

# Bromham Neighbourhood Plan Review

## Site Options and Assessment

Final Report

June 2024

## Quality information

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## Abbreviations used in the report

### Abbreviation    Definition

|       |                                                      |
|-------|------------------------------------------------------|
| BBC   | Bedford Borough Council                              |
| DLUHC | Department for Levelling-Up, Housing and Communities |
| dph   | Dwellings per hectare                                |
| Ha    | Hectare                                              |
| NPPF  | National Planning Policy Framework                   |
| PPG   | Planning Practice Guidance                           |
| TPO   | Tree Preservation Order                              |

# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Bromham Neighbourhood Plan Review on behalf of Bromham Parish Council (the QB). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

The Bedford Borough Local Plan 2030 has identified Bromham as a key growth village which should accommodate 500 new dwellings to reflect the village's current status as a Rural Key Service Centre. Bromham Neighbourhood Plan was 'made' on 09 June 2021 and sets out three site allocations to cover the 500-dwelling housing requirement.

The Neighbourhood Plan Steering Group is now in the process of reviewing the plan and is looking to understand which sites within the neighbourhood area could be suitable for additional housing development if an additional housing requirement is provided by Bedford Borough Council (BBC) through the Local Plan process. .

For the Bromham Neighbourhood Plan Review, sites were identified from two sources:

- The BBC Housing and Economic Land Availability Assessment (HELAA) published in May 2022. There were 15 sites in Bromham which were considered in the HELAA Call for Sites assessment. Three of these sites are duplicates therefore there are 13 distinct sites assessed in Bromham in the HELAA (2022);
- Two sites owned by the Parish Council (which have not been assessed in the HELAA (2022)).

Of the 15 sites assessed in this report, eight sites are considered potentially suitable for allocation for housing, subject to mitigation of identified constraints:

- BR1 - Land adjacent to Martin Grant land
- BR2 - Land adjacent to Salem Cottages
- 362 - Land on the north side of Grange Lane
- 751 - Land At Northampton Road
- 753 - Parklands, Northampton Road
- 757 - Land South of Northampton Road
- 1227 - Lower Farm Road

The following three sites are considered unsuitable for allocation:

- 261 - Land on the west side of Oakley Road
- 521 - Land East of Oakley Road, Bromham (adjacent to no. 52 Oakley Road)
- 934 - Mollivers, Oakley Road

- 1228 - Northampton Road

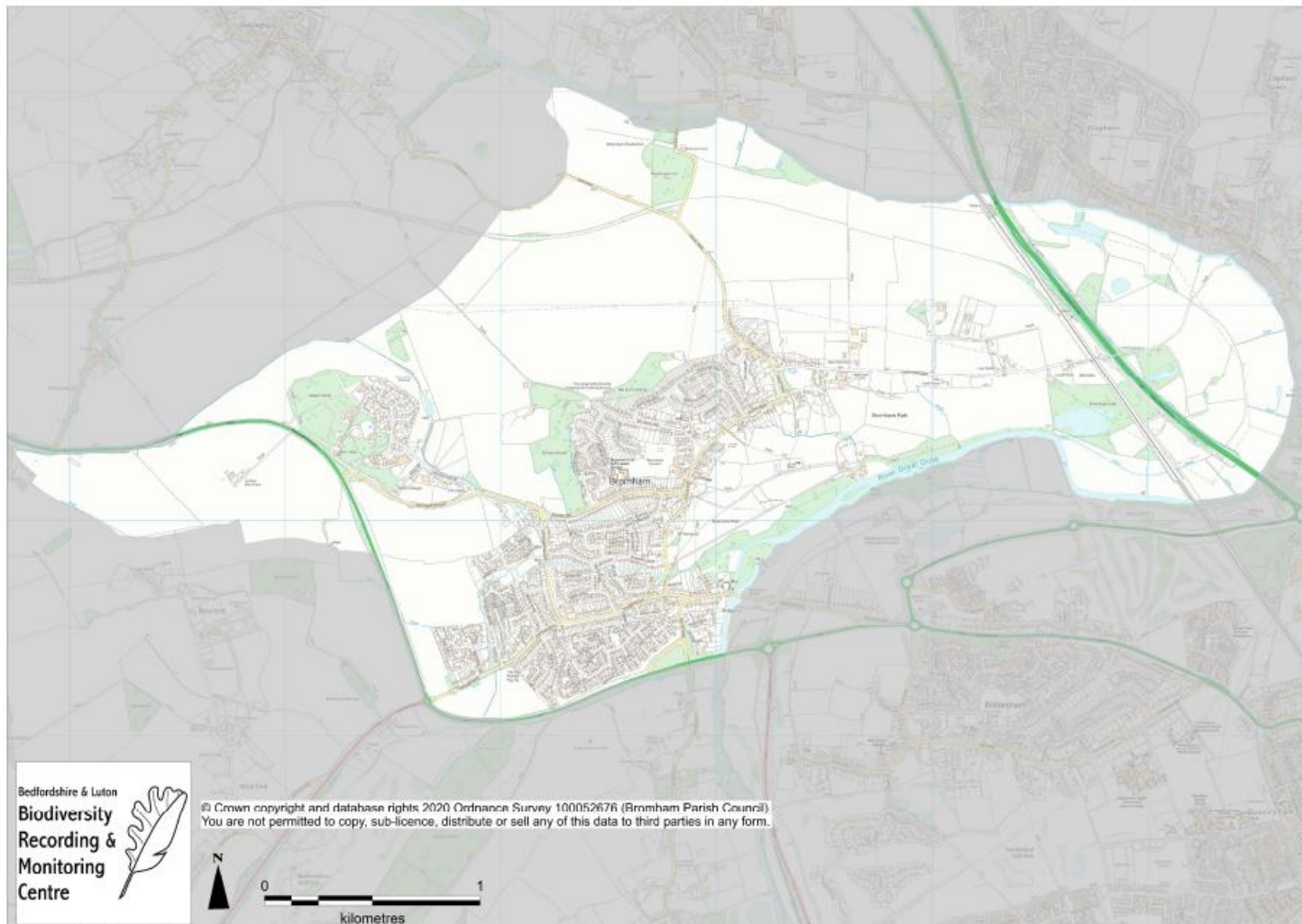
This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with BBC, landowners and the community to explore options for site allocations in the Neighbourhood Plan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

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Bromham Neighbourhood Plan Review on behalf of Bromham Parish Council (the QB). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 Bromham Neighbourhood Area was designated on 18 August 2014 and is shown in **Figure 1**.
- 1.4 Bromham is a large rural village, within a civil parish covering an area of 820 hectares, approximately four miles northwest of Bedford. It sits largely on high ground overlooking the Great Ouse Valley.
- 1.5 Bromham has a large number of heritage assets, including St Owen's Church, Bromham Hall, Bromham Mill, the Village Road site of the school, Bromham Bridge and a number of privately-owned listed buildings.
- 1.6 In addition to the green space of Bromham Park, the Green and Vicarage Green, the parish also has three fragments of ancient woodland - Salem Thrift, Molivers Wood and Bowels Wood - which form an important part of the pattern of green spaces that help to characterise the village.
- 1.7 The village currently also has a range of shops, public houses, a garage, library, and GP surgeries, giving it Rural Key Service Centre status within Bedford Borough.
- 1.8 Bromham has close links to Bedford and Milton Keynes. It has easy access to a number of trunk roads and the motorway network, and also to London and elsewhere via the rail network from Bedford Railway Station.
- 1.9 The Bedford Borough Local Plan 2030 has identified Bromham as a key growth village which should accommodate 500 new dwellings to reflect the village's current status as a Rural Key Service Centre. Bromham Neighbourhood Plan was 'made' on 09 June 2021 and sets out three site allocations to cover the 500-dwelling housing requirement.
- 1.10 The QB are now in the process of reviewing the Neighbourhood Plan and want to understand which sites may potentially be suitable for additional housing if a new housing requirement is passed down by Bedford Borough Council (BBC)..

## Bromham Neighbourhood Plan

## Map showing the Parish of Bromham



**Figure 1.1 Bromham Neighbourhood Area (source: BBC<sup>1</sup>)**

<sup>1</sup> Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=HHRz6r6kAOelxITOrHloEA%3d%3d&name=Bromham%20Parish%20Map.pdf>

## 2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment<sup>2</sup> and Neighbourhood Planning<sup>3</sup> as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)<sup>4</sup>. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Bromham Neighbourhood Plan Review, sites were identified from two sources:
- The BBC Housing and Economic Land Availability Assessment (HELAA) published in May 2022. There were 15 sites in Bromham which considered in the HELAA Call for Sites assessment. Three of these sites overlap with one another therefore there are 13 distinct sites assessed in Bromham the HELAA (2022);
  - Two sites owned by the Parish Council (which have not been assessed in the HELAA (2022)).
- 2.5 Consequently, a total of 15 sites within the Neighbourhood Area have been considered in this report and are discussed further in Chapter 4.

### Task 2: Site Assessment

- 2.6 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan Review. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.7 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)
  - Context (including planning policy)
  - Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.

<sup>2</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability of sites for development.
  - Any issues that may affect site delivery/viability.
- 2.8 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website<sup>5</sup>, Natural England's Magic Map Tool<sup>6</sup> and other sources of evidence (see paragraph 3.58 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 2.9 Following the initial desktop study, a site visit was undertaken on 30 January 2024. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.

