

# Brinklow Neighbourhood Plan

Site Options and Assessment

Brinklow Parish Council

March 2020

## Quality information

Prepared by	Checked by	Verified by	Approved by
Guillaume Rey Graduate Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director	Una McGaughrin Associate Director

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### Prepared for:

Brinklow Parish Council

### Prepared by:

AECOM Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

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DPD	Development Plan Document
RBC	Rugby Borough Council
BPC	Brinklow Parish Council
Ha	Hectare
NP	Neighbourhood Development Plan
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
SHLAA	Strategic Housing Land Availability Assessment
TPO	Tree Preservation Order

# Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Brinklow Parish to determine which of the sites, if any, would be appropriate to allocate for housing in the Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making and inform the site selection process to allow the most suitable sites to be allocated that best meet the Neighbourhood Plan objectives.

The Rugby Local Plan was adopted in June 2019. The Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan. The housing strategy of Rugby is reflected in the settlement hierarchy contained within Policy GP2 which allows for development within the settlement boundaries of Main Rural Settlements (such as Brinklow) and on allocated sites. Some allocated sites made in Policy DS3 of the new Local Plan resulted in an alteration to the settlement boundaries of some of the Main Rural Settlements in the borough. This was not the case for Brinklow, which means development is only allowed within its defined settlement boundary. Nonetheless, some schemes submitted under the rural exception affordable housing policy of the new Local Plan may come forward on sites outside the defined settlement boundaries of Main Rural Settlements.

A total of 22 sites (25 in total but three of the sites overlap) were assessed to consider whether they would be suitable for allocation, to meet an aspirational housing target of 30 dwellings set by the Parish Council. The sites identified for assessment include sites that were identified by Brinklow Parish Council and confirmed during AECOM's site visit, and sites that were submitted through the borough-wide call for sites and assessed in the two iterations of the Strategic Housing Land Availability Assessment (SHLAA) published in 2015 and 2016. Most of the sites that have been identified by the Parish Council are not confirmed as available, which is a pre-requisite for a site allocation. As such, these sites have only been assessed in terms of whether they are suitable for development.

The site assessment has found that of the 22 sites considered, none are immediately suitable for allocation. Seven sites are potentially suitable but have constraints – some very significant – which makes it less likely to be suitable for development. If these constraints could not be resolved or mitigated, these sites would not be appropriate for allocation. If these constraints were resolved, these sites could be recommended sites to allocate for housing in the NP, but only after they are found to be viable for the proposed development and after landowners have confirmed they are available. These sites would then deliver enough houses to meet the aspirational target of 30 identified by the Neighbourhood Group. Land at Yew Tree Hill and 27-49 Lutterworth Road are the only sites for which availability is confirmed. If the constraints were mitigated and found the proposed developments viable, they would then be suitable for allocating for housing the NP.

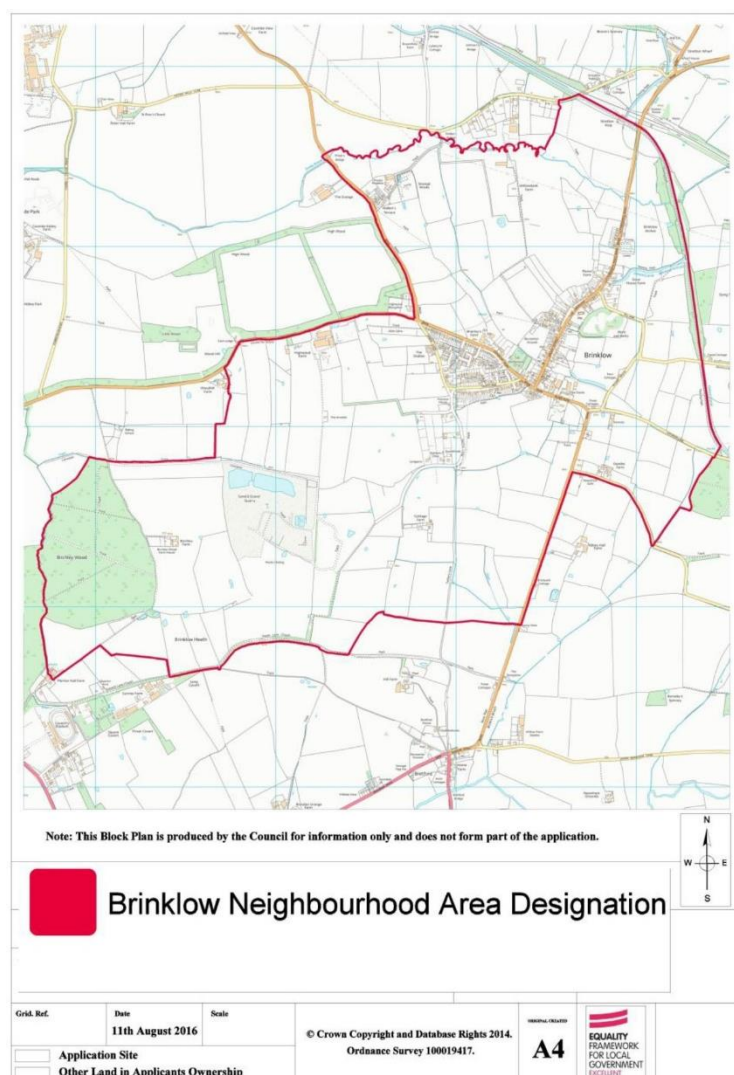
The next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; and an assessment of availability and viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Rugby Borough Council.

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Brinklow Neighbourhood Plan (NP) on behalf of Brinklow Parish Council (BPC). The work undertaken was agreed with the Parish Council and in partnership with Locality and the Ministry of Housing, Communities and Local Government (MHCLG) in 2019.
- 1.2 The NP, which will cover the parish of Brinklow within Rugby Borough Council (Figure 1-1), is being prepared in the context of the adopted Rugby Borough Local Plan. It is the intention of the NP to include allocations for housing to direct development to sustainable sites and meet the identified local housing need over the current Local Plan period.
- 1.3 Brinklow is a small village with a population of 1,101 (ONS – 2011 Census) ringed by Green Belt. The Neighbourhood Group would like to bring forward small-scale development of around 30 dwellings over a 20-year period to meet the housing need of the parish. However, the Council has decided that no allocations were possible within the Green Belt, which leaves only three brownfield sites within the village for potential development (of which, only one is available). The Neighbourhood Group believes these are not sufficient to accommodate 20 years of growth. Therefore, the Neighbourhood Group is keen to examine 'aspiration' sites: those that are within the Green Belt or not currently available. Furthermore, some Green Belt sites could be put forward as rural exception sites under the Local Plan policy H4.

