



Abbots Bromley Parish Neighbourhood
Development Plan

Abbots Bromley Parish Neighbourhood Development Plan

Results and report of the site selection process



Community Consultation

July 2017

Background Supporting Document – 3

1. Introduction

1.1 This study details the results of the site assessment process carried out by the Neighbourhood Development Plan Group. The requirement for a site assessment followed the process of consultation carried out around housing need in summer 2016. As part of that consultation the community indicated that they would support future residential development through the Neighbourhood Development Plan (NDP). A more detailed analysis of that consultation can be found in background supporting document 2, housing needs assessment report of consultation.

This report, along with all other background research and analysis will be published as part of the evidence base for the Neighbourhood Development Plan.

Further information about the site selection methodology and the consultation on the site selection process can be found in other background supporting papers.

2. Methodology

2.1 The Neighbourhood Development Plan Group identified eight sites and appraised each against a set of criteria. In doing so we ensured that the methodology used builds upon the Strategic Housing Land Availability Assessment (SHLAA) documents produced by East Staffordshire Borough Council (ESBC) that formed part of the evidence base for the adopted East Staffordshire Borough Council Local Development Plan 2012-2031. The group took an early decision to include all of the SHLAA sites in the assessment process as a way of reassessing the suitability of all of those sites against the NDP site methodology criteria. More detail of the SHLAA can be found in Appendix A.

2.2 The group identified the criteria as set out in table 1. Before the criteria was used, or potential sites were identified the community was consulted at a consultation event held on 1st December 2016. At this event residents were given the opportunity to view each of the categories and if they wished to put forward different categories. Each delegate was asked to express via notice display boards which category they believe to be the most important. The evidence gathered from this event was used to determine the weighting of the site selection criteria.

This process is key as it allowed residents to view and comment on the proposed approach, and express a view about which issues they see as particularly important before the survey was carried out.

2.3 Following the event on 1st December the categories shown in table 1 and decision of which categories should be weighted was taken by the NDP group. A weighted category represents a criteria of the highest importance.

Table 1 – Site selection criteria

Criteria heading	Weighed category (Y/N)
Extent to which the site improves/protects the character of the village	Y
The extent to which the site would respect the scale and pattern of existing development	Y
The extent to which it would safeguard nature conservation interests	Y
Whether it is possible to provide safe and effective pedestrian links to the village centre/local services	Y
Whether it is possible to provide safe vehicular access/egress	Y
The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway	N
The possibility of providing off-road parking for public use	N
The extent to which it would use previously used (brownfield) land	N
The possibility of securing additional open space or community facilities	N
Whether it would assist in supporting local businesses and/or village organisations	N
Whether it would give rise to an increased flood risk	Y
Ease of connection to mains drainage and other services	N

3. Site Selection Process

3.1 As mentioned under section 1, the HNA process identified local support for residential development through The NDP. The group therefore decided to identify sites in addition to the SHLAA that could accommodate a local housing need. The method of determining the broad location for these sites was based around:

- i) Ownership and availability
- ii) Fit with ESBC Local Plan policies and the NPPF
- iii) Relationship to the settlement boundary
- iv) Sustainability - distance from village centre (schools & businesses), existing pedestrian, cycle and bus links
- v) Use of brownfield land
- vi) The potential for community gain through new or improved community facilities, possible improvements to public realm.

3.2 As well as the broadly based criteria as identified above the NDP group was receptive to landowners, businesses and organisations approaching the team to put forward potential site options. As soon as the group was formed in December 2015 members began approaching and discussing the NDP with interested parties from across the Parish. This was supplemented by an extensive process of rolling engagement and updates using social media, newsletters, notice board posting and website information.

3.3 In terms of the scoring system for the categories identified:

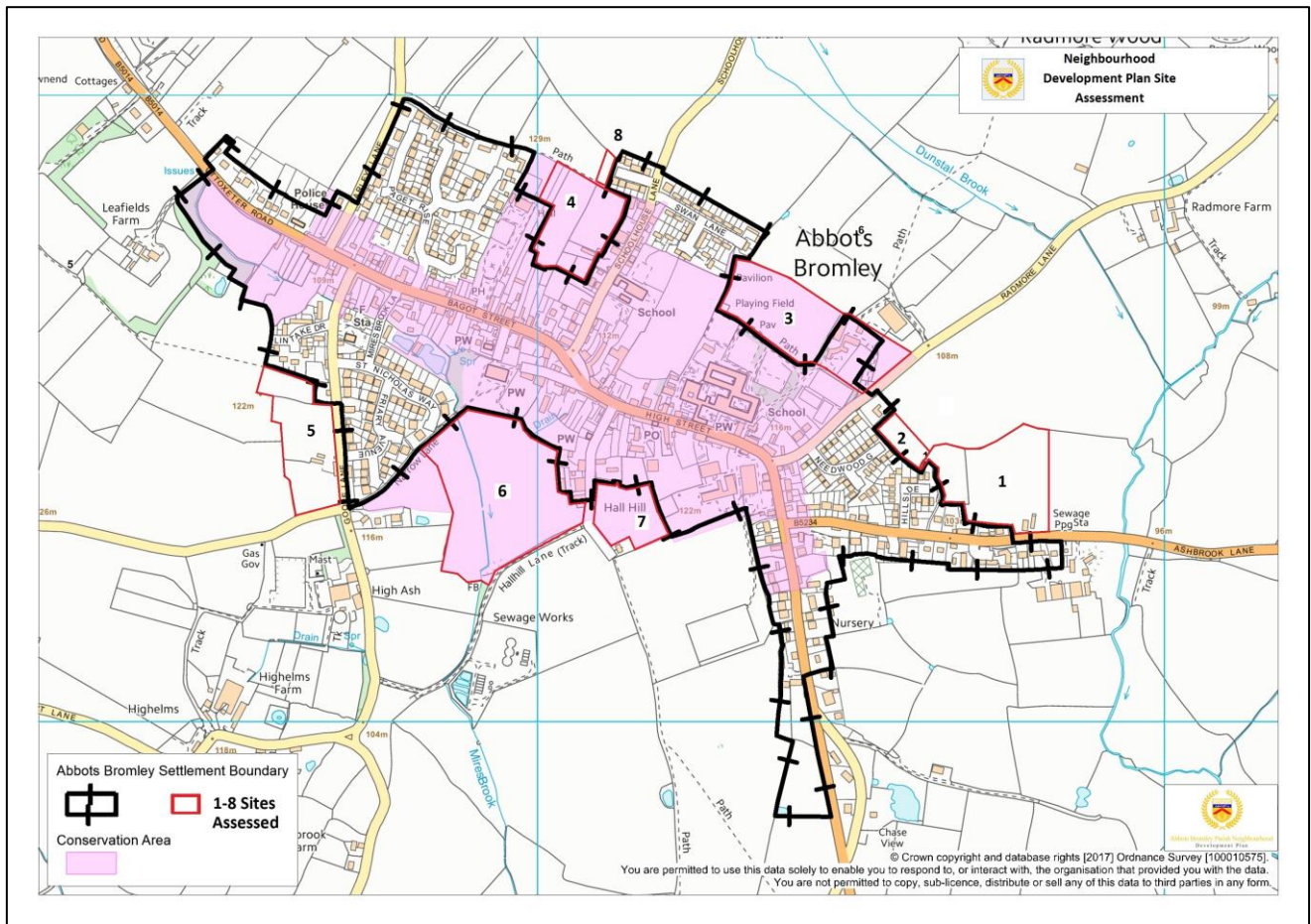
Each site shown in figure 1 was scored individually by each NDP group member, except for Stephen Perrins who wasn't available at the time to complete the task.

