

Loxley Neighbourhood Development Plan - Site Assessment Matrix - July 2017 (amended November 2017)

	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)	Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)
Site A	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be gained from Stratford Road where the site has road frontage and an existing access. There is reasonable visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - there is a potential to provide a suitable vehicular access to serve a small development, concern with the location of the site was the lack of footway provision for residents.	The site is relatively flat with no significant constraints with regard to topography.	The site is reasonably well contained being enclosed to the west with a strong tree belt and adjacent to existing built form to the east but is exposed to the north from wider views. Existing hedgerow boundaries would provide screening of development which can be supplemented with new landscaping to the north. The site is well related to the built form of the village and could be seen as a continuation in the linear settlement pattern along this section of Stratford Road.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding. The site appears well drained.	The site is approximately 580m from the village school via a route which is only in part via a pavement. It would also require crossing the Stratford Road and walking up a steep hill by the village green.	Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows around the periphery of the site increases the biodiversity value of the site.	The site is in close proximity to listed buildings at Pedder's Way Farm but is unlikely to adversely affect the setting of these important heritage assets.
Site B	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be gained from Stratford Road where the site has road frontage. There is reasonable visibility to the east but limited visibility to the west due to the sharp bend in the road. Access would be within the existing 60mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - it is unlikely a suitable access could be formed without significant cut into the site, there is also the concern with respect to the location of the site and the lack of safe pedestrian access.	The site is challenged by topography. The site slopes steeply to the south from the road making the site elevated and prominent from the north.	Due to the topography of the site and the arbitrary nature of the site boundaries, it is not well contained. The upper slopes would be exposed from wider views due to limited existing screening. Additional landscaping could assist in mitigating the impact of any development on the landscape but would not screen it from wider views due to the elevated nature of the site. The site relates to the built form of the village and could be seen as a continuation in the linear settlement pattern along this section of Stratford Road. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding. The site appears well drained.	The site is approximately 600m from the village school via a route which is only in part via a pavement. It would also require walking along the Stratford Road and up a steep hill by the village green.	The site contains a number of mature and semi mature trees, scrubland and grassland. Consequently, the site has a potentially high ecological value with potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows around the periphery of the site increases the biodiversity value of the site.	Development is not likely to adversely affect the setting of any heritage asset.

Site C	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be gained from Stratford Road where the site has road frontage and an existing access. There is reasonable visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - Visibility is restricted by the adjacent boundary hedges, The alignment of the carriageway also reduces the available visibility of approaching vehicles from the frontage in an easterly direction, it is extremely unlikely a suitable access could be provided at this location.	The site is relatively flat with no significant constraints with regard to topography.	The site is reasonably well contained being enclosed to the east and west with existing properties. The existing roadside hedgerow could be retained, subject to visibility splays being unaffected and a new hedgerow along the arbitrary northern boundary could provide adequate screening of the development. The site is well related to the built form of the village and could be seen as a continuation in the linear settlement pattern along this section of Stratford Road.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding. The site appears well drained.	The site is approximately 455m from the village school via a route which is only in part via a pavement. It would also require crossing the Stratford Road and walking up a steep hill by the village green.	Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of a roadside hedge and trees within the site increases the biodiversity value of the site.	The site is in close proximity to listed buildings at Pedder's Way Farm but is unlikely to adversely affect the setting of these important heritage assets.
Site D	The majority of the site is greenfield and undeveloped at present. However, a small part consists of residential garden which is classed as brownfield land.	Access would need to be gained from Stratford Road where the site has road frontage and an existing access. There is reasonable visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - there would generally be concerns with any proposed access due to the alignment of the highway and impact on the boundary hedge.	The site slopes gently to the north but is generally unchallenged by topography.	The site is reasonably well contained being enclosed to the south by a mature and dense tree and hedge belt. It abuts a residential property to the east but is very exposed to the north where there is no screening.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding. The site appears well drained.	The site is approximately 360m from the village school via a route which requires the crossing of Stratford Road and walk up the steep hill by the village green but the route is via pavements.	Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of a significant roadside tree and hedge belt within the site increases the biodiversity value of the site.	The site is in close proximity to The Church of St Nicholas which is a nationally significant Grade I listed building. Any development of this site is likely to have an impact on the setting of this important heritage asset.
Site E1 & E2	Site E1 is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land. Site E2 is greenfield and undeveloped at present.	Access would need to be gained from the unnamed single track road where both sites have road frontage. There is limited visibility in both directions at this point due to the width of the road and presence of road side hedges and banks. Access would be within the existing 60mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - noticeable level distance between carriageway and internal ground levels, impact on the access gradient, impact on the required visibility unless the adjacent banks were graded back, visibility available from this access reduced by the vertical alignment of the carriageway in a southerly direction, significant removal of	The road is, in parts, sunken which means that both sites slope towards the road but generally they are unchallenged by topography.	Neither site is particularly well contained in the landscape. Plot 1 is located to the rear of an open residential garden and plot 2 is exposed on all sides being part of an open agricultural field, albeit one which is currently fallow and overgrown. Both plots would be slightly elevated from the road and therefore visually prominent from the public domain. Site E2 is located in the Special Landscape Area as defined in the Core Strategy.	Both sites fall within Flood Zone 1 (low risk) of river (fluvial) flooding and both have a 'low' and 'medium' risk of surface water (pluvial) flooding	The site is approximately 620m from the village school. A significant proportion of this route does not contain pavements and requires walking along the busy Stratford Road and up the steep hill by the village green.	Residential garden and fallow agricultural land often have a high ecological value due to potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of a trees and hedges within and around the site increases the biodiversity value of the site.	The sites are in very close proximity to The Old Rectory which is a Grade II listed building. Any development of these sites is likely to have a significant impact on the setting of this important heritage asset.