### Task 3: Consolidation of results

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

### Task 4: Indicative housing requirement

- 2.11 The housing capacity figure is an indicative number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.12 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.13 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist (for example, from a landowner proposal), an indicative capacity has been provided.
- 2.14 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.
- 2.15 In the case of Bromham, an average density of 30 dwellings per hectare (dph) has been used, in line with approach set out in the methodology for the HELAA

<sup>5</sup> Available at: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/strategic-housing-land-availability-assessment-august-2013>

<sup>6</sup> Available at: <https://magic.defra.gov.uk/>

(2022) in order to give a site capacity figure. If the dwelling capacity of a site has not been provided by a site promoter, capacity has been estimated using **Table 2.1** also informed by the HELAA (2022) Methodology.

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

**Table 2.1 Calculation of site 'developable area' and density**

| Site area        | Developable area<br>(% of gross site area) | Indicative density<br>(dph) |
|------------------|--------------------------------------------|-----------------------------|
| Up to 0.4 ha     | -                                          | 30                          |
| 0.4 ha to 1 ha   | 90%                                        | 30                          |
| 1 ha to 1.5 ha   | 80%                                        | 30                          |
| 1.5 ha to 2 ha   | 75%                                        | 30                          |
| 2 ha to 4 ha     | 65%                                        | 30                          |
| 4 ha to 6 ha     | 60%                                        | 30                          |
| 6 ha to 8 ha     | 55%                                        | 30                          |
| Larger than 8 ha | 50%                                        | 30                          |

## 3. Policy Context

- 3.1 The site assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2023)<sup>7</sup> and is supported by PPG<sup>8</sup>. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan and should have regard to any emerging development plan so that neighbourhood plan policies are not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Bromham is BBC. The key document in the planning framework is the Bedford Borough Local Plan 2030, adopted in January 2020<sup>9</sup>. The Emerging Local Plan to 2040 is currently at Examination Stage<sup>10</sup> having been submitted to the Secretary of State on 12 January 2023.
- 3.5 The key local and national policies of relevance to the site assessment are summarised below.

### National Planning Policy Framework (2023)

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

<sup>7</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>9</sup> Available at: <https://www.bedford.gov.uk/media/4011/download?inline>

<sup>10</sup> Further information at: <https://www.bedford.gov.uk/planning-and-building-control/planning-policy/local-plan-2040>

10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

- 3.11 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to one hectare) suitable for housing in their area.
- 3.12 **Paragraph 82** states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 3.13 **Paragraph 84** emphasises that isolated homes in the countryside should be avoided unless:
  - there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.
- 3.14 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.15 **Paragraph 142** states the importance of Green Belts and **Paragraph 148** sets out the five purposes of the Green Belt:
  - a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.16 **Paragraph 145** states that once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green

Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

- 3.17 **Paragraph 152** states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 3.18 **Paragraph 153** adds when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 3.19 **Paragraph 154** sets out the following exceptions to inappropriate development:
- a) buildings for agriculture and forestry;
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
  - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
  - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
    - not have a greater impact on the openness of the Green Belt than the existing development; or
    - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 3.20 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.21 **Paragraph 167** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of

flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

- 3.22 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.23 **Paragraph 181** states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.24 **Paragraph 188** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.25 **Paragraph 205** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.26 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## Bedford Local Plan 2030

- 3.27 **Policy 3S – Spatial strategy:** To deliver sustainable development and growth that enhances the vitality of the borough's urban and rural communities, all new development will be required to contribute towards achieving the stated objectives and policies of this plan through Strategic residential development in key service centres in association with expanded education provision where necessary. Bromham is listed as a key service centre.
- 3.28 **Policy 4S – Amount and distribution of housing development:** Bromham has a housing requirement of for 500 homes with sites to be allocated in the (made) Neighbourhood Development Plan. These are to be generally in and around defined Settlement Policy Area boundaries.

3.29 **Policy 5S – Development in villages with a Settlement Policy Area:** Within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle provided that it is consistent with the other policies of the development plan. Bromham has a Settlement Policy Area.

3.30 **Policy 6 – Development in Small Settlements:** Within the built form of Small Settlements development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole. There is a small settlement which off-shoots from the Bromham Settlement Policy Area and is within the Neighbourhood Area.

3.31 **Policy 7S – Development in the countryside:** Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with:

v. Neighbourhood Development Plans which have been ‘made’ by BBC.

In addition, exceptionally development proposals will be supported on sites that are well-related to a defined Settlement Policy Area, Small Settlements or the built form of other settlements where it can be demonstrated that:

vi. It responds to an identified community need; and

vii. There is identifiable community support and it is made or supported by the parish council or, where there is no parish council, another properly constituted body which fully represents the local community; and

viii. Its scale is appropriate to serve local needs or to support local facilities; and

ix. The development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.

x. Where a community building is being provided, users of the proposed development can safely travel to and from it by sustainable modes and it is viable in the long term, ensuring its retention as a community asset.

All development in the countryside must:

xi. Recognise the intrinsic character and beauty of the countryside; and

xii. Not give rise to other impacts that would adversely affect the use and enjoyment of the countryside by others; and

xiii. Not give rise to other impacts that would have a significant adverse effect on the environment, biodiversity or designated Natura 2000 sites.

3.32 **Policy 31 – The impact of development - access impacts:** Development proposals should not have any significant adverse impact on access to the public highway.

3.33 **Policy 32 – The impact of development - disturbance and pollution impacts:** Development proposals should ensure that they minimise and take account of the effects of pollution and disturbance.

**3.34 Policy 33 – The impact of development - infrastructure impacts:**

Development proposals should ensure that they do not have a harmful impact (including cumulative impact with other development) on the adequacy of existing infrastructure, for example on utilities, schools, health and community facilities.

**3.35 Policy 35S – Green Infrastructure:** The existing green infrastructure in the borough shall be protected, enhanced and managed for the future benefit of the environment, people and the economy. Development shall provide a net gain in green infrastructure, while seeking to provide a high quality multi-functional green infrastructure network in accordance with the Bedford Green Infrastructure Plan.

**3.36 Policy 37 – Landscape character:** Development proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Bedford Borough Landscape Character Assessment May 2014 (or as subsequently amended).

**3.37 Policy 39 – Retention of trees:** In considering proposals for development all of the following criteria will apply:

- i. Applicants shall consider opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature. Existing trees on and immediately adjacent the development site shall be recorded following guidance in the relevant British Standard.
- ii. Development applications shall provide details as to how the retained trees, hedges and hedge banks will be protected prior to, during and after construction.
- iii. No building, hard surfacing drainage or underground works will be permitted that does not accord with the principles of the relevant British Standard unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed.
- iv. Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland (including from indirect impacts such as increased visitor pressure), unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- v. The Council will protect existing trees through the making of Tree Preservation Orders where appropriate.

**3.38 Policy 40 – Hedgerows:** Any hedgerows should be retained on development sites, unless there are overriding benefits that justify their removal. Where there are gaps in the existing hedgerows on the site, the development should provide for additional hedgerow planting.

**Policy 41S - Historic environment and heritage assets:** If a development would cause substantial harm or total loss to a designated or non-designated heritage asset of equivalent significance to a scheduled monument, consent will

be refused unless substantial public benefits outweigh the harm or loss, the asset's nature prevents reasonable site use and viable use or conservation options are not feasible.

- 3.39 **Policy 42S – Protecting biodiversity and geodiversity:** Planning applications for development are required to assess the impact of the proposal on the biodiversity and geodiversity value of the site and its surroundings.
- 3.40 **Policy 43 – Enhancing biodiversity Development:** Proposals should provide a net increase in biodiversity.
- 3.41 **Policy 45 – Local Green Space:** Local Green Spaces are designated on the Policies Map and have been determined as demonstrably special to the local communities they serve. Development proposals which result in the loss of part or all of a Local Green Space or would have a negative impact on the features that make it locally significant will not be permitted unless very special circumstances can be demonstrated.
- 3.42 **Policy 46S – Use of previously developed land and use of undeveloped land:** The Council will seek to maximise the delivery of development through the reuse of suitably located previously developed land provided that it is not of high environmental or biodiversity value. Where significant development is demonstrated to be necessary on agricultural land, poorer quality land should be used in preference to the best and most versatile agricultural land (grades 1-3a).
- 3.43 **Policy 47S – Pollution, disturbance and contaminated land:** All development proposals will be required to:
- i. Prevent the emission of significant levels of pollutants into the soil, air or water, and
  - ii. Avoid noise giving rise to significant adverse impacts on health and quality of life or, where appropriate, mitigate and reduce its impact and
  - iii. Avoid any significant impact of artificial light on local amenity. Details of any external lighting scheme required as part of a new development should be submitted with the application, and
  - iv. Reduce as far as practicable other potential impacts including from: vibration, dust, mud on the highway, smoke, fumes, gases, odours, litter, birds or pests, and
  - v. Be appropriate for their location, having regard to the existing noise, air quality, ground stability or pollution environment, including the proximity of pollutants, hazardous substances and noise generating or disruptive uses, and
  - vi. Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land so that it is suitable for its proposed use.
- 3.44 **Policy 50S – Water resources** Development must not adversely affect the quality, quantity and flow of both ground and surface water. Development should avoid designated Source Protection Zones unless it can be demonstrated that there would be no adverse effect from the proposal.