Figure 1-1: Brinklow Neighbourhood Plan Area



## Planning Policy and Evidence Base

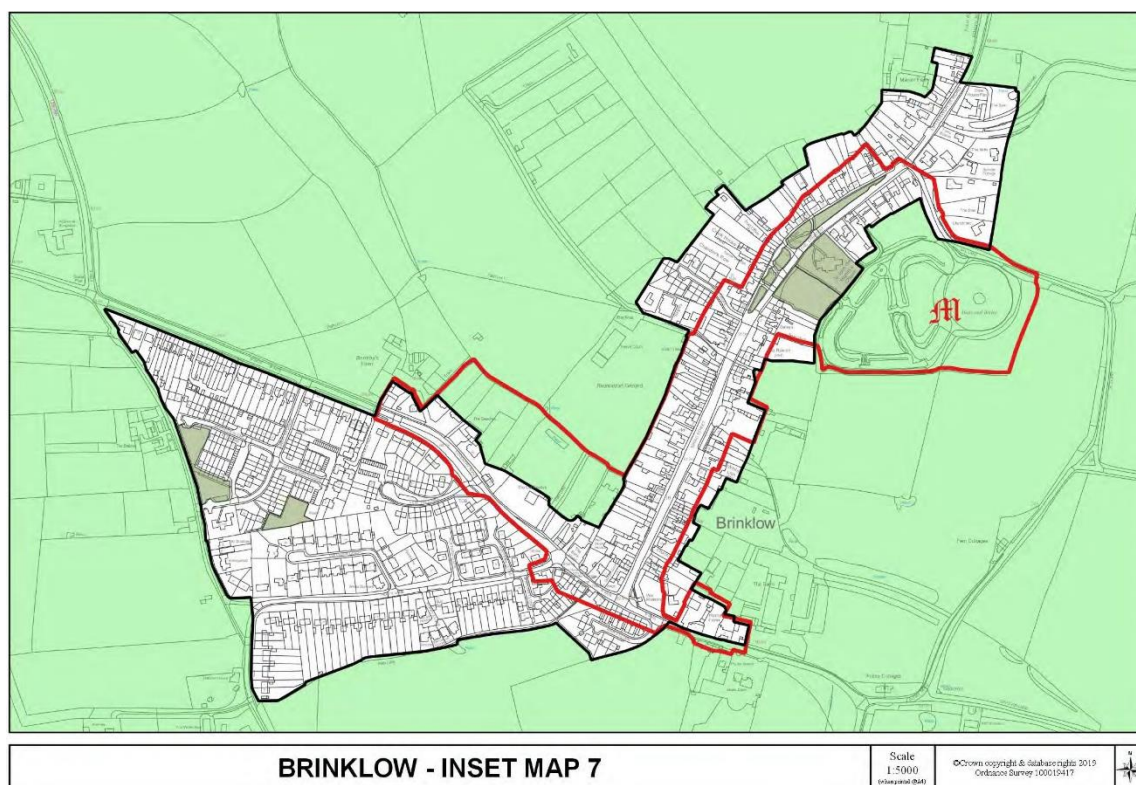
- 1.4 The Brinklow NP area is entirely within the administrative area of Rugby Borough Council (RBC). The NP policies and allocations must be in accordance with the strategic policies of the Local Plan.
- 1.5 The Rugby Borough Local Plan 2011-31 and Policies Map, which was adopted by Full Council on 4 June 2019, form the statutory development plan for RBC setting out strategic planning policies and detailed development management policies. Those of relevance to this report include:
- 1.6 **Policy GP2 Settlement Hierarchy** – Brinklow is defined as a Main Rural Settlement where development will be permitted within the existing boundaries and on allocated sites. New development will be resisted on the Green Belt<sup>1</sup>, except where national policy on Green Belt allows. The supporting text further explains that there will be no threshold to the size of sites coming forward in Main Rural Settlements within their settlement boundaries. There is an

<sup>1</sup> Coventry and Warwickshire Joint Green Belt Review: Stage 1, 2015 is the evidence underpinning the Local Plan's policies and the Council's strategy for Green Belt release. Brinklow is surrounded by three Green Belt parcels: BR1, 2 and 3. They all have a total average score of 12/20, and are described as "mid-performing Green Belt parcels". All parcels in Brinklow make an equally significant contribution to urban regeneration by restricting the land available for development and recycling derelict/urban sites. The Green Belt Review recommended lowest performing parcels to be removed from the Green Belt, none of which are located within Brinklow.

additional paragraph on rural exception affordable housing policies or community-led development schemes – which can be acceptable outside settlement boundaries, provided they meet community needs.

- 1.7 The map below in Figure 1-2 is taken from the RBC 2019 Policies Map and shows that most of the land outside the settlement boundaries is within the Green Belt.

**Figure 1-2: Rugby Borough Local Plan – Brinklow Policy Map (also showing conservation area boundary in red and location of Schedule Monument marked M)**

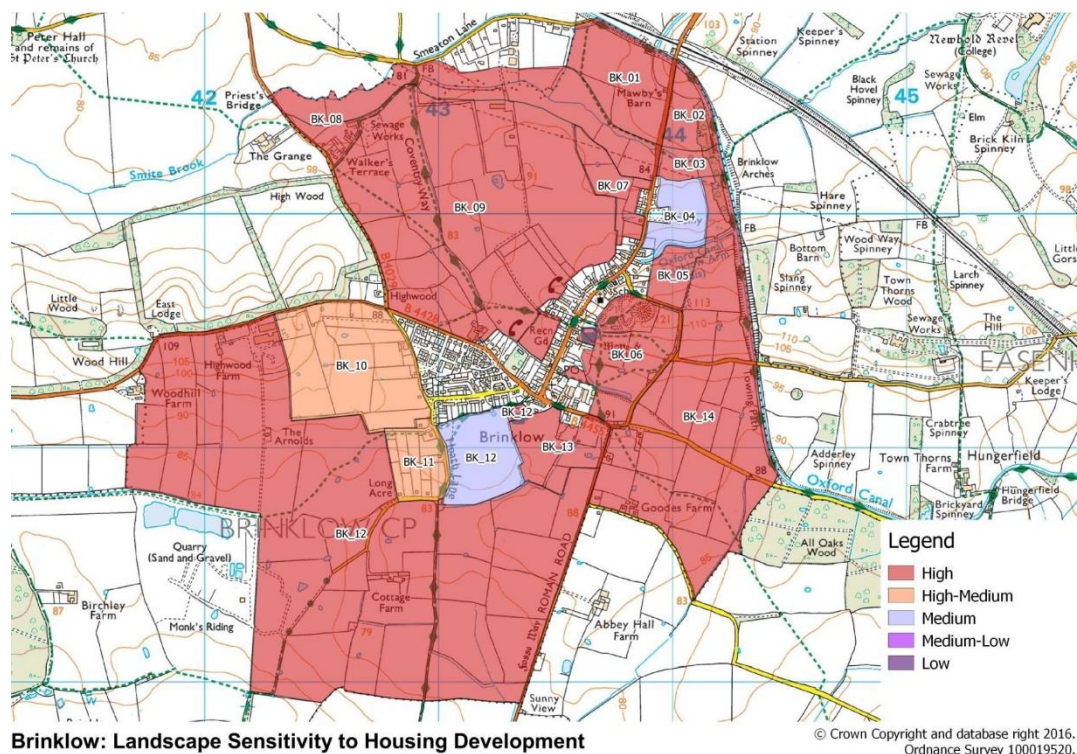


Source: RBC Local Plan

- 1.8 **Policy GP3 Previously Developed Land and Conversions** – Which supports the re-use and adaptation of previously developed land. National policy provides guidance on the appropriateness of redevelopment within the Green Belt.
- 1.9 **Policy DS3 Residential Allocations** – No sites are allocated for residential development in Brinklow.
- 1.10 **Policy H4 Rural Exceptions Sites** – Provides an exception to the spatial strategy in that it allows development of affordable housing on land outside but adjacent to settlement boundaries if three criteria are met. The dwellings provided must remain available to local people and affordable in perpetuity. The policy allows for a proportion of open market housing where viability prevents the delivery of affordable housing.
- 1.11 **Policy H5 Replacement Dwellings** – Which allows for the replacement of dwellings within the Countryside and Green belt.
- 1.12 **Policy NE1 Protecting Designated Biodiversity and Geodiversity Assets** – Which states that development with a potential to harm biodiversity and geological interest will not be permitted.
- 1.13 **Policy NE3 Landscape Protection and Enhancement** – Development proposals are required to demonstrate that significant landscape features are protected and enhanced. The supporting text mentions that proposals should take into account evidence on landscape such as the Warwickshire Landscape Guidelines and Assessment of Rugby (2006) and Landscape Sensitivity Study – Main Rural Settlements (2016). Figure 1-3 below is taken from the

Landscape Sensitivity Study and shows the location of landscape sensitivity zones within the Parish.

**Figure 1-3: Brinklow Landscape Sensitivity Study to Housing Development**



Source: Landscape Sensitivity Study – Main Rural Settlements (2016)

- 1.14 **Policy SDC3 Protecting and Enhancing the Historic Environment** – This policy seeks to protect, sustain and enhance designated and non-designated 'heritage assets'. Any applications that have the potential to harm designated heritage assets will need to provide significant evidence that public benefits outweigh the harm or loss. The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are cited as information for the consideration of future development. Figure 1-4 below shows the location of Listed Buildings in the Parish, with the majority being Grade II Listed Buildings in the eastern portion of the village.

