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mediation of space · making of place

Stretton Grandison NDP

Site Assessments of Further Submitted Sites

March 2019

Kirkwells

The Planning People

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Disclaimer

Whilst these AECOM designed proformas were used to assess sites subsequent to the completion of the AECOM work, please note that they were not populated by AECOM and therefore AECOM is not responsible for the assessment or conclusions contained within them.

Summary

Stretton Grandison Group Parish Council is preparing a Neighbourhood Development Plan (NDP) for the parish to guide new development up to 2031.

The Parish Council undertook a Call for Sites process in early 2018 and the 12 submitted sites, alongside a further site submitted as part of the Herefordshire Council SHLAA process were subjected to a technical assessment by consultants AECOM.

This report provides a technical assessment for 2 further sites which were submitted too late in the process for the AECOM assessment. AECOM gave consent for the same proforma to be used for the technical assessment to help provide a degree of consistency of approach.

The technical assessment considers a range of planning and land use matters including potential impacts on natural and built heritage, location in relation to local services and settlements and overall suitability for development. The assessment included both a desk based exercise and site visits (undertaken on 7th March 2019).

The report concludes that both of the 2 submitted sites have significant locational constraints. Site 14 is not within or adjoining the made NDP settlement boundary of Fromes Hill or the proposed settlement boundary for that part of the settlement within Stretton Grandison NDSP area. Site 15 is located away from the main clusters of small settlements that comprise Canon Frome and the proposed NDP settlement boundaries, and is in the open countryside.

The 2 further sites are not considered appropriate for inclusion in the NDP as site allocations.

1.0 Introduction and Background

Stretton Grandison Neighbourhood Development Plan

- 1.1 Stretton Grandison Group Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Group Parish. Early work has included the preparation of an Issues and Options document and Questionnaire for informal public consultation in Spring 2017 and work is currently underway on a First Draft Plan (Preferred Options).
- 1.2 Stretton Grandison Group Parish falls within the Ledbury Rural Housing Market Area which is required to grow by 14% over the Plan period up to 2031. Taking into account existing commitments and completions of new housing since 2011, the NDP is required to support the provision of a least 14 new homes up to 2031.
- 1.3 **Lower Eggleton and Fromes Hill** (both on the edge of the neighbourhood area, and partly within other parishes) are identified as settlements which will be **the main focus of proportionate housing development** (Figure 4.14 in the Core Strategy). **Stretton Grandison, Canon Frome and Eggleton** are identified as **other settlements where proportionate housing is appropriate** in Figure 4.15. In order to be in 'general conformity' with the Core Strategy, new housing development in the parish should be concentrated in these identified settlements. Outside these settlements the parish is considered to be the wider countryside and rural area policies (such as Core Strategy Policies RA3, RA4, RA5 and RA6) will apply.