3.45 **Policy 53 – Development layout and accessibility:** All development will be required to take available opportunities to integrate the principles of sustainable design and layout into proposals. Wherever possible development should:

- i. Be located and designed to provide convenient access to local services by foot, cycle and public transport, and
- ii. Use design, layout and orientation to maximise natural ventilation, cooling and solar gain, and
- iii. Incorporate landscaping and open spaces, including suitable street tree planting.

3.46 **Policy 58S - Affordable housing:** Sites of 10 or more residential units or 0.5 hectares or more will provide 30% affordable housing with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as other forms of affordable housing.

3.47 **Policy 59S - Housing mix:** New housing developments will be expected to provide a mix of dwelling size and type to meet the identified needs of the community including families with children, older people, people wishing to build their own homes and people with disabilities and special needs in accordance with the Council's current Strategic Housing Market Assessment and other current assessments of housing need including the Older Person's Accommodation Strategy, the Learning Disabilities Accommodation Strategy, the Mental Health Accommodation Strategy and evidence in respect of the needs of other specialist groups

3.48 **Policy 87 - Public transport:** The Council will require that new developments provide the following:

- i. Where appropriate, for new developments which are not currently connected to the public transport network, highway and public transport infrastructure suitable for including dedicated facilities will be provided from an early stage of occupation of the development, and
- ii. Where there is an existing bus service with hourly or more frequent service levels, or there is potential to improve current services to such levels, then every dwelling and work place should usually be within 400 metres walking distance of a bus stop, and
- iii. Deliver facilities which are capable of reflecting technological requirements (such as real time information or a similar future technology) in conjunction with the public transport and infrastructure, and
- iv. Contribute to the development of off-site interchange facilities directly related to the proposed development.

3.49 **Policy 88 - Impact of transport on people, places and environment:** Planning applications shall demonstrate that the social and environmental impact of traffic from their proposals has been considered, in terms of all of the following:

- i. The impact on the Air Quality Management Area ii.

- ii. The impact on resilience of the railway and highway networks
- iii. The impact on air quality generally and the control of noise and pollutants
- iv. Developing opportunities to enhance sustainable transport facilities
- v. The impact of freight movements on the local highway network
- vi. The impact of safety, in terms of site access arrangements and general road safety.

3.50 **Policy 91 – Access to the countryside:** Safeguarding of existing public rights of way and ensuring the existing routes are incorporated into the proposed development or an appropriate diversion is provided.

3.51 **Policy 92 - Flood risk:** In considering new development water management and flood risk must be addressed by directing development to areas at lowest risk of flooding by applying the sequential test and, where necessary, the exception test, in line with national policy. Development will not be permitted in flood zone 3b unless defined as 'water compatible' in table 2 of the Planning Practice Guidance. Development will not be permitted in flood zone 3a unless defined as 'less vulnerable' or 'water compatible' in table 2 of the Planning Practice Guidance.

3.52 **Policy 93 - Sustainable drainage systems (SuDS):** All development proposals must incorporate suitable surface water drainage systems appropriate to the nature of the site.

## Emerging Local Plan

3.53 **Policy DS1(S) Resources and climate change:** Development must support a move to carbon neutrality in the following ways:

- A) Minimising carbon emissions,
- B) Maximising carbon storage and sequestration,
- C) Mitigating and adapting to the impacts of climate change,
- D) Responding to the economic and policy changes that are likely to accompany climate change,
- E) New development will be required to demonstrate through Sustainability and Energy Statements how it will take account of embedded carbon and contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions having regard to the above.

3.54 **Policy DM1(S) Affordable housing:** Sites of 10 or more residential units or 0.5 hectares or more will provide 30% affordable housing with 75% of the dwellings as social or affordable rented properties and the remainder (25%) as First Homes at a 50% discount.

3.55 **Policy DM7 Environmental Net Gain:** Proposals for major development should provide an environmental net gain (in accordance with government policy), securing a minimum of 10% biodiversity net gain.

- 3.56 **Policy DM10 Non designated heritage assets:** Non-designated heritage assets will be identified through the plan making process, through the planning decision-making process, through conservation area appraisals and reviews, through reviews of the data held in the Bedford Borough Historic Environment Record, or in conjunction with the BBC Historic Environment Team.

## Evidence Reports

- 3.57 The site assessment has regard to the findings of the BBC HELAA published in May 2022<sup>11</sup>.
- 3.58 This report also considers the Bedford Borough Landscape Character Assessment (published May 2014, updated in October 2020)<sup>12</sup>. Bromham Neighbourhood Area covers parts of the Oakley - Great Ouse Limestone Valley and Pavenham Wooded Wolds Character Areas:
- The Oakley - Great Ouse Limestone Valley character area lies at the northwest of Bedford Borough forming a broad valley between the limestone slopes of the Wooded Wolds landscape type to the east and west. Settlement takes the form of large villages often with a core of older buildings and considerable modern development at their margins for instance at Bromham and Oakley. Extensive on-going development on the western edge of Bedford has a strong influence on the character of the river valley to the south of the area.
  - Situated at the west of Bedford Borough Pavenham Wooded Wolds is an elevated Oolitic limestone outcrop forming a gently sloping buffer between the low-lying valley floor of the River Great Ouse and the elevated clay plateau of the Cranfield to Stagsden Clay Farmland character area. Some areas of later enclosure fields survive, but have tended to be subject to the removal of boundaries in the later 20th century, particularly south of Felmersham and north-west of Bromham.

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<sup>11</sup> Available at:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=bPwhagsLvdP3aKwZbONP2g%3d%3d&name=HELAA%20and%20Site%20Assessment%20FINAL.pdf>

<sup>12</sup> Available at:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=H1s1ijkK2oPN8wKbNf7JDw%3d%3d&name=Bedford%20LCA%202020.pdf>

## 4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the submitted by landowners in the call for sites and the BBC HELAA. In total, 15 sites were identified in the Neighbourhood Area, 13 of which were from the HELAA (2022) and two sites owned by the Parish Council.
- 4.2 A map of all identified sites is shown in **Figure 4.1**
- 4.3 Four sites assessed in the BBC HELAA (2022), (refs.449, 1010, 1044 and 1389), have been excluded from the assessment. These sites are located in the open countryside and are not in proximity to any existing development or settlement. Residential development of isolated greenfield sites would not be in conformity with national policy or adopted and emerging Local Plan policy, and the sites are therefore unsuitable for allocation in the Neighbourhood Plan Review.

Table 4.1 Sites identified for assessment.

| Site Ref | BBC HELAA (2022) Ref. | Site Name                                                          | Site Size (ha) | Source                                     | Taken forward for assessment or excluded from assessment                                                                                                                                                                                                                                  | Method of assessment                             |
|----------|-----------------------|--------------------------------------------------------------------|----------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| BR1      | N/A                   | Land adjacent to Martin Grant land                                 | Approx. 0.23   | Land owned by Parish Council               | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
| BR2      | N/A                   | Land adjacent to Salem Cottages                                    | Approx. 1.32   | Land owned by Parish Council               | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
|          | 261                   | Land on the west side of Oakley Road                               | 0.14           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
|          | 362                   | Land on the north side of Grange Lane                              | 0.72           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
|          | 449                   | Land off Molivers Lane                                             | 20.96          | BBC HELAA Call for Sites Assessment (2022) | Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy. A 15-metre buffer from Bowels Wood Ancient Woodland is required; this would not allow access to the site from Moliver's Lane. | N/A                                              |
|          | 521                   | Land East of Oakley Road, Bromham (adjacent to no. 52 Oakley Road) | 3.56           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
|          | 751                   | Land At Northampton Road                                           | 0.27           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |
|          | 753                   | Parklands, Northampton Road                                        | 3.53           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                                             | Site assessment proforma. See <b>Appendix A.</b> |

| Site Ref | BBC HELAA (2022) Ref. | Site Name                                              | Site Size (ha) | Source                                     | Taken forward for assessment or excluded from assessment                                                                                                                                                                                                                   | Method of assessment                             |
|----------|-----------------------|--------------------------------------------------------|----------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|          | 757                   | Land South of Northampton Road                         | 17.21          | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                              | Site assessment proforma. See <b>Appendix A.</b> |
|          | 934                   | Mollivers, Oakley Road                                 | 23.95          | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                              | Site assessment proforma. See <b>Appendix A.</b> |
|          | 1010                  | Land at Northampton Road                               | 19.03          | BBC HELAA Call for Sites Assessment (2022) | Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy.                                                                                                                | N/A                                              |
|          | 1044                  | Bedford North Station Opportunity                      | 21.47          | BBC HELAA Call for Sites Assessment (2022) | Site put forward for station and employment use. This assessment is for sites put forward for residential use. Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy. | N/A                                              |
|          | 1227                  | Lower Farm Road                                        | 4.47           | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                              | Site assessment proforma. See <b>Appendix A.</b> |
|          | 1228                  | Northampton Road                                       | 11.70          | BBC HELAA Call for Sites Assessment (2022) | Taken forward for assessment.                                                                                                                                                                                                                                              | Site assessment proforma. See <b>Appendix A.</b> |
|          | 1389                  | Land at Northampton Road, between Bromham and Stagsden | 20.89          | BBC HELAA Call for Sites Assessment (2022) | Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy.                                                                                                                | N/A                                              |



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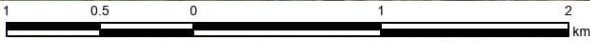


Figure 4.1 Map of all identified sites



## 5. Site Assessment Results

### Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Neighbourhood Area. The table shows ‘traffic light’ ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 In summary, the assessment found that the results of the site assessment are shown in the map in **Figure 5.1**. Site proformas for all sites are contained in **Appendix A**.
- 5.3 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Task 4: Indicative housing requirement).