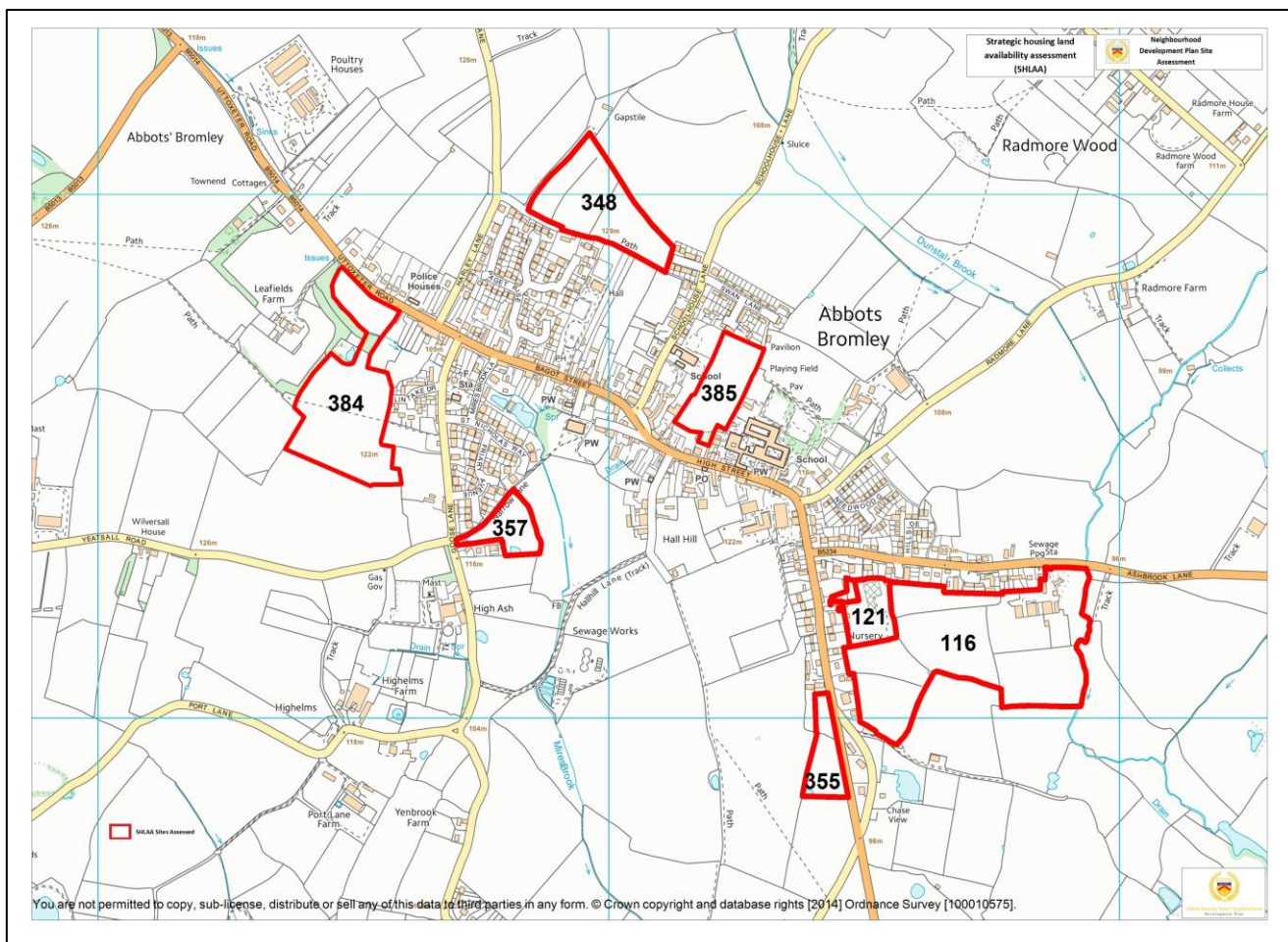
The scoring system used a 0-5 scoring scale, 0 represents the least suitable, 5 the most suitable.

Using the information guided by residents at the 1st December event a weighting was applied to any site that scores 0 in a weighted category (table 1). If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable.

The individual results of each group member were aggregated into a scoring table (table 2) the two sites scoring the highest by the group were taken forward. Two sites were ultimately chosen because the scores that they received were considerably higher than the other sites in the assessment. Neither of the two chosen sites scored 0 in a weighted category.

Figure 1 – Plans of sites used in the assessment





4. Site Descriptions

4.1 This section provides detail of sites 1-8 as identified in the first plan shown in Figure 1. The SHLAA site descriptions can be found in Appendix A.