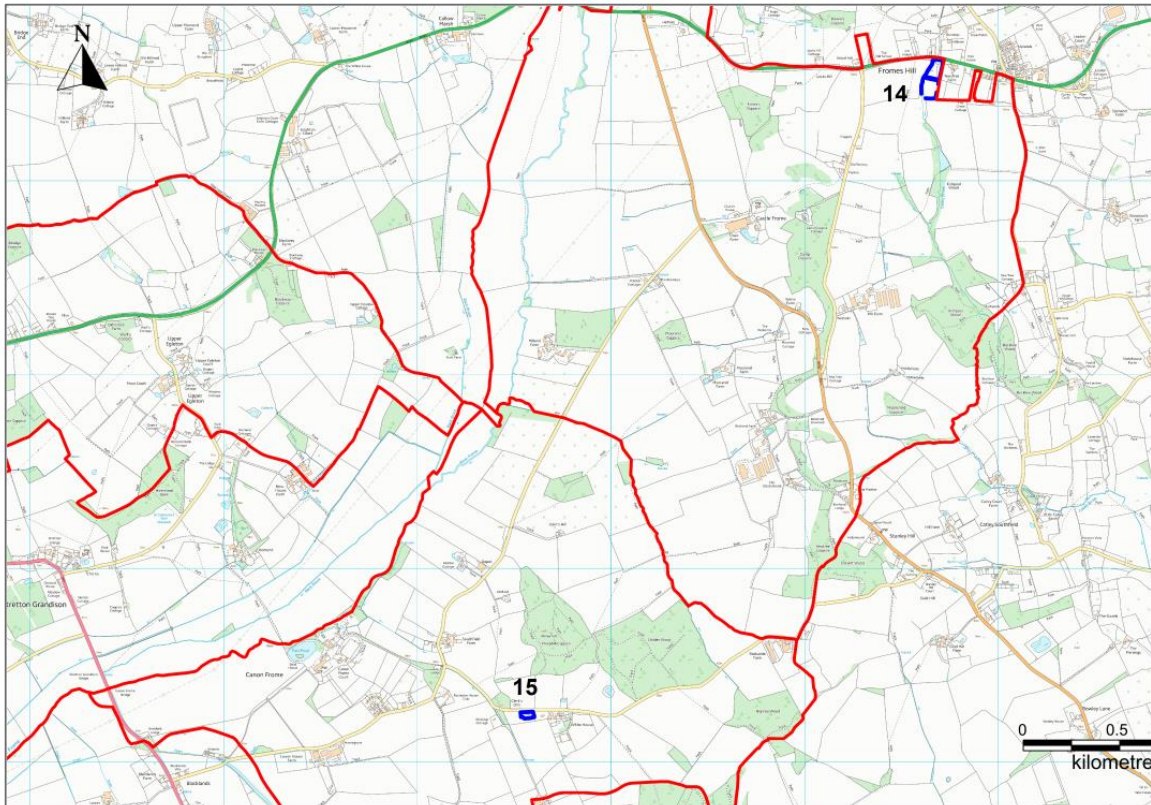
Call for Sites and Site Assessments - 2018

- 1.4 A Call for Sites process was undertaken in early 2018 and 12 sites were submitted for consideration. In addition, one site was identified as suitable, available and achievable in the Herefordshire Strategic Housing Land Availability Assessment (2015) and this was also considered.
- 1.5 AECOM were commissioned through the Locality Technical Support process to undertake an independent site appraisal for the Stretton Grandison Group Neighbourhood Plan on behalf of Stretton Grandison Group Parish Council. The work undertaken was agreed with the Steering Group and the Ministry of Housing, Communities and Local Government (MHCLG) in May 2018. The final version (V2) of the Stretton Grandison Group Neighbourhood Plan Site Assessment and Stretton Grandison Group Neighbourhood Plan Appendix A Individual Site Pro-formas were published in December 2018.
- 1.6 The recommendations in the AECOM Report set out that there are two options for meeting the housing requirement in the Core Strategy; one would be to allocate all of the housing on one site and the other would be to distribute the growth amongst a number of sites. Three sites could each individually accommodate the entire housing requirement: Site 11, Site 12 or Site 13, with Site 12 being the most constrained. Five sites could in combination accommodate the total housing requirement for the NDP: Site 1, Site 5, Site 6, Site 8 and Site 10. In addition Site 8 could be considered a rural exception site for an affordable housing scheme.

Further Site Submissions

- 1.7 Two further sites were submitted for consideration following the deadline for the AECOM Site assessment process. These are Site 14: Yew Tree Farm, Fromes Hill and Site 15: The Willows, Canon Pyon. The locations of these sites are shown on Map 1.