Table 5.1 Site assessment summary

| Site ref. | Address/site name                    | Site size (ha) | Residential capacity (indicative number of homes) | Suitability rating <sup>13</sup> | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------|--------------------------------------|----------------|---------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BR1       | Land adjacent to Martin Grant land   | Approx. 0.23   | Up to 5 dwellings                                 |                                  | This site was initially permitted for cemetery land use but is now under the ownership of the Parish Council and comprises a small parcel of private green space within a housing development and adjacent to a large site allocated for development in the made Neighbourhood Plan. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.                                                                                                                                                                                                                                                                                                 |
| BR2       | Land adjacent to Salem Cottages      | Approx. 1.32   | 25 dwellings                                      |                                  | This site comprises a parcel of open space. The site is outside the Bromham Settlement Policy Area but is adjacent to the built form of a smaller settlement which off-shoots from Bromham Village. Policy 6 of the Local Plan states "within the built form of Small Settlements development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole". Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The site could have capacity for up to 25 dwellings but fewer may be more appropriate for this location. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.                                       |
| 261       | Land on the west side of Oakley Road | 0.14           | 3 dwellings                                       |                                  | This site comprises a parcel of open space. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". The site screened on its edge with Oakley Road but is otherwise visually open with long range views into the countryside therefore the site is likely to be of high visual sensitivity. The site is not connected to the village as the pedestrian footway is on the opposite side of the road. There is no adjacent footway from the site to the village. The road is unlit, which would make it difficult to cross to the footway after dark. The site location is not suitable for visitors on foot, therefore, visitors to the site will rely on private cars, as opposed to sustainable modes of transport. The site is not currently suitable for housing development. |
| 362       | Land on the north side of            | 0.72           | 18 dwellings                                      |                                  | This site comprises a parcel of open space. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

<sup>13</sup> Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

| Site ref. | Address/site name                                                  | Site size (ha) | Residential capacity (indicative number of homes) | Suitability rating <sup>13</sup> | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------|----------------|---------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | Grange Lane                                                        |                |                                                   |                                  | consistent with the other policies of the development plan". The site is adjacent to the Bowels Wood Ancient Woodland on its eastern edge. As per Government guidance <sup>14</sup> , a buffer zone of at least 15 metres from the boundary of the woodland is recommended. Any potential impact to the setting and significance of the non-designated heritage asset (The Mill) would have to be mitigated. The site has capacity for 18 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. It is noted that while the emerging Green Infrastructure plan would be a valid reason to rule it out as a site allocation, as it is not an adopted designation in local or national planning policy, it cannot be used to rule the site out at the assessment stage.      |
| 521       | Land East of Oakley Road, Bromham (adjacent to no. 52 Oakley Road) | 3.56           | N/A                                               |                                  | Planning permission for housing on this site has previously been refused for reasons relating to its location it would not enable trips by sustainable transport modes and would result in increased traffic generation. Currently, the site is located on a high speed portion of Oakley Road and has no provision for pedestrian or cyclist access or connectivity. All or a majority of the site is best and most versatile agricultural land as defined in the NPPF. While bounded by low hedges, the site - located at the entrance to the Bromham settlement - has a visually open character with long distance rural views therefore the site is likely to be of high visual sensitivity. Development in this location would be incongruous with the character of this part of the settlement. This site is not currently suitable for housing development. |
| 751       | Land At Northampton Road                                           | 0.27           | 2 dwellings                                       |                                  | The north western corner of the site appears to be used for storage purposes. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". Site topography is uneven. Whilst there is existing pedestrian and cyclist access to the site, this would have to be made clear and safe to use. Any potential impact to the setting and significance of the non-designated heritage asset (Medieval earthworks, Bromham Grange) would have to be mitigated. Provided the above factors are mitigated, the site could accommodate 2 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.                                  |

<sup>14</sup> Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

| Site ref. | Address/site name              | Site size (ha) | Residential capacity (indicative number of homes) | Suitability rating <sup>13</sup> | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|--------------------------------|----------------|---------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 753       | Parklands, Northampton Road    | 3.53           | 4 dwellings                                       |                                  | This site comprises a private garden. The site is outside the Bromham Settlement Policy Area but is with the built form of a smaller settlement which off-shoots from Bromham Village. Policy 6 of the Local Plan states "within the built form of Small Settlements development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole". The site is adjacent to Ancient Woodland to the north west. As per Government guidance <sup>15</sup> , a buffer zone of at least 15 metres from the boundary of the woodland is recommended. There is also a Tree Preservation Order on site. To accommodate these constraints the developable area of the site would reduce. Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The nearby footway would have to be extended to the site. The site could have capacity for approximately 4 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. |
| 757       | Land South of Northampton Road | 17.21          | 200 dwellings                                     |                                  | The site comprises agricultural land - some of which could be best and most versatile agricultural land as defined in the NPPF. The site is also directly to the north of an allocation in the Made Neighbourhood Plan. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The site is otherwise relatively unconstrained and could have capacity for 200 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.                                                                                                                                                                                                                                                                                                                                                                                               |
| 934       | Mollivers, Oakley Road         | 23.95          | N/A                                               |                                  | The site is currently located in open countryside and residential development in this location is likely to be contrary to Local and National policy. This site would not be considered for its suitability for housing development unless Site 521/ BNPR6 has come forward and been developed as this would make the site adjacent to the built-up area. This site is located far from services in Bromham and would not enable trips by sustainable transport modes therefore resulting in increased traffic generation. The site is not currently suitable for housing development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1227      | Lower Farm Road                | 4.47           | 10 dwellings                                      |                                  | Planning permission for housing on this site has previously been refused and an appeal dismissed for reasons including local plan policy, transport impacts and access, and impact on the setting and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

<sup>15</sup> Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

| Site ref. | Address/site name | Site size (ha) | Residential capacity (indicative number of homes) | Suitability rating <sup>13</sup> | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------|-------------------|----------------|---------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                   |                |                                                   |                                  | significance of the non-designated heritage asset (Ridge and Furrow Structures) on site. The site therefore has very significant constraints and is unlikely to be suitable for development. If there are other more suitable sites to meet the housing requirement, this site would not need to be considered for allocation. However, it is possible that subject to mitigation of the identified constraints including provision of a suitable access point, the site could accommodate limited development. |
| 1228      | Northampton Road  | 11.70          | N/A                                               |                                  | Planning permission for housing on this site has previously been refused for reasons relating to its location in the open countryside. Development in this location would be incongruous with the character of this part of the settlement. Additionally, uneven topography, adjacency to ancient woodland, high quality agricultural land and potential of protected species constrain the site. The site is not currently suitable for housing development.                                                   |

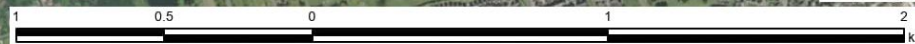


Figure 5.1 Map of site suitability conclusions

## 6. Conclusions

### Site Assessment conclusions

6.1 In the event BBC increases the housing requirement for the neighbourhood area in addition to the 500 dwellings allocated in the Made Neighbourhood Plan, of the 15 sites assessed, eight sites are considered potentially suitable for allocation for housing - subject to the mitigation of identified constraints:

- BR1 - Land adjacent to Martin Grant land
- BR2 - Land adjacent to Salem Cottages
- 362 - Land on the north side of Grange Lane
- 751 - Land At Northampton Road
- 753 - Parklands, Northampton Road
- 757 - Land South of Northampton Road
- 1227 - Lower Farm Road

6.2 The following three sites are considered unsuitable for allocation:

- 261 - Land on the west side of Oakley Road
- 521 - Land East of Oakley Road, Bromham (adjacent to no. 52 Oakley Road)
- 934 - Mollivers, Oakley Road
- 1228 - Northampton Road

### Next Steps

6.3 Should the neighbourhood plan group decide to allocate a site or sites, the next steps will be for the group to select sites for allocation in the Neighbourhood Plan Review, based on:

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

### Viability

6.4 As part of the site selection process, it is recommended that the Parish Council discusses site viability with BBC and with landowners and site developers. In

addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan Review site allocations.