Site 1 – North of Ashbrook Lane

Site Area: Approx 2.2 ha/ 5.4 acres

This irregularly shaped greenfield site is on the eastern side of the village, to the north of Ashbrook Lane. It is adjoined on its south-western side by existing development on Ashbrook Lane and Hillside. The site lies outside the current settlement boundary. There is open countryside to the north and east. The site slopes up from Ashbrook Lane and from land to the east. It is open arable land, containing an open-sided farm building, close to its road frontage. It has a gated vehicular access to Ashbrook Lane, and there are hedgerows and some small trees along its boundaries to the north, south and west.

The site is outside the Conservation Area

There is a brook to the east which is flood zone 3 but the site itself lies in Flood Zone 1 - low probability of flooding

Ownership: Agent working on behalf on the landowner, WYG

Photo 1 – View of site 1 from Ashbrook Lane



Site 2 – Off Radmore Lane at rear of The Vanners

Site Area: Approx 0.4 ha/ 0.9 acre

This small greenfield site is largely rectangular in shape and lies to the east and north-east of development in Needwood Grange and Hillside, separated by an existing public footpath, running from Hillside to Radmore Lane. The site lies outside the settlement boundary. The land slopes up from its south-eastern boundary and is currently in use as a paddock. It has hedgerows and/or fencing along its boundaries and the site is adjoined. It has an existing gated vehicular access onto Radmore Lane, which runs alongside the boundary with a property on Radmore Lane.

The site is outside the Conservation Area

The site lies in Flood Zone 1 - low probability of flooding.

Ownership: Mr & Mrs Ball

Photo 2 – View of site 2 from Needwood Grange



Photo 3 – View of site 2 from Radmore Lane



Site 3 – Abbots Bromley School equestrian centre and the Anglesey

Site Area: Approx 2.8 ha/6.9 acres

The site is roughly rectangular in shape and lies on the north-eastern side of the village. It is adjoined on its southern side by land and buildings which are part of Abbots Bromley School; to the east by Radmore Lane; and to the north-west by development on Swan Lane. There is open countryside to the north and north-east. The north-western sector of the site, comprising approximately 2/3rds of the overall site area is currently in open recreational use, and containing a small cricket pavilion. This part of the site is outside the settlement boundary. The remainder, closest to Radmore Lane, contains an equestrian centre; a group of early 20th century traditional brick and tile buildings, in partial use in connection with the equestrian centre; and tennis courts. A portion of this part of the site lies within the settlement boundary. The site is generally at a higher level than surrounding roads and development, but with a difference in levels across the site, such that the open recreational land is higher than the remainder of the site but is on a similar level to development in Swan Lane. There is an existing vehicular access onto Radmore Lane, close to the equestrian centre, and a hard-surfaced narrow road runs through the site, which can be accessed from both the equestrian centre and from the main access to the school to the south. This road is bounded by a number of large trees, and there are a number of other mature trees within the site, including a line of trees between the brick buildings on the equestrian site and the open recreational land. A public footpath traverses the site, running between Radmore Lane and Swan Lane.

The site is within the Conservation Area

All the site lies within Flood Zone 1 -low probability of flooding.

Ownership: Abbots Bromley School & International College

Photo 4 – View of the Anglesey



Photo 5 – Existing Cricket pavilion on the Anglesey



Photo 6 – View towards the tennis courts



Photo 7 – Trees lining the boundary of the Anglesey



Photo 8 – View across the Anglesey



Photo 9 – View of the equestrian centre buildings across the Anglesey



Site 4 Land between Surgery & Village Hall

Site Area: Approx 1.6 ha/3.9 acres

The site is roughly rectangular in shape and is in the northern part of the village, outside the settlement boundary but surrounded on three sides by existing development. The land is a mixture of greenfield and garden land. To the east, is development on Schoolhouse Lane; to the south, the rear gardens of properties on Bagot Street; to the west is the village hall and surrounding land; and to the north, in part, open countryside and in part, properties in Bagots View. The land slopes up from south to north. The site is internally subdivided by ownership boundaries and there are hedgerows and trees and/or fencing around external boundaries and within the site. The site contains a small number of garden buildings/storage buildings and other structures. Currently, vehicular access can only be obtained via adjacent properties.

The site is within the Conservation Area

All of the site lies within Flood Zone 1 - low probability of flooding.

Ownership: Mr & Mrs Goodwin & others

Photo 10 – View across Site 4



Site 5 Land to west of Goose Lane, south of Butt Cottage

Site Area: Approx 1.9 ha/4.7 acres

This greenfield site is roughly rectangular in shape and lies on the western side of the village, outside the settlement boundary. It is bounded to the east by Goose Lane along which are some isolated properties; to the south by Yeatsall Lane; to the north by development on Lintake Drive and Goose Lane; and to the west by open countryside. A public footpath skirts the site on its northern side. The land slopes up gradually from Goose Lane westwards and towards both the north and south within the site. There are established hedgerows along external boundaries. Vehicular access is readily available.

The site is outside the Conservation Area

All of the site lies within Flood Zone 1 - low probability of flooding but surface water flooding has occurred in the past during periods of extreme weather.

Ownership: Mr & Mrs Ridgeway

Photo 11 – Entrance to Yeatsall Lane from Goose Lane



Photo 12 – View across site 5



Photo 13 – View of Site 5 from Goose Lane



Site 6 South of Church Yard

Site Area: Approx 5 ha/12.3 acres

This is an irregularly shaped greenfield site on the southern side of the village and outside the settlement boundary. It comprises open agricultural land, and is adjoined by Hall Hill Lane to the east; Narrow Lane to the west; and the churchyard, farm buildings and the gardens of existing properties to the north and north-east. There are established hedgerows and trees to external boundaries and a few small trees and shrubs within the site. There are watercourses within the site and the land is traversed by public footpaths. Opportunities for vehicular access are very limited.

The site is within the Conservation Area

The site lies within Flood Zone 1 - low probability of flooding but the land is frequently waterlogged in adverse weather.

