

Site Identification

**LAND WEST OF
GUILDFORD ROAD**

Neighbourhood Planning Site Assessment Template

Site Details

Detail	Assessment
Site Reference / Name	Land west of Guildford Road, Loxwood
[Insert site plan showing boundary of site]	See Site Plan attached
Site Address / Location	Land west of Guildford Road, Loxwood Easting: 503816 Northing: 131864
Gross Site Area (Hectares)	2.9 hectares
SHLAA/SHELAA Reference (if applicable)	HLX0013
Existing land use	Greenfield farmland
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing development
Landowner estimate of development capacity (if known)	50 houses
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	HEELA & Call for Sites
Planning history (Live or previous planning applications/decisions)	Current planning application LX19/01240/FUL refused by CDC – likely to be appealed.
Neighbouring uses	Housing on E/NE side otherwise open countryside

Assessment of Suitability
Environmental Constraints

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</i></p> <p>Yes/ No/ Unknown</p>	<p>No constraints to development</p>
Ancient Woodland	NO
Area of Outstanding Natural Beauty (AONB)	NO
Biosphere Reserve	NO
Local Nature Reserve (LNR)	NO
National Nature Reserve (NNR)	NO
National Park	NO
Ramsar Site	NO
Site of Special Scientific Interest (SSSI)	NO
Special Area of Conservation (SAC)	NO
Special Protection Area (SPA)	NO
<p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> <p>Yes/ No/ Unknown</p>	<p>NO</p>
<p><i>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</i></p> <p>Yes/ No/ Unknown</p>	<p>Overall Rating</p> <p>NO</p>
Green Infrastructure Corridor	NO
Local Wildlife Site (LWS)	NO
Public Open Space	NO
Site of Importance for Nature Conservation (SINC)	NO
Nature Improvement Area	NO
Regionally Important Geological Site	NO

Indicator of Suitability	Assessment
Other	NO
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>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</p>	Low risk
<p>Site is at risk of surface water flooding?</p> <p>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</p>	Medium risk – CDC caution about SW flooding
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Part grassland, part arable
<p>Site contains habitats with the potential to support priority species</p>	YES
<p>Does the site contain local wildlife-rich habitats?</p>	YES
<p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); and/or</p>	NO
<p>wildlife corridors (and stepping stones that connect them);</p>	YES
<p>An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown</p>	NO
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	NO

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping to the south
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	NO
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?	NO
Pedestrian? Yes / No / Unknown	NO
Cycle? Yes / No / Unknown	NO
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown NO	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	NO
Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown	NO
Owned by third parties? Yes / No / Unknown	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
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><i>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:</i></p>		
<p><i>What is the distance to the following facilities (measured from the edge of the site)</i></p>	<p>Distance (metres)</p>	<p>Comments</p>
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	<p>400-1200m</p>
Bus /Tram Stop	<p><400m 400-800m >800m</p>	<p>400-800m</p>
Train station	<p><400m 400-1200m >1200m</p>	<p>>1200m</p>
Primary School	<p><400m 400-1200m >1200m</p>	<p>400-1200m</p>
Secondary School	<p><1600m 1600-3900m >3900m</p>	<p>>3900m</p>
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<p><400m</p>
Cycle Route There are no cycle routes in Loxwood	<p><400m 400-800m >800m</p>	<p>>800m</p>

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>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p style="color: green; font-size: 1.2em;">Low sensitivity</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some inter-visibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high inter-visibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p style="color: orange; font-size: 1.2em;">Medium sensitivity – will adversely impact recognised view</p>

Heritage Constraints

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

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt? Yes / No / Unknown NO</p>	NO
<p>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</p>	NO
<p>Are there any other relevant planning policies relating to the site?</p>	Refused planning application LX19/01240/FUL See officers decision report.
<p>Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	Greenfield
<p>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?</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)? 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? 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? Yes / No / Unknown NO</p>	YES

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown. YES	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
<u>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</u> Yes / No / Unknown.	YES – demolition of Hollyview House for access – presume owned by Developer
What evidence is available to support this judgement?	Declared on Call for Sites template and Planning Application

Conclusions

Conclusions	Assessment
<p>Summary of key development constraints affecting the site</p>	<p>Outside current settlement boundary. Greenfield development. Vehicular access relies on demolition of existing property. Bat mitigation</p>
<p>What is the estimated development capacity of the site?</p>	<p>50 houses</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0 – 5 years</p>
<p>Other key information</p>	
<p>Overall rating: (Red/Amber/Green)</p>	<p>Green</p>
<p>The site is: suitable, available and achievable available and achievable not currently suitable, available and achievable</p>	<p>The site is suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>See refusal on officer's report. Bat mitigation. Loss of natural habitat for endangered species.</p>

locality

the power of community

Locality is the national membership network supporting community organisations to be strong and successful.