# Appendix A – Site Assessment Proformas

## BR1

| 1. Site Details                                                                                                                                                          |                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference / Name                                                                                                                                                    | BR1                                                                                                                                                                                                                 |
| Site Address / Location                                                                                                                                                  | Land adjacent to Martin Grant land                                                                                                                                                                                  |
| Gross Site Area<br>(Hectares)                                                                                                                                            | Approx. 0.23                                                                                                                                                                                                        |
| SHLAA/SHELAA Reference<br>(if applicable)                                                                                                                                | N/A                                                                                                                                                                                                                 |
| Existing land use                                                                                                                                                        | Greenspace                                                                                                                                                                                                          |
| Land use being considered                                                                                                                                                | Housing                                                                                                                                                                                                             |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA)                                                                                                        | Unknown                                                                                                                                                                                                             |
| Site identification method / source                                                                                                                                      | Land owned by Parish Council                                                                                                                                                                                        |
| Planning history                                                                                                                                                         | Site is within the red line boundary of 02/01672/FUL - Erection of 68 No. dwellings and associated garages; parking bays; roads; footpaths and open space. Use of land as cemetery. - Approved on 15 September 2003 |
| Neighbouring uses                                                                                                                                                        | Residential                                                                                                                                                                                                         |
|   |                                                                                                                                                                                                                     |

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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes - Grade 2 and Grade 3a |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                         |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                         |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat            |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes                        |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                        |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes                        |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                         |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                         |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Unknown                    |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Unknown                    |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 800m                       | 320m            | 5000m         | 970m           | 1300m            | 160m                               | 5000m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>                |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Limited or no impact or no requirement for mitigation                                        |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                   |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                           |

| 3. Assessment of Availability                                                                                                                                                                    |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site available for development?</b><br><i>Yes / No / Unknown</i>                                                                                                                       | Yes     |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><i>Yes / No / Unknown</i> | No      |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                              | Unknown |

| 4. Assessment of Viability                                                                                                                                                                                                     |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><i>Yes / No / Unknown</i> | Unknown |

| 5. Conclusions                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                            | 5 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Other key information</b>                                                                                                                                                                                                                                                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><br><b>Are there any known viability issues?</b><br><i>Yes / No</i> | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                            | <p>This site was initially permitted for cemetery land use but is now under the ownership of the Parish Council and comprises a small parcel of private green space within a housing development and adjacent to a large site allocated for development in the made Neighbourhood Plan.</p> <p>The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". This site could have capacity for up to 5 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.</p> |

## BR2

| 1. Site Details                                                   |                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference / Name                                             | BR2                                                                                                                                                                                                                                            |
| Site Address / Location                                           | Land adjacent to Salem Cottages                                                                                                                                                                                                                |
| Gross Site Area<br>(Hectares)                                     | Approx. 1.32                                                                                                                                                                                                                                   |
| SHLAA/SHELAA Reference<br>(if applicable)                         | N/A                                                                                                                                                                                                                                            |
| Existing land use                                                 | Open space                                                                                                                                                                                                                                     |
| Land use being considered                                         | Housing                                                                                                                                                                                                                                        |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | Unknown                                                                                                                                                                                                                                        |
| Site identification method / source                               | Land owned by Parish Council                                                                                                                                                                                                                   |
| Planning history                                                  | 01/02379/FUL - Provision of public open space with an existing recreation hall inc. laying out and grassing two football pitches, the laying out of a circular horse ride, provision of car parking and play area. - Approved on 10 April 2002 |
| Neighbouring uses                                                 | Residential, Riding Centre, Agricultural, Highway                                                                                                                                                                                              |




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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown              |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                   |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                   |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat      |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes                  |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                  |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes                  |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                   |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                   |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Potentially adjacent |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes, adjacent        |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 1300m                      | 320m            | 5300m         | 1130m          | 1500m            | 400m                               | 5300m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul> | Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.                  |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>       | Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                                                                                 |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Bromham House Grounds - Landscape Park.                                                                    |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                                                                                       |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                                                                                    |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                                                                                    |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary.<br>Site is outside the Bromham SPA.<br>Local Plan Policy 6 - Development in Small Settlements |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                                                                            |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                                                                               |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Outside and not connected to the existing settlement boundary                                                                                         |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                                                                                    |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                                                                                    |

| 3. Assessment of Availability                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                            | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><i>Yes / No / Unknown</i>                                                                                      | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                                                                                                                   | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4. Assessment of Viability                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><i>Yes / No / Unknown</i>                                                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5. Conclusions                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                            | 25 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other key information</b>                                                                                                                                                                                                                                                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><br><b>Are there any known viability issues?</b><br><i>Yes / No</i> | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                            | This site comprises a parcel of open space. The site is outside the Bromham Settlement Policy Area but is adjacent to the built form of a smaller settlement which off-shoots from Bromham Village. Policy 6 of the Local Plan states "within the built form of Small Settlements development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole". Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The site could have capacity for up to 25 dwellings but fewer may be more appropriate for this location. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. |

## BBC HELAA (2022) ref. 261

| 1. Site Details                                                   |                                                                                        |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Site Reference / Name                                             | 261                                                                                    |
| Site Address / Location                                           | Land on the west side of Oakley Road                                                   |
| Gross Site Area<br>(Hectares)                                     | 0.14                                                                                   |
| SHLAA/SHLAA Reference<br>(if applicable)                          | 261                                                                                    |
| Existing land use                                                 | Unused paddock                                                                         |
| Land use being considered                                         | Housing                                                                                |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | 2 dwellings                                                                            |
| Site identification method / source                               | BBC HELAA Call for Sites Assessment (2022)                                             |
| Planning history                                                  | 21/01277/FUL – Erection of greenhouses, fencing and new access –<br>Refused 19/07/2021 |
| Neighbouring uses                                                 | Residential, Agricultural                                                              |




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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                                                                                                                                                                                                                                                                |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes<br>The site is located west of Oakley Road in Oakley approximately 4 miles northwest of Bedford town centre. The access point is directly from Oakley Road which is a 30mph road.                                                                                                                                                                                             |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes<br>The site is located west of Oakley Road in Oakley approximately 4 miles northwest of Bedford town centre. The access point is directly from Oakley Road which is a 30mph road. There is a footway of approx 1.5m across from the site. 2m footway in front of the development site to connect to footway to the south and potential marking on-street cycle lanes.         |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes<br>The site is located west of Oakley Road in Oakley approximately 4 miles northwest of Bedford town centre. The access point is directly from Oakley Road which is a 30mph road. No cycle routes in the vicinity however the road appears quiet. 2m footway in front of the development site to connect to footway to the south and potential marking on-street cycle lanes. |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                                                                                                                                                                                                                |

## 2. Assessment of Suitability

|                                                                                                                                                                                        |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                          | No |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                      | No |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                    | No |
| <b>Is the site likely to be affected by ground contamination?</b><br><i>Yes / No / Unknown</i>                                                                                         | No |
| <b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b><br><i>Yes / No / Unknown</i> | No |
| <b>Would development of the site result in a loss of social, amenity or community value?</b><br><i>Yes / No / Unknown</i>                                                              | No |

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 2000m                      | 130m            | 5200m         | 1300m          | 1000m            | 350m                               | 5200m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul> | <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p> |
| Heritage Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                        |
| <p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i><br/> <i>Some impact, and/or mitigation possible /</i><br/> <i>Limited or no impact or no requirement for mitigation</i></p>                                                                                                                                                                                                                                                                                                                                                                                         | <p>Limited or no impact or no requirement for mitigation</p>                                                                                                           |
| <p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i><br/> <i>Some impact, and/or mitigation possible /</i><br/> <i>Limited or no impact or no requirement for mitigation</i></p>                                                                                                                                                                                                                                                                                                                                                                                     | <p>Limited or no impact or no requirement for mitigation</p>                                                                                                           |
| Planning Policy Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                        |
| <p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>No</p>                                                                                                                                                              |
| <p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>No</p>                                                                                                                                                              |
| <p><b>Are there any other relevant planning policies relating to the site?</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA.</p>                                                                    |
| <p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Greenfield</p>                                                                                                                                                      |
| <p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent and connected to /</i><br/> <i>Outside and not connected to</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Adjacent to and connected to the existing built up area</p>                                                                                                         |
| <p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent and connected to /</i><br/> <i>Outside and not connected to</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Adjacent to and connected to the existing settlement boundary</p>                                                                                                   |

| 2. Assessment of Suitability                                                                                                                                   |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>                      | No |
| <p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p> | No |

| 3. Assessment of Availability                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br>Yes / No / Unknown                                                                                                                                                                                                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br>Yes / No / Unknown                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is there a known time frame for availability?</b><br>Available now / 0-5 years / 6-10 years / 11-15 years                                                                                                                                                               | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4. Assessment of Viability                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br>Yes / No / Unknown                                                    | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5. Conclusions                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                 | 3 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                       | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Other key information</b>                                                                                                                                                                                                                                               | 2022 BBC HELAA site 261 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><b>Are there any known viability issues?</b><br>Yes / No | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                 | This site comprises a parcel of open space. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". The site screened on its edge with Oakley Road but is otherwise visually open with long range views into the countryside therefore the site is likely to be of high visual sensitivity. The site is not connected to the village as the pedestrian footway is on the opposite side of the road. There is no adjacent footway from the site to the village. The road is unlit, which would make it difficult to cross to the footway after dark. The site location is not suitable for visitors on foot, therefore, visitors to the site will rely on private cars, as opposed to sustainable modes of transport. The site is not currently suitable for housing development. |

## BBC HELAA (2022) ref. 362

| 1. Site Details                                                   |                                             |
|-------------------------------------------------------------------|---------------------------------------------|
| Site Reference / Name                                             | 362                                         |
| Site Address / Location                                           | Land on the north side of Grange Lane       |
| Gross Site Area<br>(Hectares)                                     | 0.72                                        |
| SHLAA/SHELAA Reference<br>(if applicable)                         | 362                                         |
| Existing land use                                                 | Paddock                                     |
| Land use being considered                                         | Housing                                     |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | 20 dwellings                                |
| Site identification method /<br>source                            | BBC HELAA Call for Sites Assessment (2022)  |
| Planning history                                                  | N/A                                         |
| Neighbouring uses                                                 | Residential, Agricultural, Ancient Woodland |