Map 1 Location of Further Submitted Sites



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- 1.8 In January 2019 the Parish Council appointed Kirkwells to undertake technical site assessments of the two further submitted sites. AECOM gave their consent for Kirkwells to use the same pro-forma for the site assessments to help ensure a degree of consistency of approach with the first report, subject to a disclaimer (see p3).
- 1.9 Although the main AECOM Site Assessment Report included in Table 4 a Site Assessment Summary Table with a traffic light rating for each site, this Report by Kirkwells provides only the full and complete assessments and provides a conclusion at the end of the Pro-forma as to whether each site is considered:
- not appropriate for allocation in the NDP;
 - appropriate for allocation;
 - or potentially suitable for allocation within the NDP subject to the mitigation of constraints.

1.Site Assessment Proforma

[illegible]

Context

<p>Is the site:</p> <p>Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	None.			

2. Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Site Visit</p> <p>There is direct access to the site from the highway (a main road - the A4103) from an existing gateway. However the access is onto a busy A road, with restricted visibility splays including a bend in the road to the east and the crest of a hill to the west. Further technical advice should be sought from Herefordshire Highways if the site is brought forward for development.</p>
<p>Is the site accessible?</p>	<p>The site is 250m from a bus stop (telephone box) with the following services:</p> <ul style="list-style-type: none"> 405 - Hereford - Bromyard - Cradley First Worcestershire 482 - Bromyard - Leominster First Worcestershire 674 - Bromyard - Ledbury First Worcestershire <p>Frequency - varies 1-2 hours or only Wed and Fri plus school bus</p> <p>There is a footway on the other side of the road linking to the village services. There is no pedestrian crossing in the immediate area near the site.</p> <p>There is a grass verge on the same side of the road as the proposed site. There are no streetlights on the highway in the area around the site.</p>

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>SSSI Impact Risk Zone</p>	<p>Site is approximately 4km west of Malvern Hills AONB and development may have a visual impact on views from the AONB.</p> <p>Site is approximately 2km north north east of Birchend SSSI and is just within the SSSI Impact Risk Zones. Site is also 7-8km west of Bank and Cother Wood SSSI, the Malvern Hills SSSI and Little Byfields Meadow SSSI but lies outside the SSSI Impact Risk Zones. As such site is not considered to have an impact on them.</p> <p>There are several Special Wildlife Sites just to the south of the site (such as Foxhill & Fishpool Wood) between Fox Hill and Canon Frome, parts of which are ancient woodland (including an area to the south within 200m).</p> <p>The site is about 5km west of the Abberley & Malvern Hills Geopark.</p> <p>The site is in Flood Zone 1.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Likely Potential Value</p>	<p>There is a pond on the site which may have potential for amphibians. The site's proximity to other wildlife sites including ancient woodlands and a watercourse linking to these sites may provide potential for protected species.</p> <p>There are hedgerows along the western boundary.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained.</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area).</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p>High sensitivity to development</p>	<p>The site is located within the Principal Settled Farmlands Character Area of the Landscape Character Assessment for Herefordshire 2004 (update 2009) which concludes that:</p> <p><i>"The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields. Opportunities for new tree planting should be concentrated along watercourses where the linear tree cover pattern could be strengthened. Additional tree planting in the vicinity of settlement would also be appropriate and would assist in emphasising the domestic quality of the landscape. New woodland should not be introduced as it is out of place and would compromise the landscape character. The mixed farming land use is becoming increasingly arable and the small permanent pastures are gradually declining. These are often species rich and initiatives to safeguard them should be strongly promoted. New development should remain at a low</i></p>