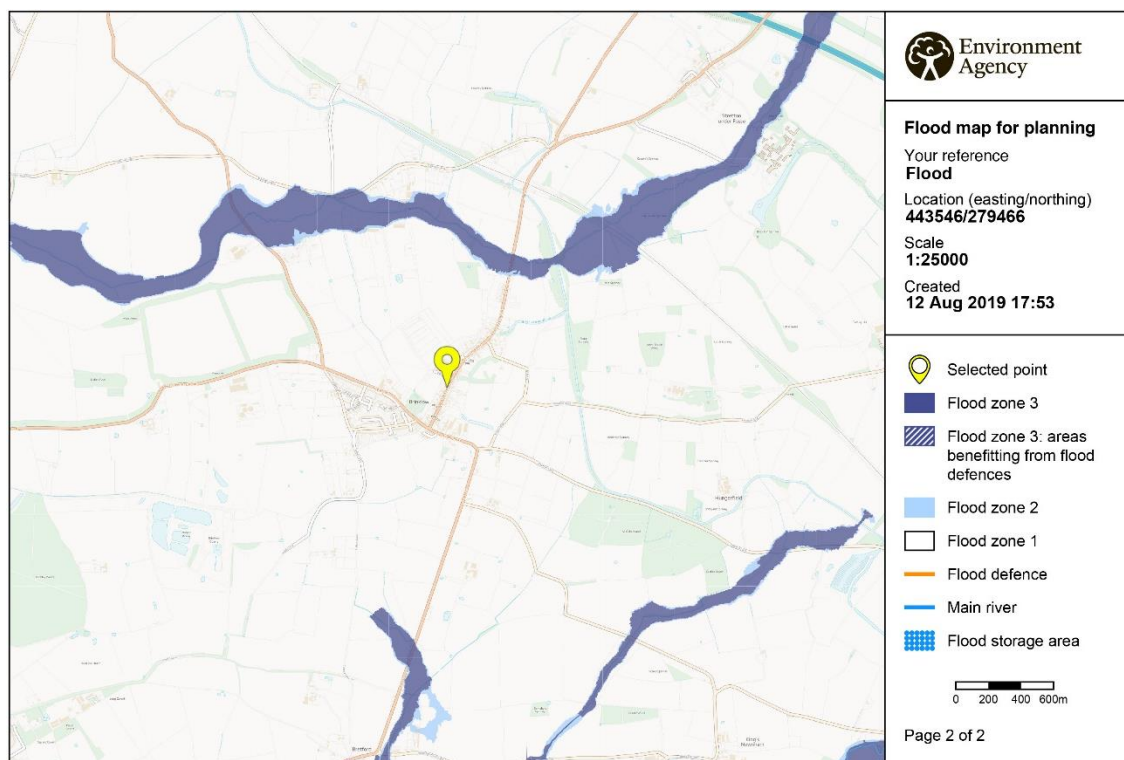
Figure 1-4: Listed Buildings in Brinklow



Source: DEFRA MAGIC

- 1.15 Policy SDC5 Flood Risk Management – Directs development to areas at the lowest risk of flooding. RBC has produced a Strategic Flood Risk Assessment, which includes the mapping of Flood Zones. Figure 1-5 below shows that the north of the parish is located in a flood zone 3, but most of the parish is outside which means flood risk will not constitute a planning constraint for most sites in this assessment.

**Figure 1-5: Flood Map for Brinklow**



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Source: *Environment Agency*

- 1.16 *Policy D1 Transport* – Which states that proposals should have regard to the Sustainable Transport Strategy and have measures to mitigate transport impacts.

## 2. Methodology

- 2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework<sup>2</sup> (2019) and associated National Planning Practice Guidance<sup>3</sup> published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of NPs.
- 2.2 Although a NP is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below.

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

- 2.4 The first task is to identify which sites should be considered as part of the assessment.
- 2.5 This includes 25 sites from the following sources:
  - Nine sites identified as part of the Call for Sites consultation undertaken by Rugby Council in 2013 and 2014 and assessed in the SHLAA 2015;
  - Seven sites identified as part of the Call for Sites consultation undertaken by Rugby Council in January and February 2016 during the Local Plan Preferred Options consultation and assessed in the SHLAA Update 2016;
  - Nine additional site options identified by the NP group and confirmed during the site visitThree of these sites overlap and duplicate others, which gives a total of 22 sites to be considered.

### Task 2: Gathering Information for Site Assessments

- 2.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the NP. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2019)<sup>4</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. 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 utilised for the assessment enabled a range of information to be recorded, including the following:
  - General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;

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

<sup>3</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

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

- Heritage considerations;
- Community facilities and services; and
- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

## Task 3: Site Assessment

- 2.8 Pro-formas were completed through a combination of desktop assessment and a site visit. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps<sup>5</sup> and Google Earth<sup>6</sup>, the MAGIC map<sup>7</sup>, Historic England mapping<sup>8</sup> and the EA's Flood Map for Planning<sup>9</sup> in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.
- 2.9 Where sites had already been assessed through the SHLAA or the planning application process, the results and justification were reviewed to make a judgement as to whether the results are justified and also apply to a NP. The findings of this exercise were then carried forward into the NP site assessment. These sites were not reassessed in full.

## Task 4: Consolidation of Results

- 2.10 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.11 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NP. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if 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 – i.e. the site is **suitable, available and achievable**. However, in this assessment, none of the sites put forward by the Parish Council are currently known to be available. Without evidence that they are available for development (i.e. owned by a landowner who is willing to develop or sell the site for development) the sites cannot be allocated. Therefore, these sites are assessed to establish only whether they are **suitable** for development.

## Task 5: Indicative Housing Capacity

- 2.12 The number of dwellings that could be provided on each site, i.e. the capacity of the site, is based on the density assumptions used in the SHLAA 2015 and 2016. This is based on housing monitoring data which provides sample of residential planning permissions to calculate the average net developable area and average density figure for the borough. The average net ratio is 76% of the gross site area for sites below 45 hectares and 50% for sites larger than 45 hectares. The average gross density figure is 33 dwellings per hectare. This is applied onto the overall site area (gross site area) to estimate how many dwellings can be provided on a particular size of site.
- 2.13 The NP can include policies to guide the density of new development, providing it is in accordance with the Local Plan policies on density, or can provide site specific policies for the

<sup>5</sup> Available at: <https://www.google.co.uk/maps>

<sup>6</sup> Available at: <https://earth.google.com/web/>

<sup>7</sup> Available at: <http://magic.defra.gov.uk/magicmap.aspx>

<sup>8</sup> Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

<sup>9</sup> Available at: <https://flood-map-for-planning.service.gov.uk/>

allocated site(s) setting out an appropriate amount of development to reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape).

## 3. Site Assessment

### Identified sites

- 3.1 The Parish Council has decided to explore all sites in the village with the potential to accommodate housing, regardless of whether the site was available for development ('aspiration' sites). A list of nine sites was produced by the Parish Council and confirmed during the site visit.
- 3.2 A map of the sites identified and assessed in this report is shown below in Figure 3-1. Sites 1, 5, 6, 7, 8, and 9 are in the Green Belt and outside the Settlement Boundary.