		the existing hedgerow and trees.						
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Site F	The site is greenfield and undeveloped at present. The land is not the best and most versatile agricultural land.	Access would need to be gained from the unnamed single gravel track. There is very restricted visibility in both directions at this point due to the alignment of the road and the presence of hedgerows and banks. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back is likely to be needed (some of which may be in separate ownership). HA Comments - concerns with respect to any intensification in the use of this access due to difficult with visibility and alignment, and consider adequate improvement would be difficult to attain.	The site is unchallenged by topography.	The site is not well contained within the landscape. Once cleared of trees the site would be exposed to the surrounding open land. New landscaping in and around the site could provide some assimilation of the development into the village and surrounding countryside. However, the site is not well related to the existing built form of the village and with the exception of the two adjoining residential properties would be quite isolated from the rest of the village. The site is located in the Special Landscape Area as defined in the Core Strategy	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding. The site appears well drained.	The site is approximately 545m from the village school. A proportion of this route does not contain pavements and requires walking along the busy Stratford Road and up the steep hill by the village green.	Being heavily wooded with scrubland the site has a high ecological value due to potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The loss of the trees would be detrimental to the ecological value of the site.	The site is in close proximity to the Grade II listed Old Rectory but is unlikely to adversely affect the setting of this important heritage asset due to limited inter-visibility.
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Site G	The site is greenfield and undeveloped at present. The land is not the best and most versatile agricultural land.	Access would need to be gained from Stratford Road where the site has road frontage and an existing access. Visibility in both directions at this point is very poor due to the gradient and alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - situated on the outside of a bend within the 30mph limit. Visibility was not overly restricted although a speed survey would be necessary to establish the approach speed of vehicles.	The site slopes gently from east to west but is generally unchallenged by topography.	The site is reasonably well contained being generally enclosed to the east, west and south by existing trees and hedges. However, the site is comparatively more exposed to the north where it fronts the road. The site is not well related to the built form of the village due to the large amount of open land which surrounds the site. However, due to the location of residential properties to the south, a modest development of 3-4 dwellings could be seen as limited infilling within the existing settlement pattern. The site is located in the	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding. However, the western portion of the site has a 'high' and 'low' risk of surface water (pluvial) flooding	The site is approximately 425m from the village school via a route which requires the crossing of Goldicote Road and walk up the steep hill by the village green but the route is via pavements.	Being productive grazing land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and hedges around the perimeter of the site increases the biodiversity value of the site.	The site is in close proximity to The Church of St Nicholas which is a nationally significant Grade I listed building. However, any development of this site is unlikely to have a significant impact on the setting of this important heritage asset due to limited inter-visibility.
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				Special Landscape Area as defined in the Core Strategy.				
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Site H	The site is greenfield and undeveloped at present. The land is not the best and most versatile agricultural land.	Providing a suitable access to this site presents the biggest challenge to its development. Access from the pub car park is unlikely to be acceptable due to extremely poor visibility. Access from the private track to Home Farm is narrow and likely to be unsuitable for any further increase in traffic. There may be an opportunity to create an alternative access onto Hill Top through the acquisition and demolition of an existing dwelling but there are considerable uncertainties about this. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility. HA Comments - The geometry of the existing access could be improved to provide a suitable access, proximity of an adjacent building to the south of the access and boundary hedge together with the vertical alignment of the carriageway to the north may impact on the ability to attain suitable visibility splays.	The site is unchallenged by topography.	The site is well contained being enclosed on all sides by existing residential development. Due to the surrounding development, there are limited views of the site from outside its confines. The site is well related to the built form of the village. However, any development of the site would introduce a new pattern of development deviating away from the generally linear settlement pattern. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding. However, a large part of the site has a 'medium' and 'low' risk of surface water (pluvial) flooding.	The site is centrally located within the heart of the village and is therefore easily accessible to the village school, pub and bus stops.	Being relatively unproductive agricultural/grazing land the site has moderate ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and hedges around the periphery of the site increases the biodiversity value of the site.	Development is not likely to adversely affect the setting of any heritage asset.
