

# Piddle Valley Neighbourhood Plan

## Site Appraisal information

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The following report outlines the site selection procedure as it worked for the Piddle Valley Neighbourhood Plan, from initial site appraisal through to more detailed investigation, that influenced the choice and wording of the pre-submission draft policies.

### Initial site investigation

#### Site selection

The initial sites investigated were sourced from sites put forward by landowners (either through the neighbourhood plan process or from the District Council's Strategic Housing Land Availability Assessment) and sites identified by the Housing Working Group from their walks around each village in 2014. These sites were presented to the community for their comments and feedback through the November / December 2014 village meetings (and also made available online). The main issues identified through consultation with the district council are included in Appendix A, and the community consultation is reported separately but summarised in the next section.

- **Alton Pancras** (AP): Seven sites were identified for initial assessment and community feedback.
- **Piddlehinton** (PH): Four sites were identified for initial assessment and community feedback. This included a slightly amended version of site PH-a proposed by the landowner on the basis of initial public support. Discussion was also held regarding the potential to extend the settlement boundary to the south to widen the area of search.
- **Piddletrenthide** (PT): Seven sites were identified for initial assessment and community feedback. An additional site (Land at West Cottage) was put forward as a result of that community event.
- **Plush** (P): Three sites were identified for initial assessment and community feedback. The group was aware that an additional site on land opposite Lower Farm, was being put promoted for planning (WD/D/14/001466: 6 low cost affordable market houses and 1 detached dwelling house with tea room) in an area proposed as an important green space – this site was not included given its advance planning stage.
- **White Lackington area** (WL): Six sites were identified for initial assessment and community feedback.

The following maps show the sites, and the major mapped environmental constraints in relation to the area.



### Alton Pancras and Plush

Potential sites selected for initial appraisal

Piddle Valley CP 



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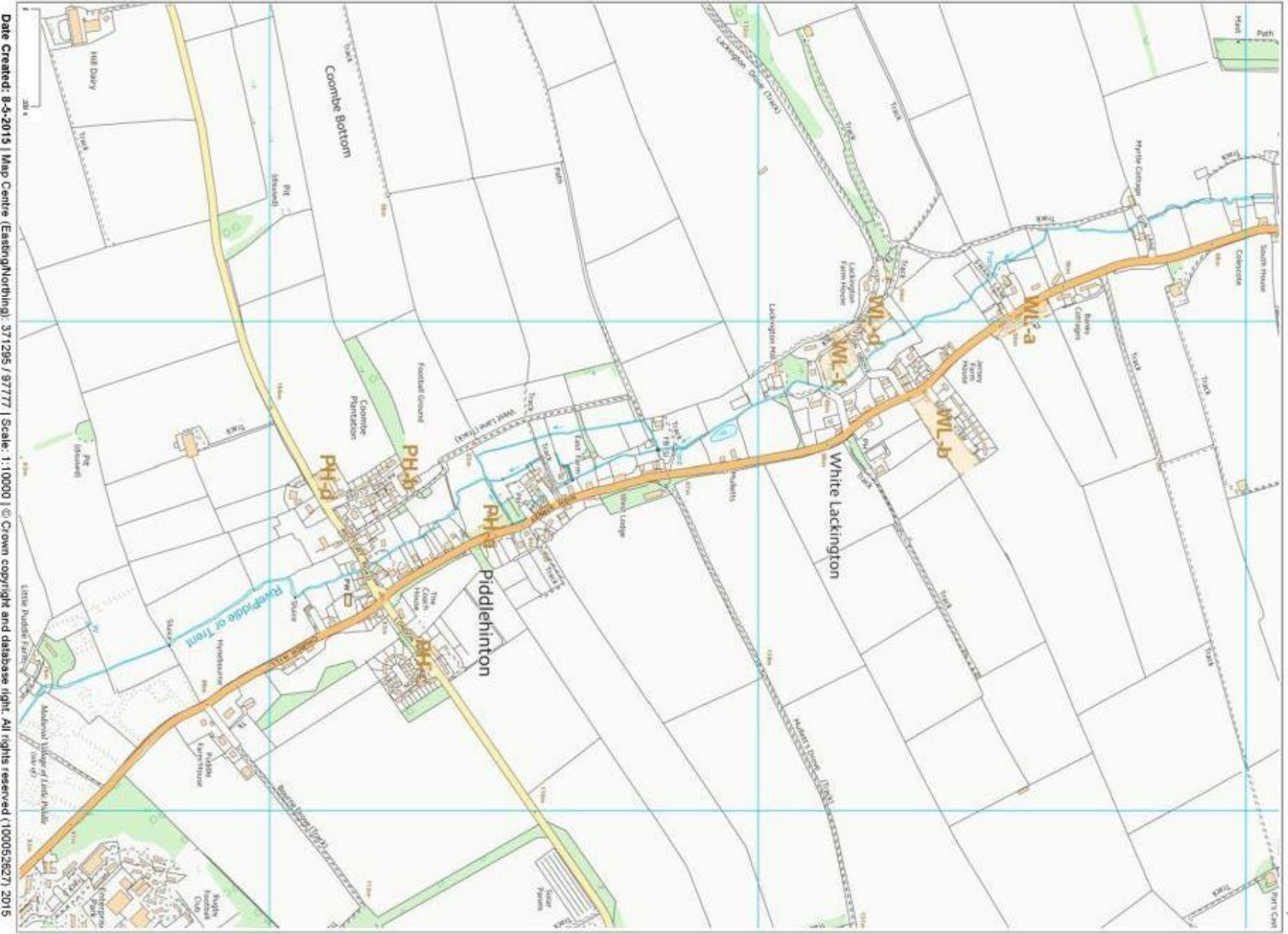