**Figure 3-1: Map of all sites to be assessed through this site assessment**



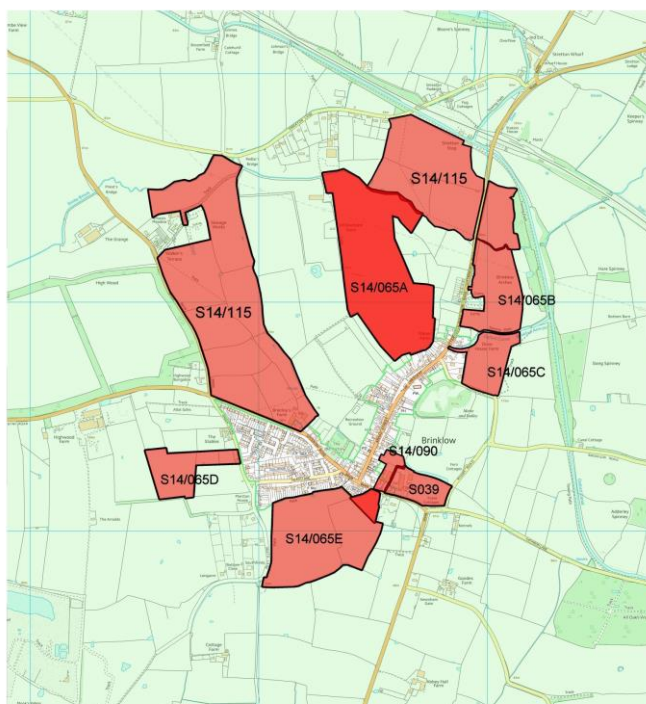
- 3.3 Table 3-1 below lists the sites identified by BPC. Four of them overlap with SHLAA sites.

**Table 3-1: Sites identified by Brinklow Parish Council**

Site Reference	Site Address / Location	Gross Site Area (ha)	SHLAA/HELAA Reference (if applicable)	Site capacity (assessed)
1	Land between the Spinney & Bulls Head	0.50	N/A	16
2	Land at Yew Tree Hill	0.06	S16087	2
3	Land to the South of George Birch Close	0.06	N/A	2
4	Land to the North of George Birch Close	0.08	N/A	3
5	Brierleys Farm Coventry Road	1.52	S14/115 A	50
6	Maple Down on Rugby Road	0.25	N/A	8
7	Land north of Barn Lane playing field	5.17	N/A	171
8	27-49 Lutterworth Rd	0.89	S16075	34
9	Land adjacent to Walker's Terrace	0.12	N/A	4

## SHLAA sites

- 3.4 RBC's Strategic Housing Land Availability Assessment (SHLAA) was published in December 2015 and was informed by both the 2013 and 2014 call for sites. Any sites submitted to the Council after April 2015 was considered in the report. In Brinklow, a total of nine sites were assessed in the SHLAA 2015 and are shown in Figure 3-2 below:

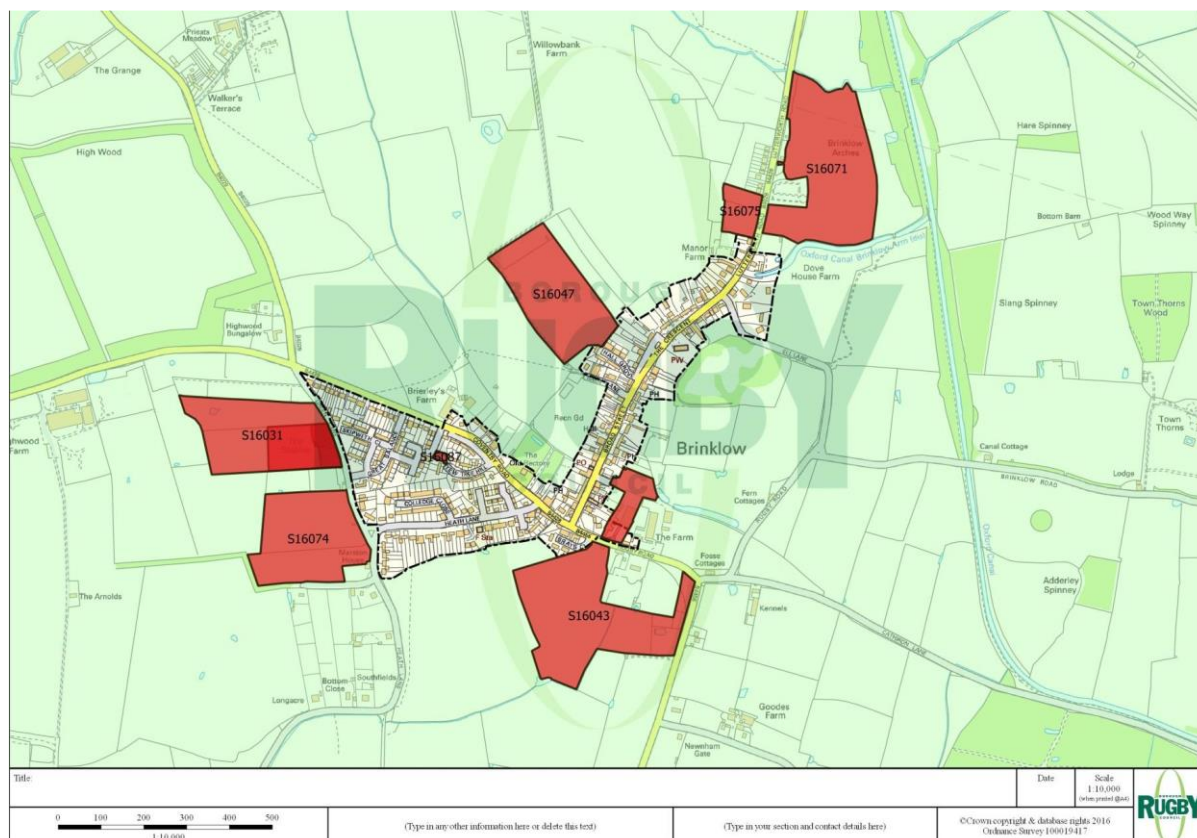
**Figure 3-2: Brinklow SHLAA 2015 sites**

Source: SHLAA 2015, Appendix 8, Rugby Borough Council

- 3.5 RBC published a SHLAA update in September 2016 to inform ongoing monitoring of its housing land supply and to provide evidence for the inclusion of site allocation since the Publication

Draft of the Local Plan. During consultation on the Local Plan Preferred Options from December 2015 – February 2016, the Council invited further call for sites submissions. The SHLAA update assessed newly submitted sites, as well as revised assessment of sites from the SHLAA 2015 where new information had been provided to the Council since the Preferred Options consultation on the Local Plan. In Brinklow, a total of seven sites were assessed as part of the SHLAA 2016. This included one re-submitted site (S14/065B – S16071) and a newly-submitted site overlapping with two sites from the SHLAA 2015 (S14/090 and S14/065E – S16043). These sites are shown in Figure 3-3 below.

**Figure 3-3: Brinklow SHLAA 2016 sites**



Source: SHLAA 2016, Appendix 4, Rugby Borough Council

- 3.6 A SHLAA Addendum was published in July 2017 to assess sites submitted during consultation on the Publication Draft Local Plan between September 2016 and January 2017. However, no sites were submitted in Brinklow.
- 3.7 In addition to SHLAA 2015 and 2016, the Council produced a document to aid discussion between the Development Strategy team and BPC on the Local Plan site allocation selection process for the settlement of Brinklow – Brinklow Site Allocations Development Pack (10<sup>th</sup> June 2016). This document considers SHLAA 2015 sites and undertook a preliminary assessment of sites submitted during the 2016 call for sites up to the 10<sup>th</sup> June 2016. The site assessment conclusions presented in this document were reviewed alongside those from the two iterations of the SHLAA.

## 4. Site Assessment Summary

1. In **Error! Reference source not found.** below, we summarise the results and justification of the S HLAA sites to make a judgment as to whether the results are applicable at the Neighbourhood Plan level and can be carried forward in the Neighbourhood Plan site assessment.
2. Table 4-2 then considers the sites identified by the Parish Council as potential candidates for allocation in the Neighbourhood Plan, including sites that have previously been considered in part through the SHLAA. Most of these sites are not currently known to be available, and without evidence that they are available for development (i.e. owned by a landowner who is willing to develop or sell the site for development) the sites cannot be allocated. Therefore, these sites are assessed to establish only whether they are suitable for development.