Ownership: The Brown Family

Photo 14 – View of Site 6 looking towards the church



Photo 15 – View of site 6



Site 7 Between Hall Hill Lane and The Lowers

Site Area: Approx 0.9 ha/2.3 acres

This small irregularly shaped greenfield site is on the southern side of the village and outside the settlement boundary. It is adjoined by Hall Hill Lane to the east; the gardens of existing development, recently constructed dwellings and Abbots Bromley School to the north and east, and open countryside to the south. It is bounded on its western and southern sides by public footpaths. There is a mixture of established hedgerows and fencing to site boundaries and there are minimal variations in level across the site. There is currently no vehicular access into the site other than via adjacent properties/land.

The site is within the Conservation Area

All of the site lies within Flood Zone 1 - low probability of flooding.

Ownership: Mrs P Thompson

Photo 16 – View across site 7



Site 8 - West of Bagots View

Site Area: Approx 0.14 ha/0.3 acre

This small roughly rectangular greenfield site currently forms the eastern part of SHLAA 348 site. It abuts the development in Bagots View to the east, and there is a mixture of open countryside and open land on the other three sides, some separated by hedgerows. There is currently no physical boundary between this site and the remainder of SHLAA 348. The boundary between the land and properties in Bagots View is marked by garden fences and potential vehicular access is available via existing vehicular gates at the end of Bagots View. A public footpath runs along the southern edge of the site.

The site is outside the Conservation Area but adjoins it along its southern boundary.

All of the site lies within Flood Zone 1 - low probability of flooding.

Ownership: R.E & J.C Gallimore

Photo 17 – Gallimore’s field



Photo 18 – Gallimore’s field hedge boundary



Photo 19 – Gallimore’s field looking towards the end of Bagots View



Photo 20 – Gallimore’s field near to the entrance through to the village hall



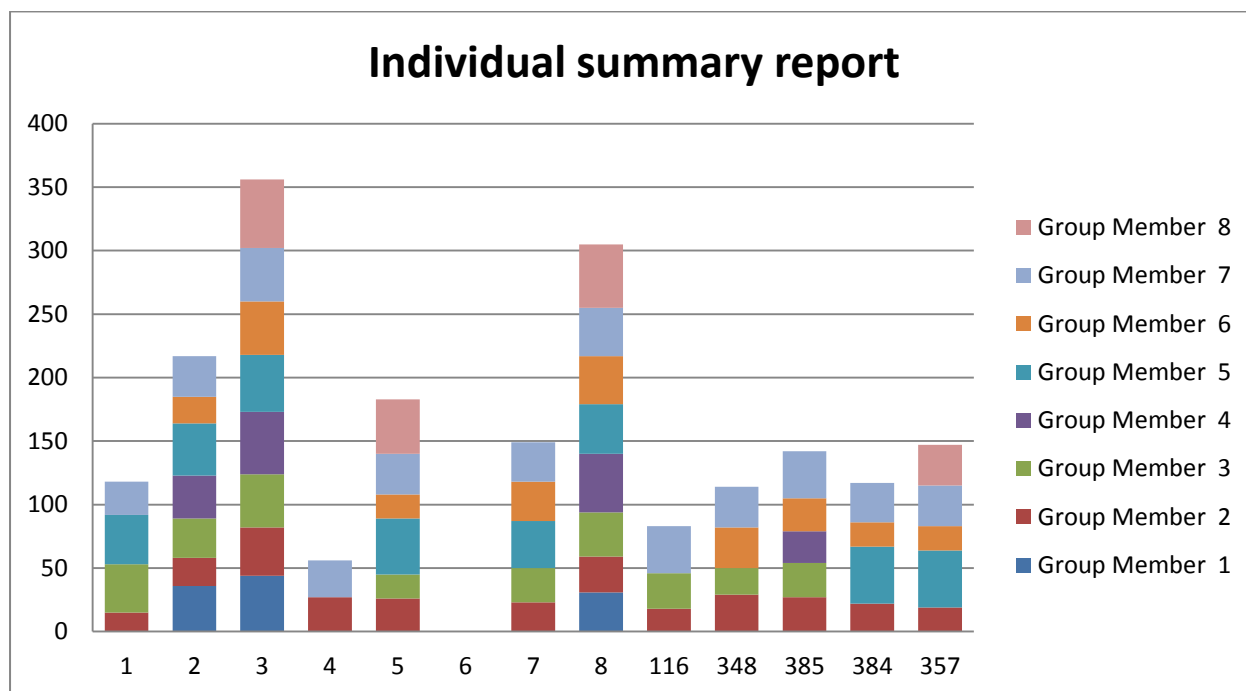
5. Results of the site assessment process & conclusions

5.1 In this section the two chosen sites from the site selection process are looked at in more detail to include the reason for the choice and the next stages of consultation and engagement. As mentioned in section 3, the community were integral in terms of the site selection methodology, the group now intends to give the community early sight of the outcome of the process and the opportunity to comment. This is scheduled for March 2017 and will offer a consultation stage before the formal (Regulation 16) draft plan consultation.

Table 2 – Aggregated Site Assessment results

SITE Ref	1	2	3	4	5	6	7	8	116	348	385	384	357
Group Member 1	0	36	44	0	0	0	0	31	0	0	0	0	0
Group Member 2	15	22	38	27	26	0	23	28	18	29	27	22	19
Group Member 3	38	31	42	0	19	0	27	35	28	21	27	0	0
Group Member 4	0	34	49	0	0	0	0	46	0	0	25	0	0
Group Member 5	39	41	45	0	44	0	37	39	0	0	0	45	45
Group Member 6	0	21	42	0	19	0	31	38	0	32	26	19	19
Group Member 7	26	32	42	29	32	0	31	38	37	32	37	31	32
Group Member 8	0	0	54	0	43	0	0	50	0	0	0	0	32
Group Member 9	17	28	35	24	24	0	20	33	18	27	21	27	0
TOTAL	135	245	391	80	207	0	169	338	101	141	163	144	147

Figure 2 – Summary report of scored sites



5.2 As Table 2 and figure 2 show, following the scoring process sites 3 and 8 scored the highest. Nine members of the NDP group took part in the site assessment process carried out in December 2016, one group member was unavailable at the time.