**Piddletrenthide**  
Potential sites selected for initial appraisal

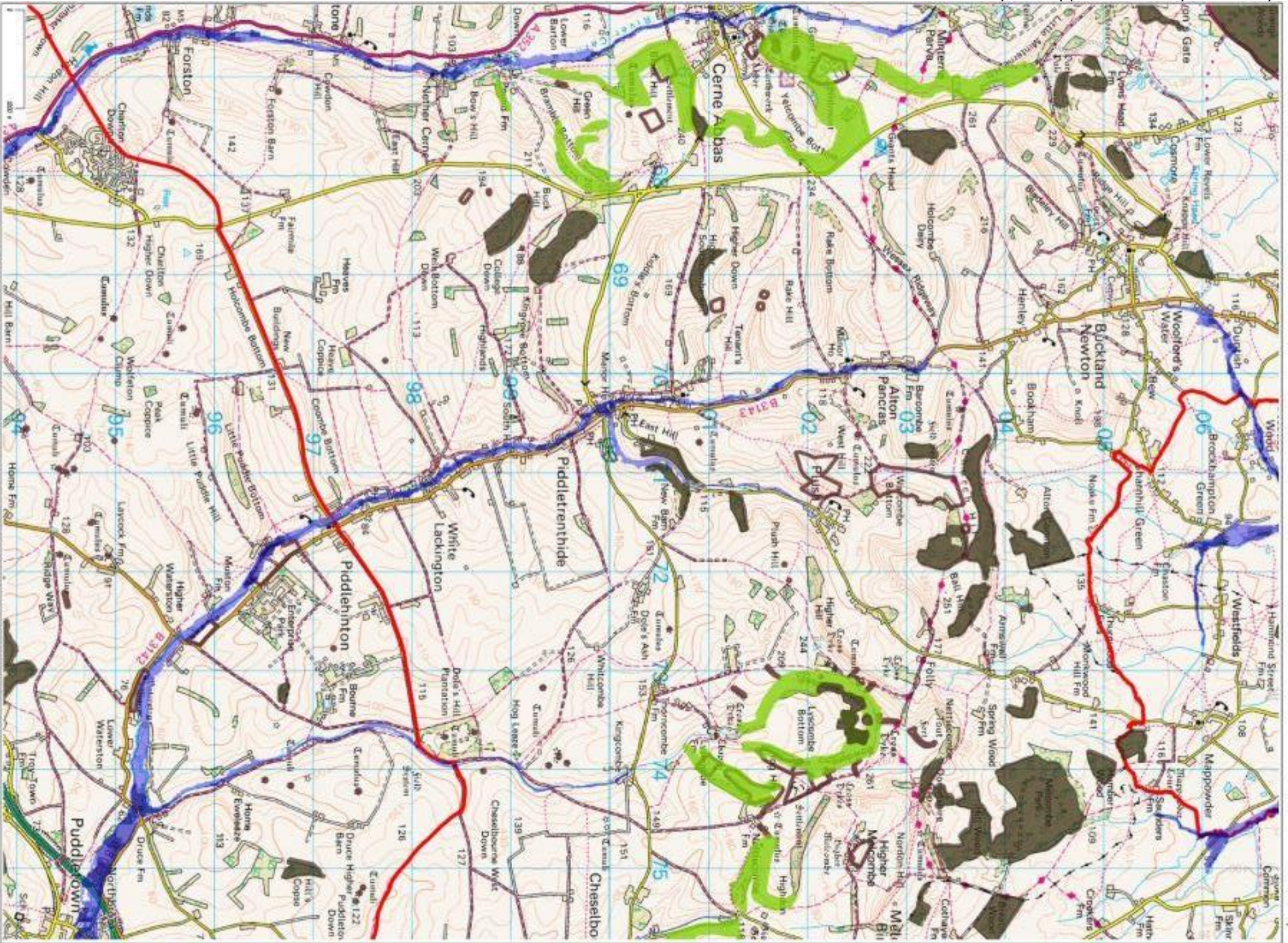
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