## 5. SHLAA Sites Summary Table

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
S039	2.9	73	Rejected – The site is within a 5-minute walking distances to services within the settlement and suitable access could be provided to the site. However, development of the site would have an impact on the setting of the conservation area due to the loss of the agricultural buildings and any proposal of the site would need to consider the impact on setting of the listed building. Development of the site could be contained to the east by Rugby Road and the canal pool to the north. However, development of the site would have an inappropriate landscape impact.	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and it is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
S14/090	2	50	This site, although listed in the SHLAA 2015, was not fully assessed. It is, however, assessed in the SHLAA 2016 as part of a larger site – S16043.	N/A	N/A	N/A	N/A – the site was not fully assessed in the 2015 SHLAA		See conclusions for site S16043.
S14/065A (S14/097)	23.8	581	Rejected – The site makes an important contribution to the functions of the Green Belt with it being open in nature and free from development. There are also no boundaries present that would help to prevent encroachment of the wider countryside in the Green Belt. Access to the site will require the demolition of residential properties which could impact on the Conservation Area. The access would require third party land and there is no such agreement in place for the land, therefore the site is not deliverable. The scale of the site also exceeds the level of housing required and would have a	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			significant impact on infrastructure provision within Brinklow.						
S14/065B (S14/097)	7.2	120	Suitable – Re-assessed in SHLAA 2016 as S16071. Refer to conclusions.	N/A	N/A	N/A	N/A – the site was re-assessed in the SHLAA 2016.	N/A	See conclusions for site S16071.
S14/065C (S14/097)	N/A	N/A	Rejected – Greenfield site in Green Belt comprising good quality agricultural land. Adjacent to village boundary. Site bordered to the North by Smite brook and small area of Flood Zones 2 and 3 at Northern end of site. Pylon and lines to North of site and trees and hedgerows border part of site. Adjacent to local wildlife site and immediately adjacent to Scheduled Ancient Monument. Site is therefore not suitable due to significant adverse impact likely to affect heritage asset.	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A
S14/065D (S14/097)	4.6	115	Rejected – The site makes an important contribution to the functions of the Green Belt and	No	No	No	Yes	The constraints identified in the	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			the irregular shape of the site would result in encroachment into the open countryside with no defensible boundaries being present. Whilst development in the field boundaries could be acceptable on landscape terms the site does not benefit from a suitable access with the need to have third party land, to ensure a highway solution for the site is available. Site is not considered suitable or deliverable for allocation.					SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	
S14/065E (S14/072)	11.7	293-380	Rejected – The site makes an important contribution to the functions of the Green Belt. The fields within the sites are open in nature and free from development. There are also no boundaries present that would help to prevent encroachment of the wider countryside in the Green Belt. In landscape terms the western field boundary of the site could take some form of development providing that there	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			is a significant landscape boundary to the south of the site. However, access to the site and towards the settlement will require significant enhancements and this which would appear to require third party land. The scale of the site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Brinklow.						
S14/115A	36	902	Rejected – The site makes an important contribution to the functions of the Green Belt and the irregular shape of the site would result in encroachment into the open countryside with no defensible boundaries being present. Development of the site would also have an unacceptable landscape because of the prominent skylines and openness of views, and in order to retain the small-scale field pattern around the settlement edge. The use of the existing farm access off Rugby	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan in its entirety.	The southern edge of the site overlaps with a site put forward by the Parish Council. This smaller site is potentially suitable for allocation and has been assessed in full as Site 5 in this report.

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			Road could have an impact on the Conservation Area which highlights the farm buildings being important unlisted buildings that occupy a traditional outer village location. The farm buildings are also highlighted in the conservation area appraisals as influencing the approach towards the village and identified as being a key view/vista. The scale of the site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Brinklow.						
S14/115B	N/A	N/A	This site is another portion of S14/115B. Same conclusions as above apply to this site.	Same conclusions as above	Same conclusions as above	Same conclusions as above	Same conclusions as above	Same conclusions as above	Same conclusions as above
S16/031 (a-d)	5.1	128	Rejected – Whilst the existing agricultural buildings present an area of previously developed land in the Green Belt, they are not urbanising influences as they constitute uses appropriate in the Green Belt and characteristic of	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			the rural nature west of Green Lane. All parcels of land submitted within S16031 are considered to be inappropriate for development in highways terms due to the lack of suitable width along Green Lane and the significant deliverability constraint of highways improvements that would be required on nearby junctions to make development acceptable in this location.					from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	
S106043	2.63	64	Rejected –Predominantly greenfield site (part of site to north of B4455 brownfield land occupied by farm buildings) in Green Belt, on edge of settlement boundary. Within area of high landscape sensitivity and the setting of Brinklow Castle Scheduled Ancient Monument. Part of site north of B4455 also within conservation area. Site not considered suitable for development.	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
S106047	5.67	142	Rejected – Greenfield site in Green Belt on edge of settlement boundary. Within area of high landscape sensitivity and highways concerns over provision of suitable access for development proposed. Site not considered suitable for development.	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A
S106071	7.2	165	Rejected – Greenfield site in Green Belt to north of existing settlement of Brinklow. The northern end of the site is within flood zones 2 and 3 and built development would not be appropriate in this part of the site. The remainder of the site is not within a flood zone and is within an area of medium landscape sensitivity due to being an enclosed site. The site is within reasonable walking distance of village services although improvements to footpaths are	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			likely to be required. Site considered suitable for development. However, the site was later rejected by the Examiner during the Local Plan examination.						
S106074	4.8	120	Greenfield site in Green Belt on edge of settlement boundary. Within area of high medium sensitivity which could accommodate some limited development providing buffer to the south and west. Site adjoins highway on Green Lane which is severely constrained in highways terms, especially for any more than a small number of dwellings. Site not considered suitable for development.	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	N/A
S106075	0.89	6	Rejected – Small greenfield site in Green Belt on edge of settlement boundary. Within area of high landscape sensitivity and acts as a transition between settlement and wider farmland. Site not	No	No	No	Yes	The constraints identified in the SHLAA still apply to the site and the LPA is not supportive of the site's release	This site has been put forward separately through the Neighbourhood Plan process and has been

Site Ref.	Site size (Ha.)	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
			considered suitable for development.					from the Green Belt. It is therefore not considered suitable for allocation in the Neighbourhood Plan.	reassessed in full as Site 8 in this report.
S106087	0.06	N/A	This site was not assessed in the SHLAA due to its size	Yes	N/A	N/A	No – the site was excluded from the SHLAA due to its size.	Neighbourhood Plan assessments consider all sites, including small sites.	This site has been fully assessed as Site 2 in this report.

Table 4-2 below is an assessment of the additional sites identified by the Parish Council. These sites are not all currently known to be available and cannot therefore be allocated in the Neighbourhood Plan. The table below is therefore an assessment of suitability only. Evidence the site is available for development from the landowner would be needed before this was proposed as a site allocation in the plan.

**Table 5-1 Site Assessment Summary Table**

Site ID	Site name / address	Gross area	Indicative Capacity (AECOM)	SHLAA Reference	Neighbourhood Plan (AECOM) Site Assessment Conclusions	R/A/G Rating (Suitability)
1	Land between the Spinney & Bulls Head	0.45Ha	13	N/A	<p>The site is bounded by residential buildings to the east, a footpath to west separating it from a Grade-II listed building, an Open Space to the north and Coventry road to the south. Any new development will need to be sensitive to the Conservation Area and the setting of the nearby Grade-II listed building. Vehicular access is possible. At least a portion of the site was previously developed, making it a mixed site. The site contains mature/semi-mature trees and small remains of disused buildings, with no particular value to the community.</p> <p>The south portion of the site is located within the settlement boundary. Despite minor constraints, it is suitable for housing development. The north portion of the site is located in the Green Belt/outside the settlement boundary, making it unsuitable. However, some affordable housing could be developed there by virtue of the Local Plan's Policy H4 (Rural Exceptions Sites) and in line with NPPF paragraph 145 (f).</p> <p>The site is currently not known to be available for development, therefore it is assessed as currently undevelopable. If the site was found to be available, the loss of trees may be resisted by the Local Planning Authority and any removal of trees should be discussed with them. Therefore, this is a potentially suitable site.</p>	
2	Land at Yew Tree Hill	0.06Ha	1	S16087	<p>The site is suitable for a small amount of residential development as there are no major constraints. The Council has confirmed the availability of the site and has commented that the site would be suitable for a small residential development. In terms of achievability, there are some concerns that the site is currently in a poor state of repair and would require considerable investment to bring it back into use. If viability was confirmed, it could be allocated for residential use in the plan.</p>	
3	Land to the South of	0.06Ha	1	N/A	<p>The site is suitable for a small residential development if the existing use (garages) was no longer needed</p>	