5.3 Once the site assessment process was complete the NDP group approached the owners of the two favoured sites to discuss the results and to gain a more detailed insight into deliverability.

The following section will focus on the two highest scoring sites and a more detailed analysis of them.

6. Site 3 – The Anglesey, Abbots Bromley School

6.1 As previously set out in section 4, this site is approximately 2.8 ha/6.9 acres. The site is roughly rectangular in shape and lies on the north-eastern side of the village. It is adjoined on its southern side by land and buildings which are part of Abbots Bromley School; to the east by Radmore Lane; and to the north-west by existing development on Swan Lane. There is open countryside to the north and north-east. The north-western sector of the site, comprising approximately 2/3rds of the overall site area is currently in open recreational use, and containing a small cricket pavilion. This part of the site is outside the settlement boundary. The remainder, closest to Radmore Lane, contains an equestrian centre; a group of early 20th century traditional brick and tile buildings, in partial use in connection with the equestrian centre; and tennis courts. A portion of this part of the site lies within the settlement boundary. The site is generally at a higher level than surrounding roads and development, but with a difference in levels across the site, such that the open recreational land is higher than the remainder of the site but is on a similar level to development in Swan Lane. There is an existing vehicular access onto Radmore Lane, close to the equestrian centre, and a hard-surfaced narrow road runs through the site, which can be accessed from both the equestrian centre and from the main access to the school to the south. This road is bounded by a number of large trees, and there are a number of other mature trees within the site, including a line of trees between the brick buildings on the equestrian site and the open recreational land. A public footpath traverses the site, running between Radmore Lane and Swan Lane.

6.2 Most of the site is within the Conservation Area, except for the small portion that forms the existing equestrian centre buildings.

6.3 Following the assessment process, discussions have taken place with the school to begin to look at how the site might come forward. There is significant opportunity for substantial community gain. The school have agreed in principal to look at the option of providing approximately 2.5 acres of the site (roughly the exiting tennis courts, equestrian centre and associated land) for community benefit. Discussions around this use are ongoing between the group, school and interested parties but the scheme could look to relocate the existing medical centre from School House Lane to the site to provide a bigger, more modern surgery with the potential for a pharmacy and better parking provision. The site could provide a facility with better access on a flatter gradient whilst also helping to alleviate the very significant existing congestion and parking issues on the current School House Lane site.

6.4 There is also the opportunity to secure and restore the existing equestrian centre building which whilst not listed has significant architectural merit. The following pictures show some views of site its access and the existing buildings.

Ownership and site deliverability

6.5 Abbots Bromley School own the freehold to all of the site and they have made it clear that they wish to raise capital from the site due to a number of recent changes. The school is changing the way in which it delivers equestrian studies and Abbots Bromley Cricket club, who currently use the Anglesey field, are due to move in the

near term to a new sports site on nearby Lichfield Road, currently under development by Abbots Bromley Sports Association (ABSA). All of the land has therefore become surplus to requirements.

6.6 The school wishes to realise the value of this asset and re-invest in the Abbots Bromley School estate, all of which is within the conservation area and much of which is listed and in need of repair. The school have also indicated that the income will help them to look at the access and parking issues on the High Street, which at peak drop off/pick up times can be a significant congestion pinch point.

Photo 21 – View across the Anglesey of the existing cricket square, pavilion towards Swan Lane



Photo 22 – View across the Anglesey towards the boundary with the existing equestrian centre



Photo 23 – View of the equestrian centre building



Photo 24 – View of the equestrian centre building



Photo 25 – View of the existing site access point from Radmore Lane



Photo 26 – View of the existing site access point and current gated access from Radmore Lane



Photo 27 – View along Radmore Lane



Photo 28 – View along Radmore Lane by the Coach and Horses pub near to where it joins High Street



7. Site 8 – Bookend of Bagots View

7.1 This site represents the end of Bagots View as it adjoins the field behind. The wider site (SHLAA 348) was also assessed by the NDP group but was found unsuitable against the site assessment criteria. Development of the whole site was also discounted by ESBC in their assessment as part of the Local Plan.

Ownership and site deliverability

7.2 The wider site (SHLAA 348) is owned by R.E Gallimore and JC Gallimore (Gallimore's). The field is subject to a sale agreement with the Abbots Bromley Village Hall trustees. As part of the sale agreement Gallimore's are to retain the portion of land that adjoins Bagots View and intend to put forward a planning application for two dwellings to "Book end" the current cul-de-sac.

This site therefore has strong deliverability but it also offers significant community gain as the release of the site 8 retained area is an integral part of the agreement to release the remainder of the site to the village hall trustees. Under the contract the village hall is to keep the field as publically accessible open space to the benefit of the community.

Photo 29 – View of the proposed site from existing Bagots View



Next stage consultation and engagement

7.3 Having worked through the site assessment approach it is now the aim of the NDP group to work with the land owners of the two sites to draw together a scheme which can satisfy the local housing need identified as

part of the housing needs survey and deliver the community gain aspects. The group are also in the initial stages of drafting the plan for consultation. Consultation and engagement will continue as these work areas progress.

8. East Staffordshire Borough Council housing delivery for Abbots Bromley Parish

8.1 The local housing needs assessment identified a need for local housing over the plan period and provided a guide as to the type of housing most required. As part of the process to ascertain how many units need to be delivered to satisfy that need the group have firstly sought statistics on housing approvals from ESBC. Table 2 shows the number of applications and approvals between April 2012 and September 2016. These represent the latest figures available at the time of completing this study.