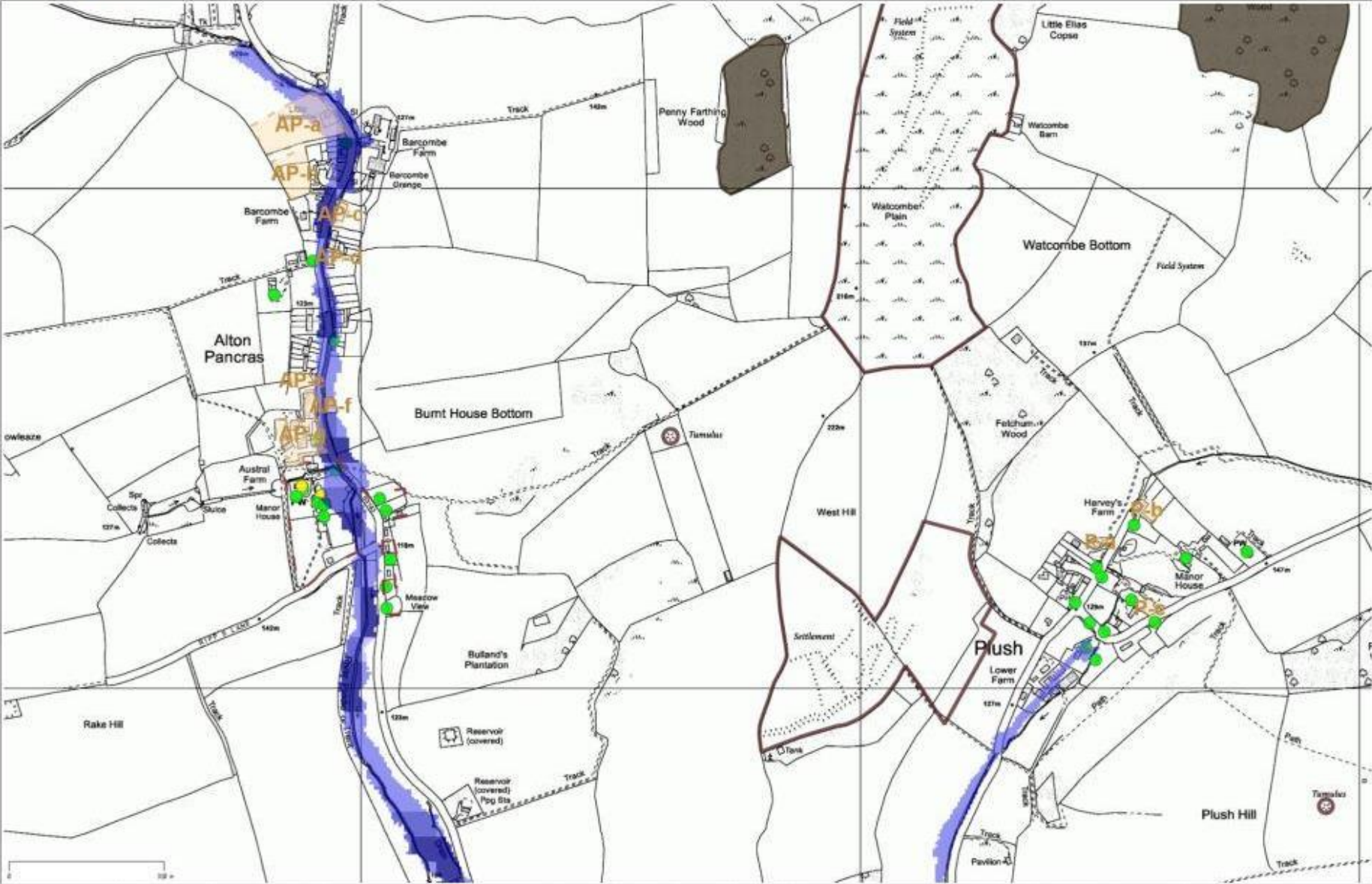
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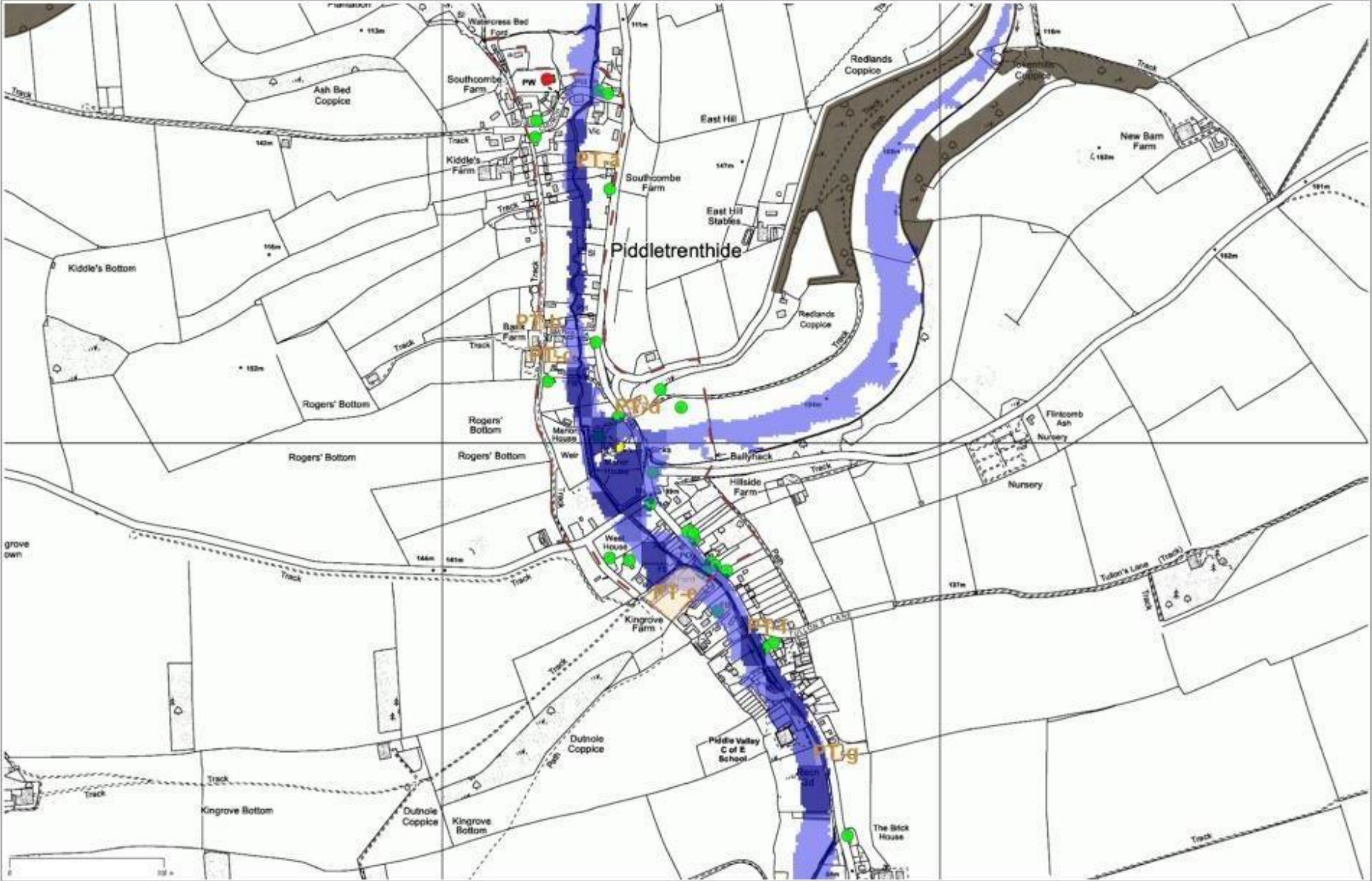
### Alton Pancras and Plush

