

Local Plan Site Reference	AWK-6	
Question	Options Assessment	Reasoning
SAM Site Reference	AWK-6	
Land bid number/name	967	North of Carr Lane
Gross Site area (ha)	17.86	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Major Haltemprice Settlement. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	Site is greenfield, within 10km of Humber Estuary and greater than 5ha in size. Further analysis would be required to determine whether the site is functionally linked land in respect to mobile species (e.g. birds) associated with the designation of the Humber Estuary Special Protection Area (SPA)
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Adjacent to Scheduled Monument. Haltemprice Augustinian priory. Material submitted by promoter suggests a development with less than substantial harm. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+)	Between 800 and 1200m of core service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Direct access to secondary cycling route
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(---)	Could undermine settlement vision and sub area policy by eroding the important open gap between AWK and Hull and between AWK and Cottingham, particularly as viewed from popular walking routes.
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	This site is adjacent to Haltemprice Augustinian Priory which is a Scheduled Monument. The monument area also accommodates a Grade II* Listed Building - Haltemprice Priory Farmhouse. Both assets are on the Heritage at Risk register. Historic England had previously advised that the loss of this area around the monument and its subsequent development could harm elements which contribute to its significance. Report subsequently submitted by promoter suggests a development with less than substantial harm.
Built Character (13)	(---)	Would intrude into open gap between AWK and Hull, also would result in encircling of golf course which currently forms part of the open gap. Would significantly extend built form of settlement out into open countryside. There would be a degree of intrusion into open gap between Willerby and Cottingham though this is lessened by the presence of development to the west.
Landscape Character (14)	(-)	Intrusion of built form into open countryside in an area where the sensitivity to change medium.
Air Quality (15)	(--)	Air quality levels exceeded and mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 2/3a)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ1 Inner Zone and SPZ2 Outer Zone Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	Former Haltemprice Urban District Footpath No. 10 runs along the site's eastern boundary. Also a PROW running through the golf course which connect to an informal path running along to the south of the southern boundary of the site.
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be addressed
Utilities Infrastructure Capacity (24)	(0)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works has sufficient capacity to accommodate development proposed as part of the Local Plan. Anlaby/Willerby/Kirkella are connected to a mains gas distribution network. Additional investment in the extra high voltage electricity distribution network is not required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified close to the site on the A164 Swanland, Humber Bridge and Ketch Roundabouts.
Wider Non-Road Transport Network (26)	(0)	Cannot make use of the rail or waterway network
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	(0)	No effect on vitality and viability of an existing town or district centre
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements

STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	Deliverable within 0-5 years
Options Assessment Conclusion and Summary	Not selected	Site would close an existing open gap between AWK and Hull, reducing this further by encircling the golf course. May also be harm to the setting of heritage assets. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		
Question	Options Assessment	Reasoning
SAM Site Reference	COT-42	
Land bid number/name	1119	West of The Lawns Centre
Gross Site area (ha)	4.26	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Adjacent to Major Haltemprice Settlement outside of current development limit
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Adjacent to Grade II* Listed Buildings at The Lawns. Level of potential harm not known. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+++)	Site within 1600m of primary cycleway
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy. Proposed policy A1 supports the potential re-use of The Lawns having regard to heritage considerations.
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	There are a number of Grade II* Listed Buildings at the Lawns to the north and east of this area. The development of this site could harm elements which contribute to their significance but significant harm could be mitigated.
Built Character (13)	(-)	Would extend built form of settlement though presence of school to the west and residential development to the south may limit impact. Would involve loss of green area which forms part of a wider green area with the school playing fields to the west. Open area provides some transition space between built up and rural areas.
Landscape Character (14)	(-)	The site lies within the Cottingham Parks landscape which is assessed to have a high landscape sensitivity overall though site is largely contained by development on three sides
Air Quality (15)	(--)	Air quality levels exceeded and mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ1 Inner Zone, Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas
Publicly Accessible Open Space (22)	(-)	Loss of open space/infrastructure /facilities/public rights of way but provision is in connection with student accommodation no longer used (or will cease to be used in the future)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works has sufficient capacity to accommodate development proposed as part of the Local Plan. Cottingham is connected to a mains gas distribution network. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified close to the site on the A164 Swanland, Humber Bridge and Ketch Roundabouts, and at the A164 Jocks Lodge Interchange. Localised highway issues along Northgate and may be challenges with small roundabout at entrance to site (Northgate/Harland Way/West End Road
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	Development of site would likely be in combination with development proposals for The Lawns (see site COT-55) which are Listed Buildings originally built for student accommodation. This presents challenges for re-purposing the buildings.