		<p><i>density with most housing associated with existing hamlets and villages."</i></p> <p>The site is located away from the settlement boundary and main built up area of the settlement of Fromes Hill. It is separated from other buildings by a farm, farm yard and associated buildings and small pasture fields. There are some single detached buildings in large plots to the north of the main road.</p> <p>The site is not highly visible from the roadside due to the presence of hedgerows. However the site is located on the brow of a hill with open views south over the open countryside. Development of the site would have a visual impact from the rural area to the south.</p> <p>Therefore the site is considered to be high sensitivity to development.</p>
Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Proximity to Scheduled Monument and Grade II Listed Building but site is not within or adjacent to heritage asset.</p>	<p>The site is approximately 1km north north east of a scheduled monument: Castle Frome Castle.</p> <p>A Grade II listed building, The Steppes is located about 0.5km east of the site.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities 	<p>Poorly to moderately located</p>	<p>The site is poorly located with respect to settlements of Ledbury and Hereford but Fromes Hill is a settlement which will be the main focus of proportionate housing</p>
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<ul style="list-style-type: none"> Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		development in the Core Strategy and has some limited services eg bus route, public house, convenience store and ex army store, Indian restaurant and a café (apparently closed).
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Some potential	There is a pond and hedgerows on the site and these, together with an adequate buffer zone should be protected in any scheme.
Public Right of Way	None	There are several public rights of way in the vicinity of the site including the Herefordshire Trail to the west but no public rights of way cross the site.
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is unlikely to be at risk of ground contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A line of telegraph poles follows the hedgerow at the side of the road.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site slopes down to the south and west.
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The site does not adjoin the Fromes Hill Settlement Boundary which is identified in the made Bishops Frome NDP - see Map 2. There is a significant gap between the settlement boundary and

	<p>the site which is largely open and which is occupied by Yew Tree Farm.</p> <p>The site is significantly larger than other plots in the vicinity along this section of the A4103, which are generally occupied by single dwellings set back in large gardens above the road to the north.</p> <p>The main village is located further east, to the north of the A4103 and near the church, with some single dwellings in large plots and a public house to the south of the main road. There is also planning consent for 20 new residential units on land south of the Wheatsheaf Inn (P150473/E).</p> <p>The proposed site is located away from the main built form of the village. Development of the site could lead to an unacceptable extension of build form to the south of the A4103 into open countryside and extend the settlement to the west, beyond an open gap formed by the farm and pastures.</p> <p>If the area to the south (identified by the landowner as further land available) was also developed then the scale of development may be even more unacceptable in terms of significantly changing the character of Frome Hill.</p>
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3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to call for sites exercise by landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner submitted 0-5 years and 6-10 years.
Any other comments?	Although the site is within the Stretton Grandison Group parish boundary it is located close to (but not adjoining) the settlement of Fromes Hill which is in neighbouring Bishop's Frome Parish and therefore its development would have greatest impact on residents of a neighbouring parish and NDP area.		

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

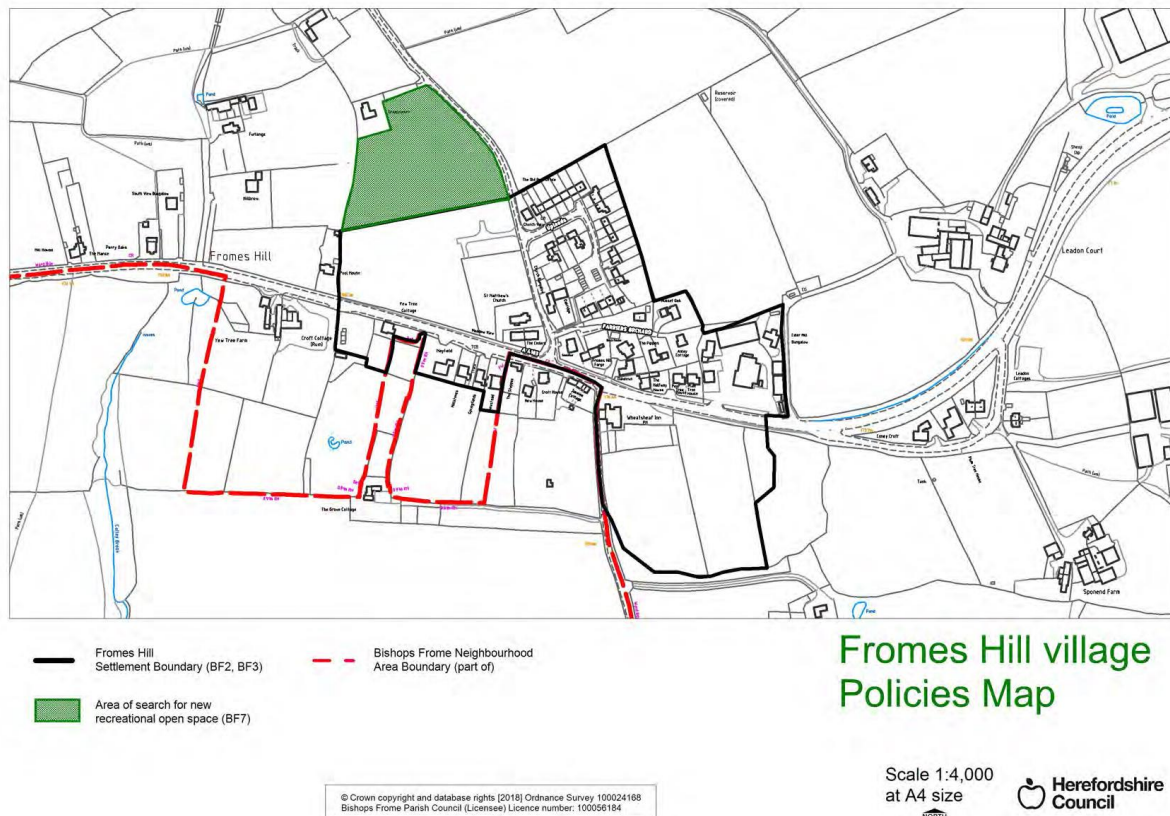
Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>

