of being developable and deliverable
1	?	N	?	?	N	Y	N	?	20	Significant constraints both in terms of being developable and deliverable
2	?	N	?	?	N	Y	N	?	15	Significant constraints both in terms of being developable and deliverable
3	?	N	?	?	N	Y	N	?	25	Significant constraints both in terms of being developable and deliverable