Proposed Submission

Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	15-20	Deliverable within 15-20 years. Development of site would likely be in combination with development proposals for The Lawns (see site COT-55)
Options Assessment Conclusion and Summary	Not selected	Would extend built form of settlement and involve the loss of open space. Potential harm to setting of Listed Buildings. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		
Question	Options Assessment	Reasoning
SAM Site Reference	COT-55	
Land bid number/name	1293	The Lawns Centre and adjacent area (COT-42)
Gross Site area (ha)	11.92	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Adjacent to Major Haltemprice Settlement outside of current development limit
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Would involve the redevelopment Grade II* Listed Buildings at The Lawns. Level of potential harm not known. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(+)	Approximately 30-40% of the site is previously developed.
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+++)	Site within 1600m of primary cycleway
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy. Proposed policy A1 supports the potential re-use of The Lawns having regard to heritage considerations.
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	There are a number of Grade II* Listed Buildings at the Lawns. The buildings were originally built for student accommodation which presents challenges for re-purposing the buildings in a manner compatible with the Listing. The development of the open area to the south west of the buildings will have an impact on the setting of the buildings. The overall potential impact is not known
Built Character (13)	(-)	Retention of existing buildings would limit impact on built character of area. Development on area to southwest would extend built form of settlement though presence of school to the west and residential development to the south may limit impact. Would involve loss of green area which forms part of a wider green area with the school playing fields to the west. Open area provides some transition space between built up and rural areas.
Landscape Character (14)	(-)	The open area of the site lies within the Cottingham Parks landscape which is assessed to have a high landscape sensitivity overall. The existing buildings are not part of the natural landscape.
Air Quality (15)	(--)	Air quality levels exceeded and mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ1 Inner Zone, Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas
Publicly Accessible Open Space (22)	(-)	Loss of open space/infrastructure /facilities/public rights of way but provision is in connection with student accommodation no longer used (or will cease to be used in the future)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works has sufficient capacity to accommodate development proposed as part of the Local Plan. Cottingham is connected to a mains gas distribution network. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified close to the site on the A164 Swanland, Humber Bridge and Ketch Roundabouts, and at the A164 Jocks Lodge Interchange. Localised highway issues along Northgate and may be challenges with small roundabout at entrance to site (Northgate/Harland Way/West End Road
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities

Proposed Submission

Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	Redevelopment of the existing buildings is likely to be challenging given the Listed status and their internal layout.
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	15-20	Deliverable within 15-20 years. See above re Listed status and challenges for redevelopment.
Options Assessment Conclusion and Summary	Not selected	Development of whole site would extend built form of settlement and involve the loss of open space. Potential harm to Listed Buildings and their setting. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference	HOR-4	
Question	Options Assessment	Reasoning
SAM Site Reference	HOR-4	
Land bid number/name	268	East of Atwick Road
Gross Site area (ha)	8.23	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Adjacent to Scheduled Monument. Hornsea Neolithic Henge. Level of potential harm not known. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+++)	Site within 1600m of primary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Lies to the south of Scheduled Monument (Neolithic henge). The development of this site could harm elements which contribute to its significance. Features unlikely to be retained in their entirety (Archaeological significance).
Built Character (13)	(-)	Would extend built form of settlement out into open countryside.
Landscape Character (14)	(+)	Intrusion of built form into open area of land at entrance to town though overall sensitivity is assessed to be low
Air Quality (15)	(--)	Air quality levels exceeded and mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(-)	Minor loss of Grade3 land
Groundwater (17)	(0)	Not within a SPZ, no effect on public drinking water supply
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site partially within a mineral resource area but sand and gravel can be more readily be pre-extracted than hard stone.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. PROW on southern boundary.
School Capacity (23)	(0)	Sufficient capacity exists in existing schools / development will not increase demand for places
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(0)	No strategic highway capacity issue identified close to the site.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	Deliverable within 0-5 years
Options Assessment Conclusion and Summary	Not selected	Intrusion of built form into open countryside. Site lies adjacent to the Scheduled Monument (Neolithic henge) and the development of this site could harm elements which contribute to its significance (Archaeological significance). Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference	LEC-9	
Question	Options Assessment	Reasoning
SAM Site Reference	LEC-9	
Land bid number/name	1194	South West of Allocated Site LEC-A
Gross Site area (ha)	1.19	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Site is close to (60m) scheduled ancient monument - Moated Site of Leconfeild Castle. Level of potential harm not known. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of core service
Accessibility by Walking (7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+)	Site between 3200m and 4800m of primary cycleway
Flood Risk (8)	(-)	More vulnerable use within medium risk flood area (FZ2 - c.50%) and no other sources of flooding
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Lies to the south of Scheduled Monument (Moated Site of Leconfield Castle). The development of this site could harm elements which contribute to its significance.
Built Character (13)	(-)	Would extend built form of settlement out into open countryside. Not well related to existing pattern of development. Out of character with pattern of existing settlement.
Landscape Character (14)	(-)	Intrusion of built form into countryside though site is well screened from vantage points to the south
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 3 Land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Leconfield is not connected to a mains gas distribution network. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified close to the site on the A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	No	No known constraints.
Options Assessment Conclusion and Summary	Not selected	Intrusion of built form into area of countryside. Potential harm to heritage asset and half of site is within Flood Zone 2. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference	MID-1	
Question	Options Assessment	Reasoning
SAM Site Reference	MID-1	
Land bid number/name	196	North of Church Hill Road (R/O The Paddocks)
Gross Site area (ha)	3.69	
Proposed use	Residential	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Rural Service Centre. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	Adjacent to Scheduled Monument - Iron Age Barrow group. Level of potential harm not known. See (12) below.
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m from service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(---)	Site over 4800m from cycleway hierarchy
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	This site lies between an Iron Age Barrow which is a Scheduled Monument and the edge of the Conservation Area. The loss of this site and its subsequent development could harm elements which contribute to the significance of these assets.
Built Character (13)	(-)	Would extend built form of settlement out into open countryside. Out of character with pattern of existing settlement.
Landscape Character (14)	(---)	Significant intrusion of built form into sensitive area of open countryside.
Air Quality (15)	(--)	AQ levels are high. Possible that large scale residential development would = exceedences. An air quality assessment with mitigation would be required
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(0)	No strategic highway capacity issue identified close to the site.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	No	No known constraints
Options Assessment Conclusion and Summary	Not selected	Significant intrusion of built form into countryside. Out of character with pattern of existing settlement. The loss of this site and its subsequent development could harm elements which contribute to the significance of heritage assets. Another, more suitable site has been identified to meet the current housing requirements.