

Detailed comments on additional sites proposed in the Neighbourhood Plan

- a. Grazing Land North of Jubilee Road:
 - i. This should say 'no' for whether the site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA).
 - ii. To be consistent with the other site assessments this should be identified as Grade 2 - very good agricultural land.
 - iii. There are no Tree Preservation Orders on the site.
 - iv. The site is not form part of the Green Belt.
 - v. The site is not allocated for a particular use or designated as open space in an adopted / emerging Local Plan.
 - vi. If the site has been identified by the Neighbourhood Forum rather than through the Call for Sites process what evidence is there that the site is available?
 - vii. There is no evidence that the site has been viability tested to the same degree as other sites.
- b. Stan's Mower's Site:
 - i. Planning History: The site has following permissions: 06/0561: Erection of single storey packing and storage shed, stables and glasshouse. Applications refused on the site were for: erection of agricultural workers dwelling and glasshouse (06/0090), Erection of detached dormer bungalow for use by an agricultural worker.(97/0270), Erection of detached dormer bungalow for use by an agricultural worker (94/0588).
 - ii. The site flood risk should be identified as medium as the site is wholly within Flood Zone 2.
 - iii. Surface water flood risk should be identified as low risk rather than no risk.
 - iv. To be consistent with the other site assessments this should be identified as Grade 2 - very good agricultural land.
 - v. To be consistent with the other site assessments the comments regarding landscape and visual amenity and sensitivity should reflect the options presented in the left column rather than adding detailed comments.
 - vi. The heritage constraints should note that the site is contained within the Conservation Area and the degree to which this would be impacted in accordance with the options presented in the left hand column, to be consistent with the other site assessments.
 - vii. In considering whether the site is Previously Developed Land, it is considered that its agricultural / horticultural use would exclude it from the definition set out in NPPF.
 - viii. If the site has been identified by the Neighbourhood Forum rather than through the Call for Sites process what evidence is there that the site is available?
 - ix. There is no evidence that the site has been viability tested to the same degree as other sites. It mentions that the site is owned by people proposing the dwelling, but the assessment form says that the site was identified by the neighbourhood forum. The site, as noted above, has buildings on it so this would need to be considered.