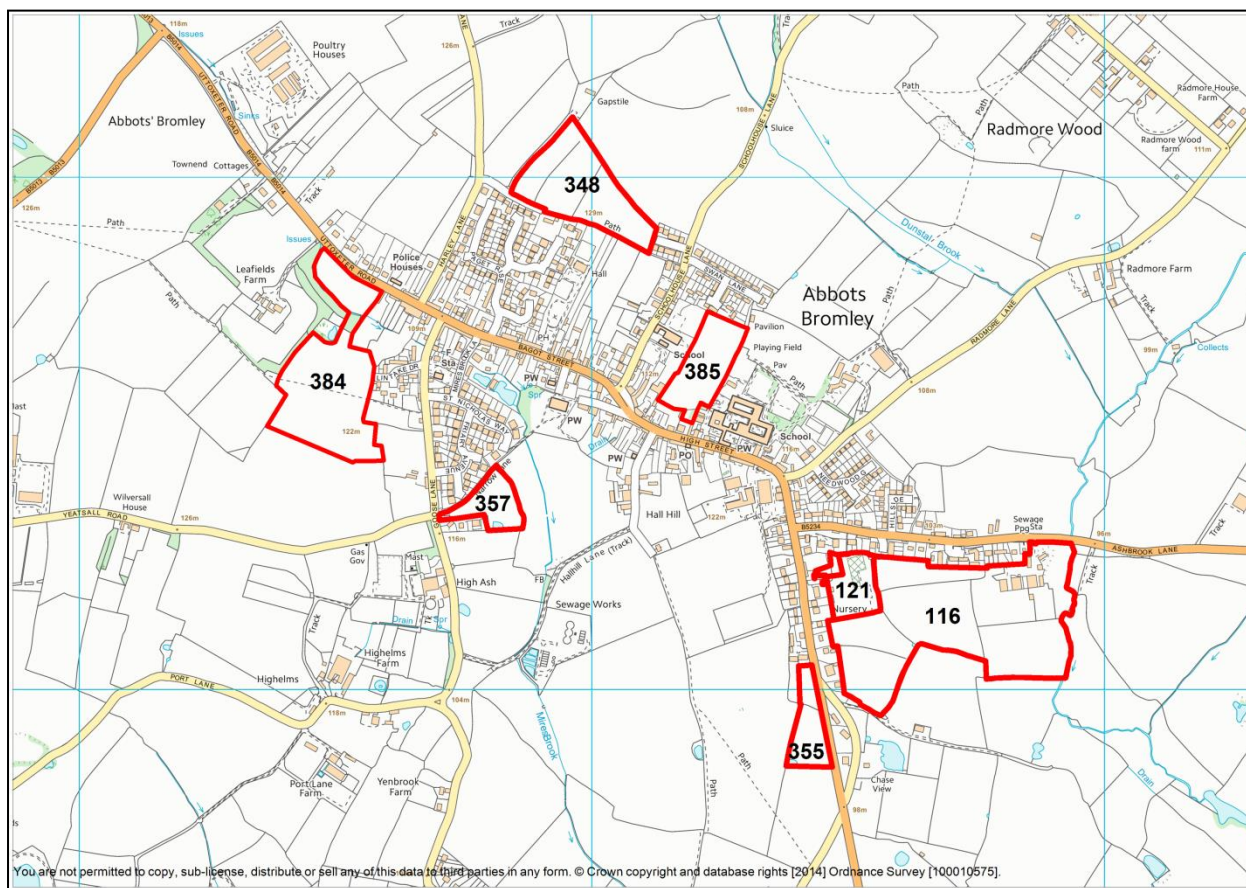
Table 2 – Number of applications per year with number of units

Monitoring Period	In Settlement Boundary	Not in Settlement Boundary	Sum of Capacity of Site
Apr 12 – Mar 13	9	3	12
Apr 13 – Mar 14	6	3	9
Apr 14 – Mar 15	18	11	29
Apr 15 – Mar 16	9	9	18
Since 01.04.16 up to 30.09.16	7	1	8
Grand Total	49	27	76

Source: East Staffordshire Borough Council – Jan 2017

Appendix A – East Staffordshire Borough Council (ESBC) Strategic Housing Land Availability Assessment (SHLAA)

ABBOTS BROMLEY



Site Ref	Address	Area	Yield
116	Land at Ashbrook Lane, Abbots Bromley	10.63	319
121	Land at Woodland Barn Nurseries, Abbots Bromley	1.01	30
348	Land at Bagots View, Abbots Bromley	3.16	95
355	Land south of Thyme House, Lichfield Road, Abbots Bromley	1.03	31
357	Land off Goose Lane, Abbots Bromley	1.00	30
384	Land South of Uttoxeter Road, Abbots Bromley	4.6	138
385	Land North of High Street, adjacent to St Mary and St Anne's Girls school	1.7	51

Site Address:	Land at Ashbrook Lane, Abbots Bromley				Site Ref:	116
Site Area (ha):	10.63	Potential Yield:	319	Related SHLAA Site Ref No's:	121	
Map/Pictures:						
						
						
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Summary:	Site is suitable and developable. No known constraints in terms of achievability, therefore development is viable. It is unlikely that the whole of the site will be developed.					
Deliverable?	Yes	Available?	Yes	Suitable?	No	
Developable?	Yes	Achievable?	Yes			
Constraints?*	Yes	* are there any issues that would prevent residential use?				
If yes what are they:	Flooding, although unlikely to prevent residential use.					
Can they be overcome?	Yes					
If planning permission were to be granted.....						
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	6- 10 years	What would the build rate be?	30 dwellings per year	
Existing local planning policy:	Greenfield site outside of the Abbots Bromley development boundary, contrary to NE1					
Are there any national policy restrictions?	None					
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk Eastern boundary of site is within floodzones 2 and 3, access along Lichfield Rd/Ashbrook Lane			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Development of this scale would have impact on the character of the village.		
What are the surrounding uses and character of the site?	Land immediately adjoins rear of residential development fronting Lichfield Road and Ashbrook Road to the north and west. Open countryside to south and east. Neighbouring uses are unlikely to prevent residential development			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to consider development viable			
Cost Factors:	Cost of investigating flooding and contamination, although unlikely to impact upon viability			
Delivery Factors:	Yes, although whole site unlikely to be developed.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Three owners, site submitted on their behalf
Do they intend to develop or sell the site?		Sell		When are they looking to develop/sell the site?
Comments:	No timescale given			6- 10 years
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2010/00183/EW - erection of a detached dwelling - Approved 20/04/2010			
Additional Site Information:				
What is the current use of the site?	Agricultural & Farmsteads			
Are there any existing buildings on the site?	Some polytunnels and associated horticultural equipment on part of site. Some farm buildings.			
What was the previous use of the site?	Unknown			

Site Address:	Land at Woodland Barn Nurseries, Abbots Bromley			Site Ref:	121
Site Area (ha):	1.01	Potential Yield:	30	Related SHLAA Site Ref No's:	116
Map/Pictures:					
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Summary:	<i>Site is suitable, and falls within site 116. Constraints can be remedied and would not affect developability of site. Site is available and achievable and therefore deliverable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access, although this could be through site 116 and is unlikely to prevent development</i>				
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	Market housing	When could the site be developed?	6- 10 years	What would the build rate be?	30 dwellings per year
Existing local planning policy:	Brownfield site outside Abbots Bromley development boundary contrary to NE1				
Are there any national policy restrictions?	None				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination and Access		
			Potential contamination sources in close proximity. Access would need to be created from Ashbrook Lane.		