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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown                                                              |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | Yes - as noted in the 2022 BBC HELAA for site 362.                   |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                   |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                      |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access to the site is feasible via Grange Lane without issues. |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes - Access to the site is feasible via Grange Lane without issues. |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes - Access to the site is feasible via Grange Lane without issues. |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                   |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                   |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes, adjacent                                                        |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes, adjacent                                                        |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 700m                       | 220m            | 4700m         | 400m           | 700m             | 350m                               | 4700m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>                        |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                                                                                                                                            |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Mill.                                                                                                                                                                 |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                  |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                                                                                                                                               |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                                                                                                                                               |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA.<br>Policy 42S – Protecting biodiversity and geodiversity. Site adjacent to County Wildlife Site - 42S (Bowels Wood) |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                                                                                                                                       |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                                                                                                                                          |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                                                                                                                                    |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                                                                                                                                               |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                                                                                                                                               |

### 3. Assessment of Availability

|                                                                                                                                                                                                  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site available for development?</b><br><i>Yes / No / Unknown</i>                                                                                                                       | Unknown |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><i>Yes / No / Unknown</i> | Unknown |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                              | Unknown |

### 4. Assessment of Viability

|                                                                                                                                                                                                                                |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><i>Yes / No / Unknown</i> | Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

### 5. Conclusions

|                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                            | 18 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Other key information</b>                                                                                                                                                                                                                                                          | 2022 BBC HELAA site 362 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><br><b>Are there any known viability issues?</b><br><b>Yes / No</b> | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                            | <p>This site comprises a parcel of open space. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". The site is adjacent to the Bowels Wood Ancient Woodland on its eastern edge. As per Government guidance<sup>16</sup>, a buffer zone of at least 15 metres from the boundary of the woodland is recommended. Any potential impact to the setting and significance of the non-designated heritage asset (The Mill) would have to be mitigated. The site has capacity for 18 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. It is noted that while the emerging Green Infrastructure plan would be a valid reason to rule it out as a site allocation, as it is not an adopted designation in local or national planning policy, it cannot be used to rule the site out at the assessment stage.</p> |

<sup>16</sup> Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

## BBC HELAA (2022) ref. 521

| 1. Site Details                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference / Name                                       | 521                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site Address / Location                                     | Land East of Oakley Road, Bromham (adjacent to no. 52 Oakley Road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Gross Site Area (Hectares)                                  | 3.56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SHLAA/SHELAA Reference (if applicable)                      | 521                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Existing land use                                           | Agricultural land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Land use being considered                                   | Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 80 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site identification method / source                         | BBC HELAA Call for Sites Assessment (2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Planning history                                            | <p>17/02753/MAO - Outline application with all matters reserved except access, for the erection of up to 80 dwellings and ancillary works - Refused on 05 February 2018. Appeal withdrawn.</p> <p>18/02671/MAO - Residential development of up to 80 dwellings and ancillary works to include access, infiltration basin, open space and landscaping, (Outline application with all matters reserved except access.) - Refused on 28 October 2019. Appeal (APP/K0235/W/19/3240091) dismissed on 16 April 2020. Reason: "substantial harm with the location of the appeal scheme for this type of development which would not enable adequate access to shops and services by sustainable modes. This would lead to additional traffic generation. This point alone undermines the purported benefit of the scheme"</p> |
| Neighbouring uses                                           | Residential, Agricultural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes - as noted in the 2022 BBC HELAA assessment for site 521.                                                                          |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | Yes - as noted in the 2022 BBC HELAA assessment for site 521.                                                                          |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                     |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                        |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                                                                                        |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access to the site is feasible from Oakley Road, which is a 30mph road.                                                          |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No - Improvement of pedestrian and cycle access would be needed - provision of a footpath and on road cycle markings along Oakley Road |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No - Improvement of pedestrian and cycle access would be needed - provision of a footpath and on road cycle markings along Oakley Road |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                     |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                                                                                     |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                                                     |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                                     |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 2200m                      | 350m            | 5400m         | 1500m          | 1100m            | 550m                               | 5400m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>                              |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Limited or no impact or no requirement for mitigation                                        |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                   |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                           |

| 3. Assessment of Availability                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br><b>Yes / No / Unknown</b>                                                                                                                                                                                                      | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><b>Yes / No / Unknown</b>                                                                                | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                                                                                                             | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4. Assessment of Viability                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><b>Yes / No / Unknown</b>                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5. Conclusions                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                            | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Other key information</b>                                                                                                                                                                                                                                                    | 2022 BBC HELAA site 521 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available.</b><br>The site is <b>not currently suitable, and available.</b><br><b>Are there any known viability issues?</b><br><b>Yes / No</b> | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                      | Planning permission for housing on this site has previously been refused for reasons relating to its location it would not enable trips by sustainable transport modes and would result in increased traffic generation. Currently, the site is located on a high speed portion of Oakley Road and has no provision for pedestrian or cyclist access or connectivity. All or a majority of the site is best and most versatile agricultural land as defined in the NPPF. While bounded by low hedges, the site - located at the entrance to the Bromham settlement - has a visually open character with long distance rural views therefore the site is likely to be of high visual sensitivity. Development in this location would be incongruous with the character of this part of the settlement. This site is not currently suitable for housing development Review. |

## BBC HELAA (2022) ref. 751

| 1. Site Details                                                   |                                            |
|-------------------------------------------------------------------|--------------------------------------------|
| Site Reference / Name                                             | 751                                        |
| Site Address / Location                                           | Land At Northampton Road                   |
| Gross Site Area<br>(Hectares)                                     | 0.27                                       |
| SHLAA/SHELAA Reference<br>(if applicable)                         | 751                                        |
| Existing land use                                                 | Storage                                    |
| Land use being considered                                         | Housing                                    |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | 8 dwellings                                |
| Site identification method /<br>source                            | BBC HELAA Call for Sites Assessment (2022) |
| Planning history                                                  | N/A                                        |
| Neighbouring uses                                                 | Residential, Agricultural                  |



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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown                                                                                                                                                                                                                                                 |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                                                                                                                                                                                                                                                      |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                                                                                                                                      |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                         |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Sloping                                                                                                                                                                                                                                                 |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access from Northampton Road.                                                                                                                                                                                                                     |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes - footways serve the site but are overgrown and need improvements, including a shared cycle and footway opposite the site. Clear footway on southern side of Northampton Road or provide crossing to northern footway which is in better condition. |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes - footways serve the site but are overgrown and need improvements, including a shared cycle and footway opposite the site. Potential marking on-street cycle lanes.                                                                                 |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                                                                                      |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                                                                                                                                                                                                      |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                                                                                                                                                                      |

## 2. Assessment of Suitability

|                                                                                                                                                                                        |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                    | No |
| <b>Is the site likely to be affected by ground contamination?</b><br><i>Yes / No / Unknown</i>                                                                                         | No |
| <b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b><br><i>Yes / No / Unknown</i> | No |
| <b>Would development of the site result in a loss of social, amenity or community value?</b><br><i>Yes / No / Unknown</i>                                                              | No |

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 850m                       | 10m             | 5000m         | 700m           | 1000m            | 500m                               | 5000m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>                  |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> |

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Heritage Constraints                                                                                                                                                                                                                                                                  |                                                                                              |
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Medieval earthworks, Bromham Grange.              |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | A mix of greenfield and previously developed land                                            |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                           |

| 3. Assessment of Availability                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br>Yes / No / Unknown                                                                                                                                                                                                      | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br>Yes / No / Unknown                                                                                | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Is there a known time frame for availability?</b><br>Available now / 0-5 years / 6-10 years / 11-15 years                                                                                                                                                             | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4. Assessment of Viability                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br>Yes / No / Unknown                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 5. Conclusions                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                               | 2 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                     | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Other key information</b>                                                                                                                                                                                                                                             | 2022 BBC HELAA site 751 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available.</b><br>The site is <b>not currently suitable, and available.</b><br><b>Are there any known viability issues?</b><br>Yes / No | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                               | The north western corner of the site appears to be used for storage purposes. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". Site topography is uneven. Whilst there is existing pedestrian and cyclist access to the site, this would have to be made clear and safe to use. Any potential impact to the setting and significance of the non-designated heritage asset (Medieval earthworks, Bromham Grange) would have to be mitigated. Provided the above factors are mitigated, the site could accommodate 2 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. |

## BBC HELAA (2022) ref. 753

| 1. Site Details                                                   |                                            |
|-------------------------------------------------------------------|--------------------------------------------|
| Site Reference / Name                                             | 753                                        |
| Site Address / Location                                           | Parklands, Northampton Road                |
| Gross Site Area<br>(Hectares)                                     | 3.53                                       |
| SHLAA/SHLAA Reference<br>(if applicable)                          | 753                                        |
| Existing land use                                                 | Private garden                             |
| Land use being considered                                         | Housing                                    |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | 4 dwellings                                |
| Site identification method / source                               | BBC HELAA Call for Sites Assessment (2022) |
| Planning history                                                  | N/A                                        |
| Neighbouring uses                                                 | Residential, Ancient Woodland              |




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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown                                                                                                                                                                                        |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | Yes - as noted in the 2022 BBC HELAA assessment for site 753.                                                                                                                                  |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                                                                             |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                                                                                                                                                |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Private access                                                                                                                                                                           |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes - There are no footways or cycle lane along the frontage of the site, however a footway is present approx 25m to the southeast of the site access.                                         |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes - There are no footways or cycle lane along the frontage of the site, however a footway is present approx 25m to the southeast of the site access. Consider marking on-street cycle lanes. |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                             |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes - ref 07/1999                                                                                                                                                                              |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes, adjacent                                                                                                                                                                                  |