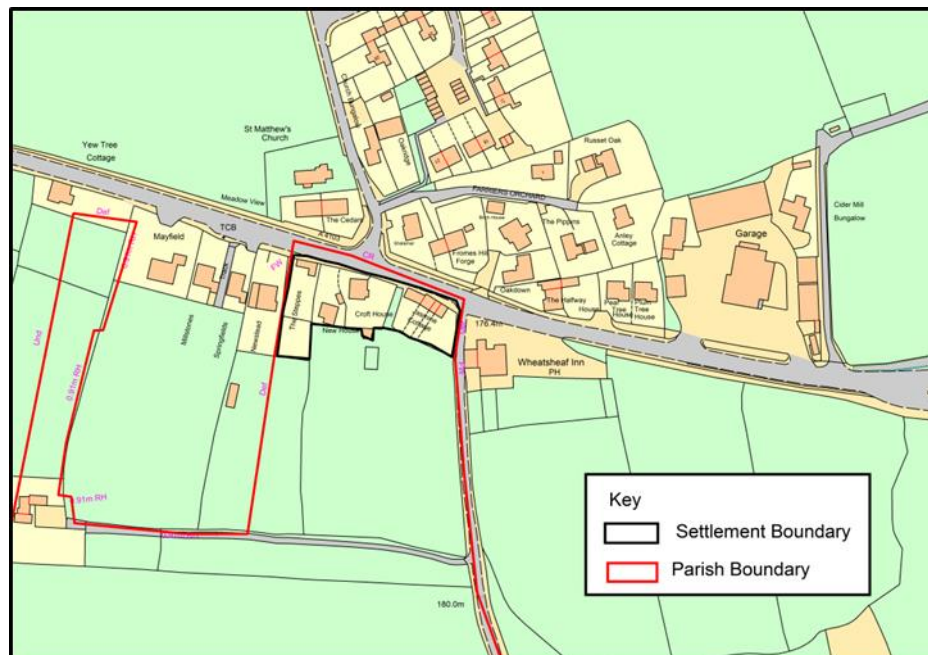
Potential housing development capacity:	<p>Applying the gross to net ratio standards of 80% for 0.4 to 2 ha the site would have a capacity of 15 dwellings based on 30 dph.</p> <p>If the site to the site is also developed the total capacity of the 2 sites would be 34 dwellings at 30dph.</p>
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is currently used for grazing / agricultural purposes and has no planning history. The allocation of the site within the NDP would result in the loss of agricultural land.</p> <p>There is potential for suitable access to the site from a main road the A4103, subject to comments from Herefordshire Council's Highways department.</p> <p>The site is some distance from larger settlements which provide a range of services and facilities but is in close proximity to the village of Fromes Hill which has a pub, a restaurant, a church and a shop and which is one of the settlements identified as the main focus for proportionate housing development in the adopted Core Strategy. The footway to the village is on the other side of the road.</p> <p>There is some potential for protected species given the existence of a pond within the site, hedgerows on the</p>

