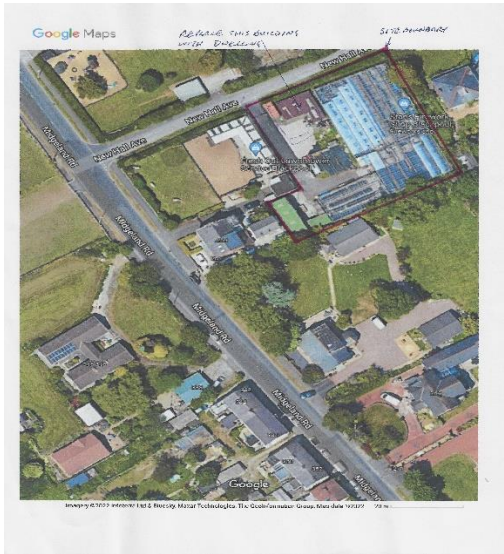


Neighbourhood Planning Site Assessment Template

Site Details: Stan's Mowers, New Hall Avenue

Detail	Assessment
Site Reference / Name	Fresh Cut Flowers and Lawnmower Service
	
Site Address / Location	New Hall Avenue FY4 5HY
Gross Site Area (Hectares)	0.2585 Ha
SHLAA/SHELAA Reference (if applicable)	
Existing land use	Plant Nurseries and Mower repair and service
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Continued use as Business Plant Nurseries and Mower repair Commercial with site reorganised to allow building of a dwelling for the owners
Landowner estimate of development capacity (if known)	One Bungalow probably 2 bed

Detail	Assessment
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Forum
Planning history (Live or previous planning applications/decisions)	Always been a nursery
Neighbouring uses	Garage Service and welding Horse stables Vehicle recovery

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown	No but in Marton Moss Conservation area
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No But inside Marton Moss Conservation Area
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: 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	Not In any identified flood zone
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Most of site under greenhouse glass or sheds

Indicator of Suitability	Assessment
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

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

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 Business will still exist

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 :		
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	8.047Km to town centre Large Tesco 2.3Km
Bus /Tram Stop	<400m 400-800m >800m	Shovells Bus stop 1.44Km
Train station	<400m 400-1200m >1200m	Squires Gate Station 3.219
Primary School	<400m 400-1200m >1200m	St Nicholas 0.6Km
Secondary School	<1600m 1600-3900m >3900m	St Georges 2.41Km
Open Space / recreation facilities	<400m 400-800m >800m	New Hall Ave opens on to green spaces within metres
Cycle Route	<400m 400-800m >800m	0.5km Progress Way

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
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low sensitivity the proposed development will enhance its appearance by replacing corrugated metal sheds and reorganising the site and will allow the owners to continue work which they love into their old age
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	As above it will enhance the visual appearance

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	It will enhance the heritage of the area by preserving the last of the horticultural businesses in an area once dominated by growing soft fruit . It will be a place to reference in the story of Marton Moss
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	No it will help preserve the heritage of Marton Moss

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No
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? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	Forthcoming Neighbourhood Plan sets out Design Codes and site assessments
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Previously developed
Is the site within, adjacent to or outside the existing built up area? 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?	Within a lightly built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Within existing boundaries
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	No The site is owned by the people proposing the dwelling and therefore is at no cost to them excluding the building itself for their own use

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	There are none except the Core Strategy 26 in the Local Plan which prohibits development at present. This will be replaced by the new Neighbourhood Plan once accepted into the Local Plan. Then there will be a design Code to follow. This proposed development will help an elderly couple work at something they love. It is in keeping with large numbers of plots in the Forum Area which had dwellings associated with nurseries.
What is the estimated development capacity of the site?	One bungalow
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	It is a limited and sensible development which helps people who want to work and provides a service in keeping with the historic use of land in the area
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Suitable and achievable
Summary of justification for rating	See above statements. It is good for all concerned.