Piddle Valley CP 



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Piddletrenthide

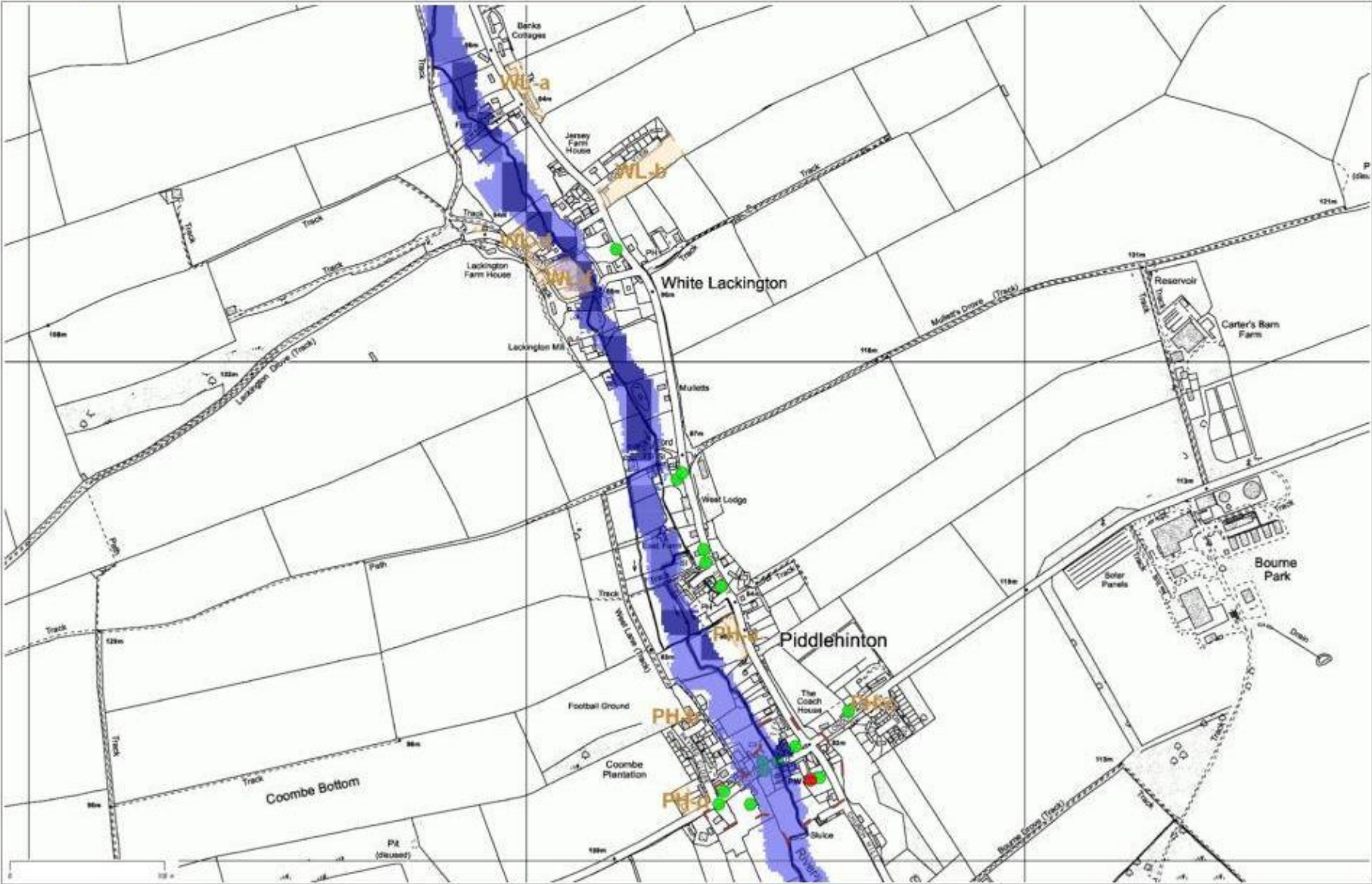


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### White Lackington, Piddlehinton








Piddle Valley CP 










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The following table summarises the site issues including the overall support and main constraints identified by the District Council in liaison with the County Council. More detail on the constraints is provided in Appendix A. The more detailed appraisal of the consultation is available separately.

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Overall public support
			 Strong public support







Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
AP-a	Little Holcombe, Alton Pancras	1.29ha	Landowner willing to give something back if there was some development value. Current permission WD/D/14/002826 to extend existing bungalow	No overall support (11 for, 21 against) – main concerns settlement character, traffic and flooding.	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development
AP-b	Land to rear of Holcombe Mead, Alton Pancras	0.48ha	Landowner has offered the land to be used for up to 8 low cost homes and perhaps a village green.	No overall support (12 for, 20 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Traffic access</li> </ul> No major constraints identified likely to preclude development
AP-c	Tennis Court, Barcombe Grange, Alton Pancras	0.15ha	Permission for new dwelling previously approved in 2003 1/N/03/001941	Overall support (17 for, 12 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> <li>– TPO trees</li> </ul> No major constraints identified likely to preclude development
AP-d	Outbuilding at Higher Barton, Alton Pancras	0.03ha	Has permission for single storey extension 1/D/13/000940, but current owners are not intending progress it. Previous scheme to convert store into 2 cottages 1/E/05/000635 approved	Overall support (17 for, 11 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul> No major constraints identified likely to preclude development
AP-e	Land South of 1 Boldacre, Alton Pancras	0.13ha	Was owned by West Dorset District Council	Strong support (26 for, 6 against) – no major concerns	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> </ul> No major constraints identified likely to preclude development