	<p>western boundary and proximity to wildlife sites linked by a watercourse.</p> <p>The site is open and has long distance views to and from the surrounding area, particularly to the south as it is on the crest of a hill. The site is on a gateway into the settlement of Fromes Hill and is considered to be of high sensitivity.</p> <p>The site does not adjoin the settlement boundary of Fromes Hill as identified in the adopted NDP and is separated from the main built up area by Yew Tree Farm.</p> <p>The scale of the proposed development is significant and could have an unacceptable impact on the settlement of Fromes Hill.</p> <p>The site is NOT considered suitable for development.</p>
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Map 2 Fromes Hill Settlement Boundary (NDP made 20 April 2018)



Map 3 Stretton Grandison NDP Preferred Option Settlement Boundary for Fromes Hill, as consulted upon February 2017



Site Photos



Looking east towards Fromes Hill



Looking across road towards site



Looking south directly towards site



Looking west towards bend and down hill



Footway on opposite side of road to Frome Hill

2.2 Site 15: The Willows, Canon Frome

1.Site Assessment Proforma

General information	
Site Reference / name	Site 15
Site Address (or brief description of broad location)	The Willows, Canon Frome, Herefordshire HR8 2TF (Note - address on site submission form is "Canon Pyon")
Current use	Residential garden
Proposed use	Residential development
Gross area (Ha) Total area of the site in hectares	0.25 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	SGGPC - call for sites (2018) (late submission)

Site Plan



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: .</p> <p>Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p> <p>The site is in the open countryside rather than a built up area and comprises the curtilage of the dwelling house as it was previously a garden.</p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>DCN023472/U Continued use as dwelling in breach of Agricultural Occupancy condition.(Condition 1. of Planning Permission MH534/83 approved 11th April 1983. Certificate of Lawfulness (CLEUD) Determination Made (Approved)</p>			

2. Suitability

Suitability	
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>The site adjoins a narrow single track country lane.</p> <p>A new access would have to be created by removing a section of hedgerow or by using the existing access from the adjoining residential property the Willows.</p> <p>Direct and suitable access from the road onto the site would have to be provided for residential development.</p>
<p>Is the site accessible?</p>	<p>There are bus stops approximately 1km away to the north and south of Canon Frome at the Grain Drier (north) and at Millfield (south). Services are irregular but include:</p> <ul style="list-style-type: none"> 476 - Hereford - Ledbury 671 - Bromyard - Ledbury <p>There are no footways or streetlights on the roads surrounding the site.</p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	SSSI Impact Risk Zone	<p>Site is approximately 2km south west of Birchend SSSI and approximately 5km north of Mains Wood SSSI. As such, it is not considered to have a significant impact on them.</p> <p>Childer Wood, a locally designated Special Wildlife Site and includes areas of Ancient Woodland is located 0.3km to the north.</p> <p>The Site is in Flood Zone 1.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some potential value	The site has hedgerows to the northern and southern boundaries and is a disused vegetable garden with some vegetation. There is therefore some potential for protected species at the boundaries and within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained.</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area).</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low to moderate sensitivity to development	<p>The site is within the Plateau Estate farmlands Landscape Character Area of the Landscape Character Assessment for Herefordshire (2004, updated 2009), which concludes that the overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics.</p> <p>The site is obscured by dense high hedgerows and is not visible from the roadside. There is a dwelling to the east of the site and a polytunnel within the site.</p> <p>The site is considered to be low to moderate sensitivity to development as although it is not highly visible from the highway it would comprise development in the open countryside.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	No agricultural land	The site is not agricultural land.