	George Birch Close				and if the landowner confirmed the site was available for development. The viability of the site would need to be confirmed, due to the need to demolish existing buildings.
4	Land to the North of George Birch Close	0.08Ha	2	N/A	The site is suitable for a small residential development if the existing use (garages) was no longer needed and if the landowner confirmed the site was available for development. The viability of the site would need to be confirmed, due to the need to demolish existing buildings
5	Brierleys Farm Coventry Road	0.70Ha <sup>10</sup>	18	S14/115 A	<p>Site 5 is located within the boundary of another proposed site, S14/115A, assessed in the SHELAA. This site was deemed non suitable for development, one of the reasons being the scale of the site. Site 5 is significantly smaller than the larger SHELAA site. The site in question is considered to constitute partly previously developed land owing to the farm buildings currently located on the site. It is therefore considered the proposal for the redevelopment the previously developed part of the site would meet the first part of the exceptions test as defined by the NPPF and is by definition an appropriate form of development within the Green Belt and complies with Policy H4. The farm buildings, although unlisted, are believed to be of value to the local community and contribute to the identity of the village. Despite several constraints, the site is potentially suitable for development, as long as it does not result in disproportionate additions over and above the size of the original buildings. The site is therefore suitable for development, with some constraints and conditions.</p> <p>The site is currently not known to be available for development, therefore it is assessed as currently undevelopable. It is recommended that the site boundary is redrawn to exclude the back gardens of the existing homes unless the owners have given consent for this land to be considered and exclude the greenfield part of the site (farmland at the back). However, if there was evidence that the remaining site (the farm buildings) would become available over the plan period, it could be proposed for allocation. If the site was proposed as an allocation, the scale and design of development would need to be sympathetic to the existing built form and conservation area and minimise impact of the landscape.</p>

<sup>10</sup> The size and capacity of the site refers to the previously developed land part of the site. The total size of the site including farmland and back gardens is 1.52Ha and capacity is 38 dwellings.

6	Maple Down on Rugby Road	0.25Ha	6	N/A	<p>The site is located within the Green Belt, although the parcel already has some development. There is a house and two existing outbuildings. Under Policy H5, replacement of dwellings in the Countryside and Green Belt will be only be acceptable in line with national policy<sup>11</sup> and provided all of the following criteria are met: a) The replacement dwelling is not materially larger than the building it replaces and for Green Belt locations is of no more than a 30% increase on the original volume, unless national policy dictates; b) Unless exceptional circumstance dictates, the siting of the replacement dwelling should have no greater impact on landscape than the original. In Green Belt locations the replacement dwelling must not have a greater impact on the openness of the Green Belt than the original; and c) Residential is the lawful use of the existing building and the use has not been abandoned. The removal of permitted development rights by condition may be included in any approval.</p> <p>Therefore, the site is potentially suitable for development provided a proposed scheme does not result in disproportionate development which could impact the openness of the Green Belt</p> <p>The site is currently not known to be available for development, therefore it is assessed as currently undevelopable. Also, unless the site was redevelopment for more than one unit, it would not be an appropriate site to allocate. However, if there was evidence that the site would become available over the plan period and would result in more than one dwelling, it could be proposed for allocation.</p> <p>As a side note, there seems to be a discrepancy between the settlement boundary described in the Local Plan and the Landscape Sensitivity Study which includes this site as part of the settlement.</p>
7	Land north of Barr Lane playing field	5.17Ha	N/A	N/A	<p>The site is located within the Green Belt, outside the settlement boundary, within a high landscape sensitivity parcel. Furthermore, there is limited access to the site and significant improvement would be needed. The site is also crossed by a footpath. The site would change the size of the village,</p>

<sup>11</sup> In the NPPF (paragraph 145 (g)) exceptions to development in the Green Belt are limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) as long as it does not have a greater impact on the openness of the Green Belt.

					and the scale of the site exceeds the level of housing required. The site is not appropriate for allocation in the NP.	
8	27-49 Lutterworth Rd	1.03Ha	26	S16075	Site rejected in the SHLAA. However, it is recommended that this site is considered further as a potential site allocation in the Neighbourhood Plan under policy H4. Indeed, although it is in the Green Belt, the development of affordable housing is permitted as a Rural Exception Site adjacent to defined rural settlement boundaries.	
9	Land adjacent to Walker's Terrace	0.12Ha	3	N/A	Brownfield site in Green Belt, adjacent to existing isolated settlement but separated to settlement boundary, within area of high landscape sensitivity and relatively far from the town centre. While this may be considered acceptable under the NPPF green belt policy (para 145) it would not meet the Local Plan policy for Brinklow or for Rural Exception sites (policy H4).	

## 6. Conclusions

### Site assessment conclusions

The site assessment has found that of the 22 sites considered, none are immediately suitable for housing. Some sites are potentially suitable but have constraints – some very significant – which makes it less likely to be suitable for development. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. If these constraints were resolved, the following sites could be recommended sites to allocate for housing in the NP, but only after they are found to be viable for the proposed development and after landowners have confirmed they are available. These sites would deliver enough houses to meet the aspirational target of 30 identified by the Neighbourhood Group.

- 1 – Land between the Spinney & Bulls Head – 13 dwellings
- 2 – Land at Yew Tree Hill – 1 dwelling
- 3 – Land to the South of George Birch Close – 1 dwelling
- 4 – Land to the North of George Birch Close – 2 dwellings
- 5 – Brierleys Farm Coventry Road – 18 dwellings
- 6 – Maple Down on Rugby Road – 6 dwellings
- 8 – 27-49 Lutterworth Rd – 26 dwellings

Land at Yew Tree Hill and 27-49 Lutterworth Road are the only sites for which availability is confirmed. If the constraints were mitigated and found the proposed developments viable, they would then be suitable for allocating for housing the NP.

The remaining 15 sites are not suitable and not appropriate for housing allocation in the plan.

### Next Steps

There is no obligation for the Parish Council to select sites for housing; however, the NP is free to do so if it wishes, in order to meet the needs of the community and NP objectives.

Should BPC decide to allocate sites, the next steps will be for the Parish Council to select the sites for allocation in the NP, based on the findings of this report; and an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with RBC.

- The site selection process should be based on the following:
- The findings of this site assessment;
- Discussions with RBC;
- Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the NP; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.