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	








Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
AP-f	Crockers Barton, Austral Farm - east of B3143, Alton Pancras	0.07ha	Scheme 1/E/06/001255 previously refused on lack of information and potential flood, bat/owl and AONB impacts	Mixed support (17 for, 14 against) – main concern traffic	Major constraint identified likely to preclude development: – Flood risk Other potential / limiting constraints identified: – Landscape impact
AP-g	Farm Buildings at Austral Farm, Alton Pancras	0.87ha	Under new ownership	Overall support (19 for, 11 against) – main concern settlement character and business units	Potential / limiting constraints identified: – Flood risk – Heritage impact – Landscape impact No major constraints identified likely to preclude development
PH-a	Land west of 1 – 7 High Street, Piddlehinton	0.17ha including gap	Landowner proposed gifting the land between a house built at either end to the village as community open space. Included in SHLAA as site with development potential WD/PIWL/002	No overall support (only 28% in favour in first survey, 3 for, 27 against in second) – main concern traffic	Potential / limiting constraints identified: – Landscape impact No major constraints identified likely to preclude development
PH -b	Land to north of Paynes Close, Piddlehinton	0.09ha		No overall support (only 25% in favour in first survey, 1 for, 30 against in second) – main concerns flooding and traffic	Major constraint identified likely to preclude development: – Landscape impact Other potential / limiting constraints identified: – Flood risk
PH -c	Land opposite Poppy Bank, London Row, Piddlehinton	0.07ha	Previous submitted for SHLAA: included as site with development potential WD/PIWL/001	No overall support (only 34% in favour in first survey, 9 for, 21 against in second) – main concern traffic	Potential / limiting constraints identified: – Landscape impact No major constraints identified likely to preclude development

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	








Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
PH -d	Land to rear of 1-4 Paynes Close, Piddlehinton	0.18ha	Partly in Magna HA ownership	Mixed support (60% in favour in first survey, 13 for, 17 against in second) – no common concerns	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
PT-a	Land south of the Old Vicarage, Piddletrenthide	0.20ha		Mixed support (16 for, 14 against) – main concern traffic	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
PT -b	Land west of Malthouse Cottage, off Kiddles Lane, Piddletrenthide	0.06ha	Previously excluded SHLAA site (ref WD/PIDD/002) due to unacceptable highway and landscape impact	Overall support (16 for, 12 against) – main concern traffic	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> <li>– Landscape impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul>
PT -c	Paddock / small field south of Vidine, off Kiddles Lane, Piddletrenthide	0.07ha		Overall support (17 for, 10 against) – main concern traffic	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> <li>– Heritage impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Landscape impact</li> </ul>
PT-d	Land opposite / east of the Lodge, Piddletrenthide	0.14ha		No overall support (12 for, 14 against) – main concerns traffic and views	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Landscape impact</li> </ul>

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Strong public support

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
PT -e	Land at Kingrove Farm, Piddletrenthide	0.70ha	SHLAA site with development potential WD/PIWL/003 (area within flood risk zone excluded)	Strong support (20 for, 11 against) – main concern flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development
PT -f	Small plot north of Tullon's Lane, Piddletrenthide	0.30ha		Strong support (19 for, 7 against) – main concern site size	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul>
PT -g	Land adjoining Wesley House, Piddletrenthide	0.06ha		Strong support (24 for, 2 against) – no concerns noted	No constraints identified
P-a	Land adjacent to Prisoners Cottage, Plush	0.08ha		Strong support (8 for, 2 against) – main concern traffic and flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul> No major constraints identified likely to preclude development
P -b	Land north of Harvey's Farm, Plush	0.15ha		Strong support (9 for, 1 against) – main concern traffic and flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
P -c	Land to rear of Butts Cottage, Plush	0.09ha		Strong support (8 for, 2 against) – main concern proximity to neighbours	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
WL-a	Land south of Banks Cottages, White Lackington	0.03ha		Overall support (5 for, 2 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Landscape impact
WL -b	Land adjacent to South View, White Lackington	0.8ha	Housing previously refused on part of site Land in two different ownerships	No overall support (3 for, 4 against) – main concern traffic	Potential / limiting constraints identified: – Flood risk – Traffic access – Landscape impact No major constraints identified likely to preclude development
WL -c	Land north of Lackington Farm House, White Lackington	0.02ha		No overall support (1 for, 6 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Landscape impact
WL-d	Land east of Riverway, White Lackington	0.20ha	Permission to convert farm buildings to dwelling 1/D/09/000252 previously refused on countryside policy grounds and at appeal	No overall support (3 for, 6 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Flood risk – Landscape impact
WL -e	Land north of Mill Bank Cottage, White Lackington	0.11ha		No overall support (1 for, 7 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access No other potential / limiting constraints identified

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Overall public support
			 Strong public support

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
WL -f	Land south of Burdens Cottage, White Lackington	0.5oha		Mixed support (4 for, 4 against) – main concerns traffic and flooding	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Flood risk – Landscape impact

### Initial site investigation - conclusions

The initial site investigation highlighted that almost all of the sites were subject to a degree of constraint, though with careful design and landscaping it may be possible for development to take place on at least half of the sites. The working group also became aware of the change in Government policy which would mean that small sites would no longer deliver affordable housing if allocated for housing development in their neighbourhood plan. As such the focus shifted towards identifying larger sites, as possible rural exception sites, whilst allowing limited infilling within the settlement boundary if proposals could address the various concerns raised in relation to the smaller sites (but not to rely on these unduly as contributing to the housing land supply).