Would residential development have an impact on the surrounding area?	No	If yes, what:		
		No, surrounding the site is residential area		
What are the surrounding uses and character of the site?	Residential development to north and west. Agricultural land to east and south east.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to consider development viable			
Cost Factors:	None			
Delivery Factors:	Delivery on site would be realistic			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?		Sell	When are they looking to develop/sell the site?	Unknown
Comments:	No timescale given			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2010/01020/EW - Change of use of existing buildings to form single dwelling - Approved 07/10/2010			
Additional Site Information:				
What is the current use of the site?	Residential and Nursery use.			
Are there any existing buildings on the site?	Hardstanding polytunnels within nursery use.			
What was the previous use of the site?	Unknown			

Site Address:	Land at Bagots View, Abbots Bromley				Site Ref:	348
Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A	
Map/Pictures:						
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Summary:	Site adjacent to existing residential development and access could be from Bagots view, though this is unlikely to be suitable for the whole site. Although the whole of the site has been put forward, development of the whole site may not be appropriate.					
Deliverable?	Yes	Available?	Yes	Suitable?	Yes	
Developable?	Yes	Achievable?	Yes			
Constraints?*	Yes	* are there any issues that would prevent residential use?				
If yes what are they:	Access would be key to delivery of the site.					
Can they be overcome?	Yes					
If planning permission were to be granted.....						
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	6- 10 years	What would the build rate be?	30 dwellings per year	
Existing local planning policy:	Greenfield site outside development boundary contrary to NE1					
Are there any national policy restrictions?	Adjacent to the Abbots Bromley Conservation Area					
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access			
			Access poor from both School Lane and Harley Lane.			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Further encroachment into the countryside would have an impact on existing residents, particularly the increased traffic.	
What are the surrounding uses and character of the site?	Low density residential development to the south with countryside to the north. School, Doctors surgery within the village.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Attractive location. Higher than average property values therefore site would be viable			
Cost Factors:	No abnormal costs subject to access.			
Delivery Factors:	Single developer likely - too small to be phased.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?		Sell	When are they looking to develop/sell the site?	0-5 years
Comments:	Site submitted on behalf of the owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				
If yes, give details:	OU/01551/005 - Outline application for 1 dwelling in one small corner of the site - REFUSED 05/05/2005			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land to South of Thyme House, Abbots Bromley				Site Ref:	355
Site Area (ha):	1.03	Potential Yield:	31	Related SHLAA Site Ref No's:	N/A	
Map/Pictures:						
						
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Summary:	<i>This site is adjacent to the Abbots Bromley development boundary and is opposite existing residential development on the eastern side of Lichfield Road. To the south of the site is agricultural land that has consent for a new Cricket facility (still not implemented) and to the west is St Mary's School for Girls Cross Country Equestrian course. The site is therefore remote from any agricultural working.</i>					
Deliverable?	Yes	Available?	Yes	Suitable?	Yes	
Developable?	Yes	Achievable?	Yes			
Constraints?*	No	* are there any issues that would prevent residential use?				
If yes what are they:						
Can they be overcome?	N/A					

If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	0-5 years	What would the build rate be?	20 dwellings per year
Existing local planning policy:		Greenfield site outside development boundary contrary to NE1			
Are there any national policy restrictions?		None			
Are there any physical problems on site which would affect residential development?	No	If yes, what:			
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character		
		Yes, although the site is surrounded by mature hedgerows that would minimise impact. Although the site yield is 31 dwellings, it is likely that a lower density scheme would be appropriate.			
What are the surrounding uses and character of the site?		The site is semi rural. It is bounded on two sides by recreational uses and housing to the north and east.			
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:		Desirable location for housing development. Houses would sell.			
Cost Factors:		Standard S106 and affordable housing contributions may be sought.			
Delivery Factors:		Site is realistic. Unlikely to be phased. Development likely to be completed within 2 years.			
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	2 landowners	
Do they intend to develop or sell the site?			Sell	When are they looking to develop/sell the site?	0-5 years
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?					No
If yes, give details:					
Additional Site Information:					
What is the current use of the site?		Paddock			
Are there any existing buildings on		Unknown			

the site?	
What was the previous use of the site?	<i>Unknown</i>

Site Address:	Land off Goose Lane, Abbots Bromley				Site Ref:	357	
Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A		
Map/Pictures:							
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Summary:	<i>The site suitable, available and deliverable. No significant constraints of the site therefore development is achievable and viable. The site adjoins the settlement boundary and has an existing boundary in terms of the residential and commercial properties located on the southern boundary of the site.</i>						
Deliverable?	Yes	Available?	Yes	Suitable?	Yes		
Developable?	Yes	Achievable?	Yes				
Constraints?*	No	* are there any issues that would prevent residential use?					
If yes what are they:	Not considered to be any constraints to the development of the site.						
Can they be overcome?	N/A						
If planning permission were to be granted.....							
What is the recommended mix of units?	Mix of market & affordable	When could the site be developed?	0-5 years	What would the build rate be?	Site completed within a year		
Existing local planning policy:		Greenfield site outside development boundary contrary to NE1					
Are there any national policy restrictions?		Conservation Area					
Are there any physical problems on site which would affect residential development?		Yes	If yes, what:	Access			
			Potential issues with access, unless it is gained via the adjoining property.				