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Site I	The site is greenfield and undeveloped at present. The land is not the best and most versatile agricultural land.	Access to the site from the end of Manor Lane appears to be deliverable. There is good visibility exiting Manor Lane onto the Goldicote Road. Access would be within the existing 30mph limit. HA Comments - potential conflict with the adjacent drives and PROW would need to be given careful consideration to ensure there is adequate inter-visibility.	The site is unchallenged by topography.	The site is not well contained due to its exposure to open land to the north and east. However, a continuation of the linear form of development along Manor Lane with 2-3 additional dwellings would have limited impact on the open countryside and immediate landscape. The southwestern part of the site is well related to the built form of the village. The site is located in the Special Landscape Area as defined in the Core	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding. However, the pond has a 'low' risk of surface water (pluvial) flooding.	The site is centrally located within the heart of the village and is therefore easily accessible to the village school, pub and bus stops. The site is approximately 135m from the school.	Whilst the site is unproductive agricultural/grazing land, due to the presence of the pond and a variety of trees in and around the site, it has a high ecological value with potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of a large pond and trees and hedges around the periphery of the site significantly increases the biodiversity value of the site.	Development is not likely to adversely affect the setting of any heritage asset.
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Site J	The site is greenfield and undeveloped at present. The land is not the best and most versatile agricultural land.	Access would need to be gained from Goldicote Road where the site has road frontage. There is reasonable visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - concerns that the approach speed of vehicles in a westerly direction is higher than the posted speed limit, with the slight bend in the alignment of the road it may not be possible to secure the necessary visibility splay in a south-westerly direction.	The site rises gently to the north but is unchallenged by topography.	The site is not particularly well contained but there is some feeling of enclosure due to the vegetation on the southern and eastern boundaries. The site is not adjacent to the existing built form due to the undeveloped recreational ground which lies immediately to the east of the site. Existing hedgerow boundaries could be improved and would provide some screening of development. Significant new landscaping along the western and northern boundaries would be needed in order to assimilate any development into the countryside. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding. The northern boundary of the site has a 'low' and 'high' risk of flooding. The remainder of the site has a 'very low' risk of surface water (pluvial) flooding.	The site is approximately 215m from the village school via a route which is almost entirely via a pavement. It would not require the crossing of Goldicote Road or Main Street.	Being grazing land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows around the periphery of the site increases the biodiversity value of the site.	Development is not likely to adversely affect the setting of any heritage asset.
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Site K	The site is greenfield and undeveloped at present. However, the land is not the best and most versatile agricultural land.	There is an existing access from Goldicote Road where the site has road frontage. There is adequate visibility in the southern direction. However, the Highway Authority raised concerns about the amount of visibility to certain access users in the northern direction when considering a planning application on the site in 2016. This would need to be resolved if development were to be accepted on this site. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - The proximity of the adjacent properties could make it difficult to attain the necessary visibility difficult as these cannot extend over third party land.	The site rises gently to the northwest but is unchallenged by topography.	The site is very well contained having residential properties on three sides. This creates a feeling of enclosure. The site is more exposed to the boundary with the recreation ground which lies immediately to the southwest of the site. However, existing hedgerow boundaries with additional planting would provide adequate screening of any development on the site. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding. The southern part of the site has a 'low' and 'medium' risk of flooding. The remainder of the site has a 'very low' risk of surface water (pluvial) flooding.	The site is approximately 110m from the village school via a route which is entirely via a pavement. It would not require the crossing of Goldicote Road or Main Street.	Being grazing land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows around the periphery of the site increases the biodiversity value of the site.	Development is not likely to adversely affect the setting of any heritage asset.