The next focus of site investigation was therefore on the larger sites (which were greater than 0.2ha, as having the potential for 6 or more homes at 30dph and therefore likely to be viable to deliver affordable housing). The following sites fell into this category for consideration from the initial appraisal

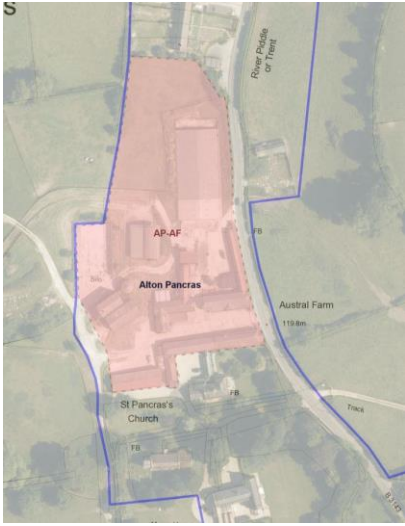
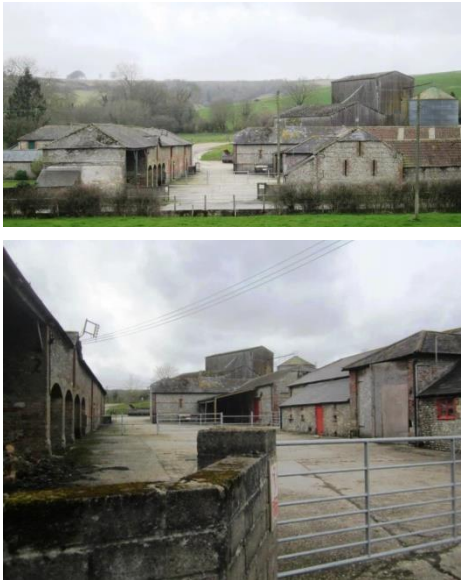
–	AP-a	Little Holcombe	]	Included – combined into a single site
–	AP-b	r/o Holcombe Mead		
–	AP-g	Farm Buildings at Austral Farm		Included – possibly under policy for re-use of redundant farm buildings
–	PT-e	Land at Kingrove Farm		Included
–	WL-b	Land adjacent to South View, White Lackington		Included
–	WL-d	Land east of Riverway		Rejected
–	WL-f	Land south of Burdens Cottage		Rejected

The two northern sites in Alton Pancras (AP-a and AP-b) were combined given the flood risk area limiting the developable area of the land at Little Holcombe, and that this land was needed in part to access the proposed affordable housing to the rear of Holcombe Mead. The two sites at White Lackington (WL-d and WL-f) were removed due to the major constraints identified in the initial appraisal. A further site was brought to the attention of the group – land at West Cottage in Piddletrentide, and due to its size included in the next stage for further consideration.

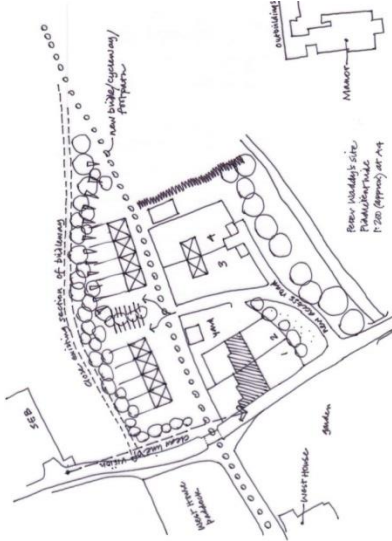


A more detailed assessment of the selected larger sites was carried out, including combined site visits with representatives from the Conservation Team (WDDC) and Highways (DCC) to Land at Kingrove Farm, land adjacent to South View, White Lackington and land at West Cottage in Piddletrentide.

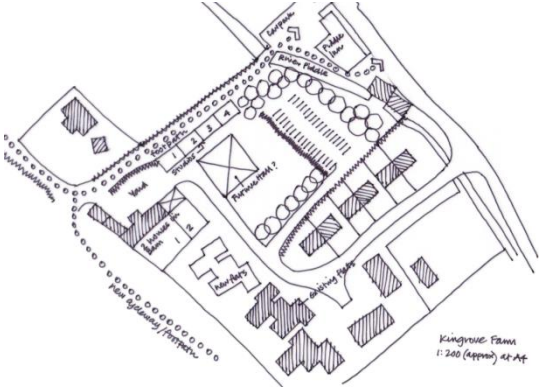


## Detailed site assessment – larger sites

<b>Land north and west of Holcombe Mead, Alton Pancras</b>				
 <p>Concept scheme</p>				<b>Developable area (ha)</b> 1.2ha
				<b>Current Land Use</b> Agricultural fields
				<b>Estimated potential</b> Up to 16 units (new build) plus open space provision (in flood risk zone) Approximate density 13dph
				<b>Ownership / Availability</b> Site submitted by landowners
				<b>Additional notes / overview</b> Landscape sensitive site therefore scale of development should be limited and landscape mitigation will be required to north side. Access can be located closer to Holcombe to allow setting of Box Cottage to be protected. Avoid development in flood risk area.
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>	
<b>Ground condition</b>	Gently rising to west. No recorded land contamination	<b>Biodiversity interest</b>	None recorded. Due to site size full biodiversity appraisal will be required at planning application stage	
<b>Flood Risk</b>	Part of site within 50m of the road within potential flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Modest development likely to be acceptable - though some strategic planting to the north will be necessary mitigation, along with hedgerow replanting and maintenance generally around the site.	
<b>Access</b>	New highway access onto B3143 could be made to north of Box Cottage	<b>Heritage impact</b>	Setting of Box Cottage (Grade II) at site entrance – however no building proposed due to flood risk area.	