# Neighbourhood Planning Site Assessment

Site 1 – Land between the Spinney & Bulls Head – Amber

Site Details

Topic	Details
Site Reference / Name	1
	

Topic	Details
<i>Site Address / Location</i>	Land between the Spinney & Bulls Head
<i>Gross Site Area (Hectares)</i>	0.45
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Vacant greenfield with building remains <sup>1</sup>
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

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<sup>1</sup> According to the NPPF Glossary, previously developed land excludes “land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes (drop kerbs and partial layby already exist)</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No (No official footpaths exist but there is evidence of a rough surfaced footpath to the West of the site)</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>The area is covered with high and moderate quality trees. The presence of high and moderate quality trees does not preclude development but limit how much a site can be developed. In the Green Belt Review, the site is shown as being within the National Forest Inventory. An arboculturalist's report is recommended to determine the health of trees on site.</p> <p>No</p>

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

### Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m
Bus /Tram Stop	<400m 400-800m >800m	<400m
Train station	<400m 400-1200m >1200m	>1200m (Rugby station is 8.5km away)
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m (Site is adjacent to public playing field)

<i>Factor</i>		Guidance	
Cycle Route	<div>&lt;400m</div> <div>400-800m</div> <div>&gt;800m</div>	>800m	

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> (A footpath to west of the site is separating it from a Grade-II listed building. Any new development will need to be sensitive to the Conservation Area and the setting of the nearby Grade-II listed building.)</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>

## Planning policy constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> (The south portion of the site is located within the settlement boundary, while the north portion of the site is located in the Green Belt/outside the settlement boundary).</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b> A mix of greenfield and previously developed land Previously developed land?</p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	Adjacent to and connected to the existing built up area (The site is mostly adjacent to the built-up area and extends beyond the existing built-up area).
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	Adjacent to and connected to the existing settlement boundary (Only the southern third of the site is within the settlement boundary as can be seen in Figure 1-2 of the report).
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> <b>Yes / No / Unknown</b>	No

#### Assessment of Availability

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

#### Viability

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

#### Conclusions

Conclusions	Assessment
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)?	13
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i>	Amber: The site is potentially suitable

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is bounded by residential buildings to the east, a footpath to west separating it from a Grade-II listed building, an Open Space to the north and Coventry road to the south. Any new development will need to be sensitive to the Conservation Area and the setting of the nearby Grade-II listed building. Vehicular access is possible. At least a portion of the site was previously developed, making it a mixed site. The site visit revealed that the site contained trees and small remains of disused buildings, with no particular value to the community.</p> <p>The south portion of the site is located within the settlement boundary. Despite minor constraints, it is suitable for housing development. The north portion of the site is located in the Green Belt/outside the settlement boundary, making it unsuitable. However, some affordable housing could be developed there by virtue of the Local Plan's Policy H4 (Rural Exceptions Sites) and in line with NPPF paragraph 145 (f).</p> <p>The site is currently not known to be available for development, therefore it is assessed as currently undevelopable; however, if there was evidence that the site would become available over the plan period, it could be proposed for allocation.</p>

# Neighbourhood Planning Site Assessment

## Site 2 – Land at Yew Tree Hill – Amber

### Site Details

Topic	Details
<i>Site Reference / Name</i>	2
	

Topic	Details
<i>Site Address / Location</i>	Land at Yew Tree Hill
<i>Gross Site Area (Hectares)</i>	0.06
<i>SHLAA/SHELAA Reference (if applicable)</i>	S16087
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Present in the Call for Sites but not assessed in the SHMA
<i>Existing land use</i>	Disused garages
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b.</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Factor	Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m 400-1200m >1200m
Bus /Tram Stop	<400m 400-800m >800m
Train station	<400m 400-1200m >1200m
Primary School	<400m 400-1200m >1200m
Secondary School	<1600m 1600-3900m >3900m
Open Space / recreation facilities	<400m 400-800m >800m
Cycle Route	<400m 400-800m >800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Within the existing built up area (infill)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

## Assessment of Availability

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

## Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> <i>Yes / No / Unknown.</i>  <i>What evidence is available to support this judgement?</i>	<p><b>Yes.</b> The Council informed that the site is currently in a poor state of repair and would require considerable investment to bring it back into use.</p>

## Conclusions

Conclusions	Assessment
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)?	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/or/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i>	Amber: The site is potentially suitable
Summary of justification for rating	The site is suitable for a small amount of residential development as there are no major constraints. The Council has confirmed the availability of the site and has commented that the site would be suitable for a small residential development. In terms of achievability, there are some concerns that the site is currently in a poor state of repair and would require considerable investment to bring it back into use. If viability was confirmed, it could be allocated for residential use in the plan.

# Neighbourhood Planning Site Assessment

Site 3 – Land to the South of George Birch Close – Red

Site Details

Topic	Details
Site Reference / Name	3
	

Topic	Details
<i>Site Address / Location</i>	Land to the South of George Birch Close
<i>Gross Site Area (Hectares)</i>	0.06
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Disused garages
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>partly or adjacent (Open Space)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: Low Risk  Flood Zone 2: Medium Risk  Flood Zone 3 (less or more vulnerable site use): Medium Risk  Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <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> <p>Yes / No / Unknown</p>	<p>No (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>



## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Factor		Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps:</p> <p><a href="https://www.google.com/maps">https://www.google.com/maps</a></p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	>3900m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	400-800m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b></p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Within the existing built up area (infill)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

### Assessment of Availability

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

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i> ,	Red: The site is not currently suitable
Summary of justification for rating	The site is suitable for a small residential development if the existing use (garages) was no longer needed and if the landowner confirmed the site was available for development. The viability of the site would need to be confirmed, due to the need to demolish existing buildings. The site is not currently available and therefore not suitable for allocation in the NP.

# Neighbourhood Planning Site Assessment

Site 4 – Land to the North of George Birch Close – Red

Site Details

Topic	Details
Site Reference / Name	4
	

Topic	Details
<i>Site Address / Location</i>	Land to the North of George Birch Close
<i>Gross Site Area (Hectares)</i>	0.08
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Disused garages
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: Low Risk  Flood Zone 2: Medium Risk  Flood Zone 3 (less or more vulnerable site use): Medium Risk  Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <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> <p>Yes / No / Unknown</p>	<p>No (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>



## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Factor		Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps:</p> <p><a href="https://www.google.com/maps">https://www.google.com/maps</a></p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	>3900m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	400-800m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Within the existing built up area (infill)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Assessment of Availability

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

## Viability

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

## Conclusions

Conclusions	Assessment
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)?	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i> ,	Red: The site is not currently suitable
Summary of justification for rating	The site is suitable for a small residential development if the existing use (garages) was no longer needed and if the landowner confirmed the site was available for development. The viability of the site would need to be confirmed, due to the need to demolish existing buildings. The site is not currently available and therefore not suitable for allocation in the NP.

# Neighbourhood Planning Site Assessment

## Site 5 – Brierleys Farm Coventry Road – Red

### Site Details

Topic	Details
Site Reference / Name	5
	

Topic	Details
<i>Site Address / Location</i>	Brierleys Farm Coventry Road
<i>Gross Site Area (Hectares)</i>	1.52
<i>SHLAA/SHELAA Reference (if applicable)</i>	S14/115 A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The SHELAA concluded that the site was not suitable for allocation. Development would encroach into the open countryside and have an unacceptable landscape impact. The farm buildings are also identified as a key view which preclude development. Finally, the scale of the site exceeds the level of housing required.
<i>Existing land use</i>	Mixture of agricultural land, farm buildings and back gardens
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	NA
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	agriculture

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site:</i>  Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat or relatively flat
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i>  Yes / No / Unknown	Yes
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>  <i>Pedestrian?</i> Yes / No / Unknown  <i>Cycle?</i> Yes / No / Unknown	Yes  Yes
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>  <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown  <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown  <i>Owned by third parties?</i> Yes / No / Unknown	No  No  Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Yes (Contamination associated with farming)

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Factor		Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps:</p> <p><a href="https://www.google.com/maps">https://www.google.com/maps</a></p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	>3900m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b></p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b> The site is visually open and has high intervisibility with the surrounding landscape. The area where the site is located is in the "zone BK_09", described as having high sensitivity to urban development according to the Landscape Sensitivity Study published in 2016.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p>

## Planning policy constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>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?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b> A mix of greenfield and previously developed land Previously developed land?</p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

### Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p>	No
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p>	Yes. The site includes half of some back gardens, which could create land ownership issues.
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	38
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i>	Red: The site is not currently suitable

*Summary of justification for rating*

Site 5 is located within the boundary of another proposed site, S14/115A, assessed in the SHELAA. This site was deemed non suitable for development, one of the reasons being the scale of the site. Site 5 is significantly smaller than the larger SHELAA site. The site in question is considered to constitute partly previously developed land owing to the farm buildings currently located on the site. It is therefore considered the proposal for the redevelopment the previously developed part of the site would meet the first part of the exceptions test as defined by the NPPF and is by definition an appropriate form of development within the Green Belt and complies with Policy H4. The farm buildings, although unlisted, are believed to be of value to the local community and contribute to the identity of the village. Despite several constraints, the site is potentially suitable for development, as long as it does not result in disproportionate additions over and above the size of the original buildings. The site is therefore suitable for development, with some constraints and conditions.