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Development could have some impact on the setting of Listed Buildings at White House</p>	<p>There are 2 listed buildings in close proximity to the site at White House: WHITE HOUSE Designation Type: Listing Grade: II and BARN APPROXIMATELY 30 METRES SOUTH-WEST OF WHITE HOUSE Designation Type: Listing Grade: II</p> <p>HOLDINGS COTTAGE Designation Type: Listing Grade: II lies 0.2km to the west of the site.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>The site is poorly located with respect to the nearest large settlements of Hereford and Ledbury and there are very few amenities close to the site - see bus service from Canon Frome.</p> <p>However the Core Strategy identifies Canon Frome as one of the other settlements where proportionate housing is appropriate.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would have some impact on the site's habitats and biodiversity.	
Public Right of Way	None	The nearest PROW follows the eastern and southern boundary around White House to the east.	
Existing social or community value (provide details)	None	None.	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is unlikely to be at risk of ground contamination although there may have been chemicals used when it was a garden.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is a line of telegraph poles along the hedgerow at the side of the road.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The site is remote from the main small built up areas comprising the settlement of Canon Frome. Development would have a significant impact as it would introduce further built form into a very rural area. It is close to 2 listed buildings at White House and development would have to be sensitive to these heritage assets.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted by landowner in response to call for sites (late submission)
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years

Any other comments?	The site is located away from the proposed settlement boundaries of Canon Frome See Map 4 Stretton Grandison NDP Preferred Option Settlement Boundary for Canon Frome, as consulted upon February 2017.
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4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>

Potential housing development capacity:	Approximately 7 (based on 30 dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a former domestic garden but is currently unused and overgrown. It adjoins a dwelling house (The Willows) and does not have its own access to the single track road. A new access would have to be created by removing a section of hedgerow or by using the existing access to the adjoining residential property, The Willows.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation on the site.</p> <p>Development would have to be sensitive the setting of nearby listed buildings at White House.</p> <p>The site is not visible from the highway due to the height of the surrounding hedgerows and is considered to be of low to moderate landscape value. The site is not within or adjoining the settlement boundary identified in the Issues and Options document and is some distance away from the main clusters of small settlements that comprise the built up area.</p> <p>The site is NOT considered suitable for development.</p>

**Map 4 Stretton Grandison NDP Preferred Option Settlement Boundary for Canon Frome,
as consulted upon, February 2017**



Photos



Looking east towards White House



Site from road (obscured by hedgerows)



Looking west towards Canon Frome

3.0 Conclusions and Recommendations

- 3.1 This Site Assessment Report provides a technical assessment of 2 further late submitted sites which were put forward for consideration as residential site allocations in the Stretton Grandison NDP.
- 3.2 The approach to the technical assessments included the use (with the kind permission of AECOM) of the same criteria and pro-forma as those used in the first Site Assessment Report undertaken by AECOM in 2018. The assessments were carried out using both desk top (internet based) evidence and site visits. Where assessments were subjective they are based on the views of the author, a professional town planner and full Member of the Royal Town Planning Institute since 2006.
- 3.3 The results of the technical assessments are that both sites are not considered appropriate for including in the NDP as site allocations.
- 3.4 Site 14 at Yew Tree farm, Fromes Hill is not considered suitable for development based on proposed scale of development, impact on the character of the existing settlement and wildlife, and the distance from the Fromes Hill Settlement Boundary as identified in the made Bishops Frome NDP. The second late submitted site, Site 15, is not considered suitable for development due to its access constraints and its location in the countryside, away from the built up areas of Canon Frome.
- 3.5 Overall it is not recommended that either site should be put forward for the next stage in the Site Allocation process - informal public consultation.

Kirkwells

The Planning People

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