<b>Land at Austral Farm, Alton Pancras</b>				
 <p>Aerial view</p>				<b>Developable area (ha)</b> 1.2ha
				<b>Current Land Use</b> Agricultural farm buildings and adjoining field
				<b>Estimated potential</b> Up to 16 units (re-use and new build) Approximate density 13dph
				<b>Ownership / Availability</b> Site in new ownership - identified by Neighbourhood Plan group
				<b>Additional notes / overview</b> Historically sensitive site, scale of development would need to be moderated and sensitively designed. Heritage-led approach suggested.
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>	
<b>Ground condition</b>	Gently rising to west. No recorded land contamination.	<b>Biodiversity interest</b>	None recorded. Potential for bats in existing buildings. Due to site size and existing buildings a full biodiversity appraisal will be required at planning application stage	
<b>Flood Risk</b>	Eastern edge within potential flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Potentially strong AONB concerns depending on the scale of development in this location.	
<b>Access</b>	Two existing points of access from the farm complex onto B3143 provide suitable points of access.	<b>Heritage impact</b>	Existing historic farm buildings are an impressive, unlisted model farm (date stone of 1861 above waggon stores) that adjoins the conservation area and potentially affects the setting of three listed buildings (Grade II* parish church, Grade II* Manor House & Grade II Austral Farmhouse).	



<b>Land to rear of West Cottage, off Cerne Hill, Piddletrenthide</b>			
 <p>Concept scheme</p>		 	
		<b>Developable area (ha)</b>	0.6ha
		<b>Current Land Use</b>	Residential curtilage (paddock).
		<b>Estimated potential</b>	Up to 8 units Approximate density 13dph
		<b>Ownership / Availability</b>	Site submitted by landowner.
		<b>Additional notes / overview</b>	Access and pedestrian safety key issue – will be dependent on provision of safe alternative route. Changes to access arrangement may impact on character of Conservation area (West Cottage is Key Unlisted Building) therefore access solution and design will be critical .
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
<b>Ground condition</b>	Gently rising to west. No recorded land contamination	<b>Biodiversity interest</b>	None recorded.
<b>Flood Risk</b>	Eastern edge of site to front of West Cottage within flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Site is reasonable well contained by hedgerows and trees along the site boundaries.
<b>Access</b>	Existing vehicular Cerne Lane unsuitable. It should be possible to access the site through the overgrown hedge embankment west of the current access point, and improve visibility by replanting the hedge back from the road (possibly by about 3m). pedestrian access into village also major concern re safety.	<b>Heritage impact</b>	West Cottage is locally listed as "an early C19 small country house" The Conservation Area appraisal also notes the importance of the setting of such "larger, polite (clearly designed) houses set in landscaped grounds". Any development would need to respect West Cottage and the rural character of this part of the Conservation Area.

<b>Kingrove Farm, Piddletrethide</b>			
 <p>Concept scheme</p>	 	<b>Developable area (ha)</b>	0.3ha
		<b>Current Land Use</b>	Farm buildings and paddock.
		<b>Estimated potential</b>	Up to 6 units (new build) + 2 conversions Approximate density 22dph
		<b>Ownership / Availability</b>	Site submitted by landowner, although potential access in separate ownership.
<b>Additional notes / overview</b>		Potential for housing on land outside flood zone. Access possible but noted that there is significant on-street parking along access road – solution that would provide alternative parking for existing residents should be explored. Community hall parking would normally require minimum of 20 spaces	
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
<b>Ground condition</b>	Gently rising to south west. No recorded land contamination	<b>Biodiversity interest</b>	None recorded. Due to site size and presence of farm buildings with potential roosts, full biodiversity appraisal will be required at planning application stage
<b>Flood Risk</b>	Approximately half of the site is within flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Low lying and visually reads as part of the built-up form of the linear village. Retain and extend SW boundary planting to reinforce defined edge.
<b>Access</b>	Existing vehicular Cerne Lane not suitable for significant additional traffic. Vehicular access can be made via Wightman's Close to the east – subject to ransom strip. Additional pedestrian access to village via a footbridge across the Piddle to B3143.	<b>Heritage impact</b>	The aisled barn, SW boundary building and other buildings attached to the barn on the NE side are undesignated heritage assets and should be retained. Design will need to respect the setting of these heritage assets and nearby Listed Buildings (Bakers Row to NE, and West House and The Granary to NW).



## Detailed site investigation - conclusions

The detailed site investigation highlighted that it should be possible to address the potential constraints through a number of measures, such as limiting the site size, including detailed requirements on design and access. In a number of cases it was clear that further studies would be required before consent could be granted, and therefore this was made clear in the policy text.

The landowner for the south-western part of the site at Holcombe Mead subsequently withdrew his site, and as such the scope for delivering affordable housing on the remaining site area was reduced. The working group considered that this was no longer likely to deliver sufficient affordable housing to retain in its own right.

The potential option of further reducing the number of large sites due to the constraints (that to some degree affect all available sites) was not considered to be a realistic option. This was because doing so would seriously undermine the potential to bring forward affordable housing in light of the change in Government policy and lack of landowner interest in delivering 100% affordable housing exception sites. It was noted that, given the sites were to be treated as identified rural exception sites, they would only come forward where they were necessary to deliver affordable housing for which a local need was established.