The site is currently not known to be available for development, therefore it is assessed as currently undevelopable. It is recommended that the site boundary is redrawn to exclude the back gardens of the existing homes unless the owners have given consent for this land to be considered and exclude the greenfield part of the site (farmland at the back).

However, if there was evidence that the remaining site (the farm buildings) would become available over the plan period, it could be proposed for allocation. If the site was proposed as an allocation, the scale and design of development would need to be sympathetic to the existing built form and conservation area and minimise impact of the landscape. The site is not currently available

<i>Conclusions</i>	Assessment
	and therefore not suitable for allocation in the NP.

# Neighbourhood Planning Site Assessment

Site 6 – Maple Down on Rugby Road – Amber

Site Details

Topic	Details
Site Reference / Name	6
	

Topic	Details
<i>Site Address / Location</i>	Maple Down on Rugby Road
<i>Gross Site Area (Hectares)</i>	0.25
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Brownfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b.</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m
Bus /Tram Stop	<400m 400-800m >800m	<400m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
Cycle Route	<400m 400-800m >800m	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p>Low sensitivity</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b></p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

### Assessment of Availability

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

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i> ,	Amber: The site is potentially suitable.

*Summary of justification for rating*

The site is located within the Green Belt, although the parcel already has some development. There is a house and two existing outbuildings. Under Policy H5, replacement of dwellings in the Countryside and Green Belt will be only be acceptable in line with national policy and provided all of the following criteria are met: a) The replacement dwelling is not materially larger than the building it replaces and for Green Belt locations is of no more than a 30% increase on the original volume, unless national policy dictates; b) Unless exceptional circumstance dictates, the siting of the replacement dwelling should have no greater impact on landscape than the original. In Green Belt locations the replacement dwelling must not have a greater impact on the openness of the Green Belt than the original; and c) Residential is the lawful use of the existing building and the use has not been abandoned. The removal of permitted development rights by condition may be included in any approval.

Therefore, the site is potentially suitable for development provided a proposed scheme does not result in disproportionate development which could impact the openness of the Green Belt

The site is currently not known to be available for development, therefore it is assessed as currently undevelopable. Also, unless the site was redevelopment for more than one unit, it would not be an appropriate site to allocate. However, if there was evidence that the site would become available over the plan period and would result in more than one dwelling, it could be proposed for allocation.

As a side note, there seems to be a discrepancy between the settlement boundary

<i>Conclusions</i>	Assessment
	described in the Local Plan and the Landscape Sensitivity Study which includes this site as part of the settlement.

# Neighbourhood Planning Site Assessment

Site 7 – Land north of Barr Lane playing field – Red

Site Details

Topic	Details
Site Reference / Name	7
	

Topic	Details
<i>Site Address / Location</i>	Land north of Barr Lane playing field
<i>Gross Site Area (Hectares)</i>	5.17
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	agriculture

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

### Accessibility

Factor		Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps:</p> <p><a href="https://www.google.com/maps">https://www.google.com/maps</a></p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	>3900m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b></p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b></p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b></p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes

### Assessment of Availability

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

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	130
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i>	Red: The site is not currently suitable
Summary of justification for rating	The site is located within the Green Belt, outside the settlement boundary, within a high landscape sensitivity parcel. Furthermore, there is limited access to the site and significant improvement would be needed. The site is also crossed by a footpath. The site would change the size of the village, the scale of the site exceeds the level of housing required. The site is not appropriate for allocation in the NP.

# Neighbourhood Planning Site Assessment

Site 8 – 27-49 Lutterworth Rd – Amber

Site Details

Topic	Details
Site Reference / Name	8
	

Topic	Details
<i>Site Address / Location</i>	27-49 Lutterworth Rd
<i>Gross Site Area (Hectares)</i>	0.89
<i>SHLAA/SHELAA Reference (if applicable)</i>	S16075
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site is just over a 5 minutes walking distance to the services within the settlement and there is no highway authority objection to the site. However, the site is considered to be inappropriate for development due to its landscape impact with the loss of the small scale, pastoral qualities which act as a transition between the settlement and wider farmland and connects with the stream corridor of Smite Brook.
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	6 dwellings according to Brinklow Site Development Pack 2016
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	agriculture

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>Yes (Strategic Green Infrastructure Corridor)</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b> Most of the land is within Agricultural Land Classification 3. Although there is no data on which land is 3a or 3b, the site is likely to be 3B quality. There is construction waste in situ reported.</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes (improving pavement access would be needed)</p> <p>Yes (cycle lane could be created)</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes, within</p> <p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes. There are pumped main drainage pipes across the site, development will be planned to avoid them.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m (670m)
Bus /Tram Stop	<400m 400-800m >800m	<400m (bus stop 130m away)
Train station	<400m 400-1200m >1200m	>1200m (Rugby station is closest, 8km away)
Primary School	<400m 400-1200m >1200m	<400m (Revel Primary School – The Crescent, Brinklow, Rugby, CV23 0LR)
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
Cycle Route	<400m 400-800m >800m	>800m (no cycle route anywhere near)

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b> The site is visually open and has high intervisibility with the surrounding landscape. The area where the site is located is in the "zone BK_07", described as having high sensitivity to urban development according to the Landscape Sensitivity Study published in 2016.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b> The site is visually open and has high intervisibility with the surrounding landscape. The area where the site is located is in the "zone BK_07", described as having high sensitivity to urban development according to the Landscape Sensitivity Study published in 2016.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>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?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b></p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	<p><b>Greenfield</b> (site used as a clay quarry. Mineral extraction is not classed as previously developed land in the NPPF)<sup>2</sup></p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>No</p>

<sup>2</sup> NPPF Glossary, "Previously developed land"

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

### Assessment of Availability

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

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	20
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Discussions with the landowner have indicated that the site is immediately available.
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .	Amber: The site is potentially suitable, available and achievable
Summary of justification for rating	Site rejected in the SHLAA. The site is not suitable for allocation but may be appropriate for affordable housing under rural exception policies in the local plan.

# Neighbourhood Planning Site Assessment

Site 9 – Site adjacent to Walker’s Terrace – Red

Site Details

Topic	Details
Site Reference / Name	9
	

Topic	Details
<i>Site Address / Location</i>	Site adjacent to Walker's Terrace
<i>Gross Site Area (Hectares)</i>	0.12
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Brownfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	N/A
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Brinklow Parish Council
<i>Planning history (Live or previous planning applications/decisions)</i>	N/A
<i>Neighbouring uses</i>	No

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:</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>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</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>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></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 – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p>Most of the land is within Agricultural Land Classification 3. No data on which land is 3a or 3b</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li><i>• UK BAP Priority Habitat;</i></li> <li><i>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li><i>• wildlife corridors (and stepping stones that connect them); and/or</i></li> <li><i>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> (Princethorpe Biodiversity Opportunity Expansion Area)</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>

## Physical Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

### Accessibility

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m
Bus /Tram Stop	<400m 400-800m >800m	>800m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
Cycle Route	<400m 400-800m >800m	>800m

## Landscape and Visual Constraints

***This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.***

<b><i>Indicator of Suitability</i></b>	<b><i>Assessment</i></b>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b></p>
<p><i>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</i></p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity</b></p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><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

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	N/A
<p>Is the site:</p> <p><b>Greenfield</b></p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	Greenfield (previously used as allotments)
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

### Assessment of Availability

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

### Viability

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

### Conclusions

Conclusions	Assessment
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)?	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green)  The site is <i>suitable</i> The site is <i>potentially suitable</i> The site is <i>not currently suitable</i>	Red: The site is not currently suitable
Summary of justification for rating	Brownfield site in Green Belt, adjacent to existing isolated settlement but separated to settlement boundary, within area of high landscape sensitivity and relatively far from the town centre. While this may be considered acceptable under the NPPF green belt policy (para 145) it would not meet the Local Plan policy for Brinklow or for Rural Exception sites (policy H4).