## 2. Assessment of Suitability

|                                                                                                                                                                                        |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                    | Yes, within |
| <b>Is the site likely to be affected by ground contamination?</b><br><i>Yes / No / Unknown</i>                                                                                         | No          |
| <b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b><br><i>Yes / No / Unknown</i> | No          |
| <b>Would development of the site result in a loss of social, amenity or community value?</b><br><i>Yes / No / Unknown</i>                                                              | No          |

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 1500m                      | 550m            | 5600m         | 1300m          | 1600m            | 190m                               | 5600m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>                        |

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage Constraints                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                              |
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                                                                                                                                                                                                                                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Bromham House Grounds - Landscape Park.                                                                                                                                                                                                                                           |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                                                                                                                                                                                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                                                                                                                                                                                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is outside the Bromham SPA.<br>Local Plan Policy 6 - Development in Small Settlements.<br>Policy 42S – Protecting biodiversity and geodiversity.<br>Policy 45 - Local Green Space. Site is adjacent to Salem Thift open space and area on Chestnut Av/Parkland. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                                                                                                                                                                                                                                                   |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                                                                                                                                                                                                                                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Outside and not connected to the existing settlement boundary                                                                                                                                                                                                                                                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                                                                                                                                                                                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                                                                                                                                                                                                                                                           |

### 3. Assessment of Availability

|                                                                                                                                                                                                  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site available for development?</b><br><i>Yes / No / Unknown</i>                                                                                                                       | Unknown |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><i>Yes / No / Unknown</i> | Unknown |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                              | Unknown |

### 4. Assessment of Viability

|                                                                                                                                                                                                                                |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><i>Yes / No / Unknown</i> | Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

### 5. Conclusions

|                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)                                                                                                                   | 4 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)                                                                                                                                                                                                         | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Other key information                                                                                                                                                                                                                                                                 | 2022 BBC HELAA site 743 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><br><b>Are there any known viability issues?</b><br><b>Yes / No</b> | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Summary of justification for rating                                                                                                                                                                                                                                                   | <p>This site comprises a private garden. The site is outside the Bromham Settlement Policy Area but is with the built form of a smaller settlement which off-shoots from Bromham Village. Policy 6 of the Local Plan states "within the built form of Small Settlements development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole". The site is adjacent to Ancient Woodland to the north west. As per Government guidance<sup>17</sup>, a buffer zone of at least 15 metres from the boundary of the woodland is recommended. There is also a Tree Preservation Order on site. To accommodate these constraints the developable area of the site would reduce. Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The nearby footway would have to be extended to the site. The site could have capacity for approximately 4 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review.</p> |

<sup>17</sup> Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

## BBC HELAA (2022) ref. 757

| 1. Site Details                                                                                                                                                          |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Site Reference / Name                                                                                                                                                    | 757                                        |
| Site Address / Location                                                                                                                                                  | Land South of Northampton Road             |
| Gross Site Area<br>(Hectares)                                                                                                                                            | 17.21                                      |
| SHLAA/SHELAA Reference<br>(if applicable)                                                                                                                                | 757                                        |
| Existing land use                                                                                                                                                        | Agricultural land                          |
| Land use being considered                                                                                                                                                | Housing                                    |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA)                                                                                                        | 345 dwellings                              |
| Site identification method / source                                                                                                                                      | BBC HELAA Call for Sites Assessment (2022) |
| Planning history                                                                                                                                                         | N/A                                        |
| Neighbouring uses                                                                                                                                                        | Residential, Agricultural                  |
|   |                                            |

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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes - Grade 3a                                                                                                      |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                                                                                                                  |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                  |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                     |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Gently sloping                                                                                                      |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - The access points are all located on Northampton Road, which is a 40mph speed limit road outside of the site. |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes - A shared cycle and footway is situated opposite the site. Provide crossing to shared footway/cycle path.      |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes - A shared cycle and footway is situated opposite the site. Provide crossing to shared footway/cycle path.      |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                  |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes                                                                                                                 |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                                  |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                  |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 1100m                      | 130m            | 5300m         | 950m           | 1200m            | 650m                               | 5300m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>                        |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Bromham House Grounds - Landscape Park.           |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                   |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | Yes                                                                                          |

| 3. Assessment of Availability                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br>Yes / No / Unknown                                                                                                                                                                                                      | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br>Yes / No / Unknown                                                                                | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Is there a known time frame for availability?</b><br>Available now / 0-5 years / 6-10 years / 11-15 years                                                                                                                                                             | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4. Assessment of Viability                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br>Yes / No / Unknown                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5. Conclusions                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                               | 200 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                     | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other key information</b>                                                                                                                                                                                                                                             | 2022 BBC HELAA site 757 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available.</b><br>The site is <b>not currently suitable, and available.</b><br><b>Are there any known viability issues?</b><br>Yes / No | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                               | The site comprises agricultural land - some of which could be best and most versatile agricultural land as defined in the NPPF. The site is also directly to the north of an allocation in the Made Neighbourhood Plan. The site is not within but is adjacent to the Bromham Settlement Policy Area where "development will be acceptable in principle provided that it is consistent with the other policies of the development plan". Any potential impact to the setting and significance of the non-designated heritage asset (Bromham House Grounds Landscape Park) would have to be mitigated. The site is otherwise relatively unconstrained and could have capacity for 200 dwellings. The site is potentially suitable for housing development and could be considered as an allocation in the Neighbourhood Plan Review. |

## BBC HELAA (2022) ref. 934

| 1. Site Details                                                                                                                                                                       |                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Site Reference / Name                                                                                                                                                                 | 934                                        |
| Site Address / Location                                                                                                                                                               | Mollivers, Oakley Road                     |
| Gross Site Area<br>(Hectares)                                                                                                                                                         | 23.95                                      |
| SHLAA/SHELAA Reference<br>(if applicable)                                                                                                                                             | 934                                        |
| Existing land use                                                                                                                                                                     | Agricultural land                          |
| Land use being considered                                                                                                                                                             | Housing                                    |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA)                                                                                                                     | 500+ dwellings                             |
| Site identification method / source                                                                                                                                                   | BBC HELAA Call for Sites Assessment (2022) |
| Planning history                                                                                                                                                                      | N/A                                        |
| Neighbouring uses                                                                                                                                                                     | Agricultural                               |
| <div>   </div> |                                            |

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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown                                                                                                      |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                                                                                                           |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                           |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                              |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                                                              |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access to the site is feasible from Oakley Road, which is a 40mph road along the frontage of the site. |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                                                                           |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No                                                                                                           |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                           |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                                                           |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                           |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                           |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 2400m                      | 550m            | 5600m         | 1700m          | 1300m            | 800m                               | 5600m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>                              |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                                                                              |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Some impact, and/or mitigation possible to Cropmarks, Post-medieval/Modern Linear Ditches.                                                         |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                                                                                    |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                                                                                 |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                                                                                 |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is outside the Bromham SPA.<br>Local Plan Policy 7S - Development in the Countryside. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                                                                         |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Outside and not connected to the existing built up area                                                                                            |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Outside and not connected to the existing settlement boundary                                                                                      |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                                                                                 |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | Yes                                                                                                                                                |

| 3. Assessment of Availability                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br>Yes / No / Unknown                                                                                                                                                                                                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br>Yes / No / Unknown                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Is there a known time frame for availability?</b><br>Available now / 0-5 years / 6-10 years / 11-15 years                                                                                                                                                               | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4. Assessment of Viability                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br>Yes / No / Unknown                                                    | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5. Conclusions                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                       | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Other key information</b>                                                                                                                                                                                                                                               | 2022 BBC HELAA site 934 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><b>Are there any known viability issues?</b><br>Yes / No | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                 | The site is currently located in open countryside and residential development in this location is likely to be contrary to Local and National policy. This site would not be considered for its suitability for housing development unless Site 521/ BNPR6 has come forward and been developed as this would make the site adjacent to the built-up area. This site is located far from services in Bromham and would not enable trips by sustainable transport modes therefore resulting in increased traffic generation. This site is not currently suitable for housing development. |