It would also be made clear in the policy that

Any development within the settlement boundaries will need to be in accordance with all other policies in this Neighbourhood Plan and relevant policies in the adopted Local Plan, in particular:

- the protection of important local green spaces and significant views
- the avoidance of visually prominent development extending up the valley sides
- the protection of important wildlife habitats and corridors
- the protection of important sites or features of historic importance, including their setting
- the avoidance of areas subject to flooding or sewerage problems, or where development would increase such risks to other properties
- the provision of safe access by car and sufficient off-road parking
- the existence or practicality of pedestrian access routes to the facilities in that settlement
- the protection of residential amenity
- the sympathetic design in keeping with the character of that settlement

## Appendix A: summary of district council coordinated feedback from initial site investigation stage

The following table summarise the main issues identified

Key  No issues identified  Potential constraints identified  Major constraints identified likely to preclude development

Ref	Flooding	Traffic	Heritage	Landscape
AP-a	Part of site within 50m of the road within potential flood risk area	No traffic issues identified	Setting of Box Cottage (Grade II)	AONB – development possible
AP-b	No flood risk identified on-site	Would require access through adjoining land to north	No heritage issues identified	AONB – development possible
AP-c	Part of site within 40m of the road within potential flood risk area	Would require an additional crossing over the Piddle / Trent or access via Barcombe Grange	No heritage issues identified	AONB – development possible. TPO tree on east boundary and TPO tree group on southern boundary.
AP-d	Identified as potentially susceptible to surface water flooding	No traffic issues identified	No heritage issues identified	AONB – development possible
AP-e	Limited area (frontage with the B3143) is within potential flood risk area	Would require new access onto B3143	No heritage issues identified	AONB – development possible
AP-f	Wholly within flood risk area	No traffic issues identified	No heritage issues identified	AONB – development possible, but notably outside of the pattern of development
AP-g	Partially within potential flood risk area along its eastern boundary, and in SE corner	No traffic issues identified	Archaeological potential. Austral Farm House (Grade II) within site. Setting of St Pancras Church (Grade II*) to the south.	AONB – concerns about scale and impact
PH-a	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	AONB – development possible, but potentially quite visible so high quality design required
PH-b	Potential for ground water flooding and risks associated with the migration of surface water to the north.	No comments received	No heritage issues identified	AONB – not supported - peripheral to the settlement and would extend further into the countryside TPO tree on western boundary

Ref	Flooding	Traffic	Heritage	Landscape
PH -c	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	Concern that loss of trees would harm local character – need to retain substantial area of vegetation
PH-d	No flood risk identified on-site	No comments received	No heritage issues identified	The site is quite elevated, but is surrounded by existing development. TPO tree on western boundary
PT-a	Western section of the site close to river within potential flood risk area	No traffic issues identified	Potential impact on setting of Southcombe Farm Grade II Listed and Old Vicarage (important local building)	AONB – development possible. TPO trees on periphery.
PT -b	No flood risk identified on-site	Likely to be rejected on highway grounds.	On edge of Conservation Area - likely to be detrimental due to harmful coalescence of the Church area	AONB concern – rural character separate from existing development, unacceptable landscape impact.
PT -c	Eastern section close to river within potential flood risk area	Likely to be rejected on highway grounds.	Potential substantial impact on the rural setting of Kingsmead (Grade II) to south	AONB concern – improving access to the plot could produce some localised adverse effects
PT-d	No flood risk identified on-site	No traffic issues identified	Highly likely to cause harm to the potential impact on setting of Manor House (II*) and Lodge and associated dovecote / gazebo to east.	AONB concern – outside the pattern of development.
PT -e	Flood risk area identified covering substantial area to north east, including existing buildings.	Access possible via Wightman's Orchard (subject to landownership)	The aisled barn, SW boundary building and other buildings attached to the barn on the NE side are undesignated heritage assets. Also potential impact on Listed cottages to NE - Bakers Row, and to NW - West House and The Granary (all Grade II).	AONB – development possible
PT -f	Possible surface water flood risk	Likely to be rejected on highway	No heritage issues identified	AONB – development possible

Ref	Flooding	Traffic	Heritage	Landscape
	identified in the lower part of site (associated with fluvial flood events)	safety grounds: narrow width of the lane and junction with the B3143 (visibility to the south is sub-standard and inadequate)		
PT -g	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	AONB – development possible
P-a	Potential for surface water flooding identified at site entrance but building areas likely to be outside flood risk	No traffic issues identified	No heritage issues identified	AONB – peripheral but has some development possible
P -b	Potential for surface water flooding identified along the frontage to the north and west of the site, including existing buildings	No traffic issues identified	Potential impact on Harvey's Farmhouse Listed Grade II. Plush Manor House (to south east) Listed Grade II	AONB – concerns regarding the peripheral nature of development. TPO areas of land to north, south and west
P -c	No comments received	No comments received	Potential impact on setting of Butts Cottage Grade II Listed, and opposite Four Corners Grade II Listed	No comments received
WL-a	No flood risk identified on-site	Access on to B3143 is currently difficult due to horizontal and vertical alignments. Embankment restricts visibility to north and south.	No heritage issues identified	AONB - concerns over elevated nature of site (although similarly elevated properties to the north noted)
WL -b	No flood risk identified on-site, although surface water flows noted along South View	South View width is inadequate and sub-standard	No heritage issues identified	AONB - concerns over outlying nature of development and sloping nature of site
WL -c	No flood risk identified on-site	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB - development here would be relatively elevated and result in inappropriate visual impact
WL-d	Potential for flooding identified at eastern side but building areas likely to be outside flood risk	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB – concerns in terms of outlying location, potentially requiring significant ground works
WL -e	No flood risk identified on-site	Access via narrow single track lane, with poor visibility at junction with	No heritage issues identified	AONB – development possible

Ref	Flooding	Traffic	Heritage	Landscape
		B3143		
WL -f	Eastern section close to river subject to potential flood risk, remainder may be susceptible to surface water flooding	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB – concerns in terms of harm to area of relatively undeveloped character