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Site L	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be obtained from Barracks Green cul-de-sac which is accessed off Goldicote Road. It is not clear how access would be routed through Barracks Green due to the position of dwellings and car parking areas. This would need to be resolved if development were to be accepted on this site. Access would be within the existing 30mph limit. HA Comments - no clear provision has been made to extend from the existing access road which ends in a rear parking court where width between the properties would potentially provide a two way route however would not make provision for pedestrian and would impact on the current parking provision.	The site rises gently to the northwest but is unchallenged by topography.	The site is not well contained having exposed boundaries on three sides. New hedgerow and tree planting along exposed boundaries will be necessary to screen and soften any development on the site from the surrounding countryside. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and with the exception of the pond has a 'very low' risk of surface water (pluvial) flooding	The site is approximately 180m from the village school. Whilst Barracks Green does not have any pavements, it is a quiet cul-de-sac. The remainder of the route to the school is via a pavement. It would not require the crossing of Goldicote Road or Main Street.	Agricultural/grazing land generally has low ecological value but the site has an area of scrubland with a pond which has high ecological value due to its potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status.	Development is not likely to adversely affect the setting of any heritage asset.
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Site M	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be obtained through Loxley Fields or from Hill Top via Site N. It is unclear whether third party land would be needed for either access arrangements. There is reasonably good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - concerned with access to further development from this point would firstly be the limited width of the existing access between the adjacent properties, secondly, as a private drive, the maximum houses that could be served is generally in the region of 6.	The site rises to the west but is unchallenged by topography.	The site is not well contained having open boundaries to the north and west. There is existing residential development to the south and along most of the eastern boundary. New hedgerow and tree planting along exposed boundaries will be necessary to screen and soften any development on the site from the surrounding countryside. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water (pluvial) flooding	The site is approximately 272m from the village school utilising Site N and would be connected with pavements. It would not require the crossing of Goldicote Road or Main Street.	Agricultural/grazing land generally has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status.	Development is not likely to adversely affect the setting of any heritage asset.
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Site N	The site is classed as greenfield because agricultural uses are not classed as brownfield. However, the land is not the best and most versatile agricultural land.	Access would need to be obtained from Hill Top. There is reasonably good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. HA Comments - there is a potential to provide a suitable access to serve a small development. The verge margin is relatively wide therefore the impact on the adjacent hedgerow and vegetation would be limited.	The site rises to the west but is unchallenged by topography.	The site is well contained having existing residential development to the south, north and east. The western boundary is exposed to the open countryside so new hedgerow and tree planting along this boundary will be necessary to screen and soften any development on the site from the surrounding countryside. The site is located in the Special Landscape Area as defined in the Core Strategy.	The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a 'very low' risk of surface water	The site is approximately 182m from the village school and is connected with pavements. It would not require the crossing of Goldicote Road or Main Street.	Agricultural/grazing land generally has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status.	Development is not likely to adversely affect the setting of any heritage asset.
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KEY

Likely to be a significant issue

Likely to be an issue which can be resolved

Not likely to be an issue

Revised 23 August 2017