## BBC HELAA (2022) ref. 1227

| 1. Site Details                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference / Name                                                                                                                                                                 | 1227                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Address / Location                                                                                                                                                               | Lower Farm Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Gross Site Area<br>(Hectares)                                                                                                                                                         | 4.47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SHLAA/SHELAA Reference<br>(if applicable)                                                                                                                                             | 1227                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Existing land use                                                                                                                                                                     | Agricultural land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Land use being considered                                                                                                                                                             | Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA)                                                                                                                     | 95 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site identification method / source                                                                                                                                                   | BBC HELAA Call for Sites Assessment (2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Planning history                                                                                                                                                                      | 16/02255/MAO - Outline application with all matters reserved except access for a residential development of up to 93 dwellings and associated works - Refused on 11 January 2017. Appeal Dismissed on 05 October 2017. Reason: "The proposal is in conflict with the fundamental strategy and objectives of the development plan and is not in an appropriate location at this time. the substantial harm that I have found to a non-designated heritage asset also weighs against the proposal and is in conflict with the objectives of the Framework." |
| Neighbouring uses                                                                                                                                                                     | Residential, Agricultural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <div>   </div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes - as noted in the 2022 BBC HELAA assessment for site 1227.                                                                                                                          |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | No                                                                                                                                                                                      |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                                                                      |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                         |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relatively flat                                                                                                                                                                         |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access to the site is feasible from Lower Farm Road.                                                                                                                              |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No - There are neither footways nor cycleways along the frontage of the site.                                                                                                           |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No - There are neither footways nor cycleways along the frontage of the site, however Lower Farm Road is quiet and likely suitable for cycling. Consider marking on-street cycle lanes. |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                      |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                                                                                                                                      |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                                                                                                      |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                                                                                      |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 2000m                      | 400m            | 5300m         | 1400m          | 950m             | 180m                               | 5300m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p>                          |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                          |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Would the development of the site cause harm to a designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i>     | Limited or no impact or no requirement for mitigation                                        |
| <b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b><br><i>Directly impact and/or mitigation not possible /</i><br><i>Some impact, and/or mitigation possible /</i><br><i>Limited or no impact or no requirement for mitigation</i> | Direct impact to Ridge and Furrow Structures                                                 |
| Planning Policy Constraints                                                                                                                                                                                                                                                           |                                                                                              |
| <b>Is the site in the Green Belt?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                    | No                                                                                           |
| <b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b><br><b>Yes / No / Unknown</b>                                                                                                   | No                                                                                           |
| <b>Are there any other relevant planning policies relating to the site?</b>                                                                                                                                                                                                           | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA. |
| <b>Is the site:</b><br><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>                                                                                                                                                              | Greenfield                                                                                   |
| <b>Is the site within, adjacent to or outside the existing built up area?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                                                | Adjacent to and connected to the existing built up area                                      |
| <b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b><br><i>Within / Adjacent to and connected to /</i><br><i>Outside and not connected to</i>                                                                                          | Adjacent to and connected to the existing settlement boundary                                |
| <b>Would development of the site result in neighbouring settlements merging into one another?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                        | No                                                                                           |
| <b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b><br><i>Yes / No / Unknown</i>                                                                                                                                   | No                                                                                           |

| 3. Assessment of Availability                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site available for development?</b><br>Yes / No / Unknown                                                                                                                                                                                                        | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br>Yes / No / Unknown                                                                                  | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Is there a known time frame for availability?</b><br>Available now / 0-5 years / 6-10 years / 11-15 years                                                                                                                                                               | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 4. Assessment of Viability                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br>Yes / No / Unknown                                                    | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5. Conclusions                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>                                                                                                 | 10 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>                                                                                                                                                                                       | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Other key information</b>                                                                                                                                                                                                                                               | 2022 BBC HELAA site 1227 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><b>Are there any known viability issues?</b><br>Yes / No | Amber: The site is potentially suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Summary of justification for rating</b>                                                                                                                                                                                                                                 | Planning permission for housing on this site has previously been refused and an appeal dismissed for reasons including local plan policy, transport impacts and access, and impact on the setting and significance of the non-designated heritage asset (Ridge and Furrow Structures) on site. The site therefore has very significant constraints and is unlikely to be suitable for development. If there are other more suitable sites to meet the housing requirement, this site would not need to be considered for allocation. However, it is possible that subject to mitigation of the identified constraints including provision of a suitable access point, the site could accommodate limited development. |

## BBC HELAA (2022) ref. 1228

| 1. Site Details                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference / Name                                             | 1228                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Address / Location                                           | Northampton Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Gross Site Area<br>(Hectares)                                     | 11.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SHLAA/SHLAA Reference<br>(if applicable)                          | 1228                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Existing land use                                                 | Agricultural land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Land use being considered                                         | Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Development Capacity<br>(Proposed by Landowner or<br>SHLAA/HELAA) | 200 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site identification method / source                               | BBC HELAA Call for Sites Assessment (2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Planning history                                                  | <p>17/01557/MAO - Outline application for residential development for up to 200 dwellings, open space and associated works. All matters reserved except access - Refused on 27 September 2027. Appeal withdrawn pn 08/03/2018. Reason: "The proposal would result in residential development inappropriately located in open countryside contrary to policy H26 of the</p> <p>Bedford Borough Local Plan 2002 and policies CP1, CP13 and CP14 of the Bedford Borough Core Strategy and Rural Issues Plan 2008 and to the sustainable development objectives of the National Planning Policy Framework" The proposal would result in the loss of best and most versatile agricultural land contrary to Policy CP2 (i) and (ii) of the Bedford Borough Council Core Strategy and Rural Issues Plan 2008, and the aims of paragraphs 109 and 112 of the National Planning Policy Framework which requires local planning authorities to take account of the economic and other benefits of best and most versatile agricultural land , and where significant loss is demonstrated to be necessary poorer quality land should be used in preference to higher quality land .</p> |
| Neighbouring uses                                                 | Residential, Agricultural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 1. Site Details



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

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes - as noted in planning application ref. 17/01557/MAO                                  |
| <b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i> | Yes - as noted in the 2022 BBC HELAA assessment for site 1228.                            |
| <b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                        |
| Physical Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                           |
| <b>Is the site:</b><br><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Steeply sloping in the north                                                              |
| <b>Is there existing vehicle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes - Access to the site is feasible via Grange Lane and Northampton Road without issues. |
| <b>Is there existing pedestrian access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes - Shared cycle path/footway directly from the southwest of the site.                  |
| <b>Is there existing cycle access to the site, or potential to create suitable access?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes - Shared cycle path/footway directly from the southwest of the site.                  |
| <b>Are there any Public Rights of Way (PRoW) crossing the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                        |
| <b>Are there any known Tree Preservation Orders on the site?</b><br><i>Yes / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No                                                                                        |
| <b>Are there veteran/ancient trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes, adjacent                                                                             |
| <b>Are there other significant trees within or adjacent to the site?</b><br><i>Within / Adjacent / No / Unknown</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes, adjacent                                                                             |

## 2. Assessment of Suitability

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

### Accessibility

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

| Facilities        | Town / local centre / shop | Bus / Tram Stop | Train station | Primary School | Secondary School | Open Space / recreation facilities | Cycle Route |
|-------------------|----------------------------|-----------------|---------------|----------------|------------------|------------------------------------|-------------|
| Distance (metres) | 700m                       | 170m            | 5000m         | 550m           | 850m             | 350m                               | 5000m       |

### Landscape and Visual Constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul> | <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> |
| <b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>       | <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>                        |

### Heritage Constraints

| 2. Assessment of Suitability                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i><br/> <i>Some impact, and/or mitigation possible /</i><br/> <i>Limited or no impact or no requirement for mitigation</i></p>     | Limited or no impact or no requirement for mitigation                                                                                                                                                            |
| <p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i><br/> <i>Some impact, and/or mitigation possible /</i><br/> <i>Limited or no impact or no requirement for mitigation</i></p> | Some impact, and/or mitigation possible to Cropmarks & Roman Pottery East of Bromham Hospital.                                                                                                                   |
| Planning Policy Constraints                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                  |
| <p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>                                                                                                                                                                                                                        | No                                                                                                                                                                                                               |
| <p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>                                                                                                       | No                                                                                                                                                                                                               |
| <p><b>Are there any other relevant planning policies relating to the site?</b></p>                                                                                                                                                                                                                   | Local Plan Policy 5S - Settlement Policy Area Boundary. Site is adjacent to the Bromham SPA.<br>Policy 42S – Protecting biodiversity and geodiversity. Site adjacent to County Wildlife Site - 42S (Bowels Wood) |
| <p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>                                                                                                                                                                  | Greenfield                                                                                                                                                                                                       |
| <p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i><br/> <i>Outside and not connected to</i></p>                                                                                                                  | Adjacent to and connected to the existing built up area                                                                                                                                                          |
| <p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i><br/> <i>Outside and not connected to</i></p>                                                                                            | Adjacent to and connected to the existing settlement boundary                                                                                                                                                    |
| <p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>                                                                                                                                                            | No                                                                                                                                                                                                               |
| <p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>                                                                                                                                       | Yes                                                                                                                                                                                                              |

### 3. Assessment of Availability

|                                                                                                                                                                                                  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site available for development?</b><br><i>Yes / No / Unknown</i>                                                                                                                       | Unknown |
| <b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b><br><i>Yes / No / Unknown</i> | Unknown |
| <b>Is there a known time frame for availability?</b><br><b>Available now / 0-5 years / 6-10 years / 11-15 years</b>                                                                              | Unknown |

### 4. Assessment of Viability

|                                                                                                                                                                                                                                |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b><br><i>Yes / No / Unknown</i> | Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

| 5. Conclusions                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)                                                                                                                   | 175 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)                                                                                                                                                                                                         | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Other key information                                                                                                                                                                                                                                                                 | 2022 BBC HELAA site 1228 assessment conclusion:<br><i>"The site has been excluded from further assessment at Stage 1 because its location is not in accordance with the development strategy."</i>                                                                                                                                                                                                                                                             |
| <b>Overall rating (Red/Amber/Green)</b><br>The site is <b>suitable and available</b><br>The site is <b>potentially suitable, and available</b> .<br>The site is <b>not currently suitable, and available</b> .<br><br><b>Are there any known viability issues?</b><br><b>Yes / No</b> | Red: The site is not currently suitable, available and achievable                                                                                                                                                                                                                                                                                                                                                                                              |
| Summary of justification for rating                                                                                                                                                                                                                                                   | Planning permission for housing on this site has previously been refused for reasons relating to its location in the open countryside. Development in this location would be incongruous with the character of this part of the settlement. Additionally, uneven topography, adjacency to ancient woodland, high quality agricultural land and potential of protected species constrain the site. This site is not currently suitable for housing development. |