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...		
		Residential development on two sides. However, this would be a further incursion into the countryside increasing the density of development in this location.			
What are the surrounding uses and character of the site?	Residential development to the north. Part of the southern boundary formed by a number of residential and commercial buildings. However the area is largely rural in character with the boundary to the northern residential area separated by a narrow heavily hedged walkway (Narrow Lane). Site bordered by a care facility.				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	Sufficient market to consider the development viable.				
Cost Factors:	No unexpected costs likely.				
Delivery Factors:	Delivery on the site is realistic				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?		No	
Do they intend to develop or sell the site?			Unknown		When are they looking to develop/sell the site? Unknown
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?				No	
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	Open countryside/fields.				
Are there any existing buildings on the site?	Unknown				
What was the previous use of the site?	Unknown				

Site Address:	Land South of Uttoxeter Rd, Abbots Bromley	Site Ref:	384
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Site Area (ha):	4.6	Potential Yield:	138	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	Site is currently outside the settlement boundary. However some development might be appropriate adjacent to the highway but the larger second field to the south is not considered a suitable location as it extends the built area too far into the open countryside. The smaller field adjacent to Uttoxeter Rd is 0.82ha and could yield 24 units.				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	No	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	Biodiversity site and brook would restrict development. Topography issues within the larger section of the site.				
Can they be overcome?	Yes				
If planning permission were to be granted.....					

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>40 dwellings per year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	<i>Yes</i>	If yes, what:	<i>Other, Please specify...</i>		
		<i>Established woodland and brook to the rear of the smaller field. There is a public footpath that runs across the larger field. Telegraph poles on site.</i>			
Would residential development have an impact on the surrounding area?	<i>Yes</i>	If yes, what:	<i>Other, Please specify...</i>		
		<i>Development into the open countryside would significantly increase the size of Abbots Bromley.</i>			
What are the surrounding uses and character of the site?	<i>Rural in character and bounded by some residential on the eastern side. Development of whole site would be detrimental to the character of the area.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Good market for residential. Sought after location.</i>				
Cost Factors:	<i>Usual S106 contributions required including affordable housing.</i>				
Delivery Factors:	<i>Site could be delivered. Not big enough to require phasing</i>				
Landowner Information:					
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>		
Do they intend to develop or sell the site?			<i>Sell</i>	When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Yes, if land required for development.</i>				
Planning Application History:					
Are there any planning applications relating to residential use on the site?					<i>No</i>
If yes, give details:					
Additional Site Information:					
What is the current use of the	<i>Agricultural</i>				

site?	
Are there any existing buildings on the site?	<i>No</i>
What was the previous use of the site?	<i>Agricultural</i>

Site Address:	Land North of High Street, Abbots Bromley			Site Ref:	385
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Site Area (ha):	1.7	Potential Yield:	51	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:					
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Summary:	Site within settlement boundary and potentially available. Site access would need to be via the drive to the rear of the school and St Anne's croft.				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	Currently no suitable access, without first establishing a workable site this site could not come forward.				
Can they be overcome?	Yes				
If planning permission were to be granted.....					

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Located within the settlement boundary.</i>				
Are there any national policy restrictions?	<i>Part of the Abbots Bromley Conservation Area. Listed buildings in close proximity to site</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>Access poor at present and may need agreement with other landowners to improve.</i>			
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Conservation Area</i>		
		<i>Yes, development of the site could potentially harm the character and setting of the conservation area.</i>			
What are the surrounding uses and character of the site?	<i>Schools on both east and west of proposed site. Residential to north and south. Recent new development adjoins the west of the site.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>If access is addressed, the site could be viable. Sought after location.</i>				
Cost Factors:	<i>Usual section 106 contributions including affordable housing and open space. Access expected to be a cost factor.</i>				
Delivery Factors:	<i>Delivery of the site tied to access. If resolved, site could be delivered. Site likely to come forward as one phase.</i>				
Landowner Information:					
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Yes</i>		
Do they intend to develop or sell the site?			<i>Sell</i>	When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?					<i>No</i>
If yes, give details:					
Additional Site Information:					
What is the current use of the	<i>Agricultural/Grazing Land</i>				

site?	
Are there any existing buildings on the site?	No
What was the previous use of the site?	Agricultural/Grazing Land



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name:

Site Assessment Number/Reference:

***Note to Group Members/readers:**

Score each category below 0-5 for each of the sites identified on the site assessment map. This includes the 7 sites identified by the NDP group *and* the SHLAA sites that formed part of the evidence base for the ESBC Local Plan.

0 represents the least suitable, 5 the most suitable. A weighting is applied to any site that scores 0 in a weighted category. If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable. The choice of category weighting is taken from both the view of the NDP group and the consultation process that took place within the community in December 2016. At this event residents expressed a view as to which categories they feel are most important and this has been reflected in the weighting decision.

Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

-
- **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score:

-
- **The extent to which the site would respect the scale and pattern of existing development**
-

THIS IS A WEIGHTED CATEGORY

Score:

- **The extent to which it would safeguard nature conservation interests**
including trees and hedgerows which are important to the character of the village

THIS IS A WEIGHTED CATEGORY

Score:

- **Whether it is possible to provide safe and effective pedestrian links to the village centre/local services**
including a consideration of the proximity of the site to local services and facilities

THIS IS A WEIGHTED CATEGORY

Score:

- **Whether it is possible to provide safe vehicular access/egress**

THIS IS A WEIGHTED CATEGORY

Score:

- **The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway**

THIS IS A WEIGHTED CATEGORY

Score:

- **The possibility of providing off-road parking for public use**

Score:

- **The extent to which it would use previously used (brownfield) land**

Score:

-
- **The possibility of securing additional open space or community facilities**

Score:

- **Whether it would assist in supporting local businesses and/or village organisations**

Score:

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score:

- **Ease of connection to mains drainage and other services**

Score:



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name: NDP Group Member

Site Assessment Number/Reference: SHLAA 116

*Note to Group Members/readers:

Score each category below 0-5 for each of the sites identified on the site assessment map. This includes the 7 sites identified by the NDP group *and* the SHLAA sites that formed part of the evidence base for the ESBC Local Plan.

0 represents the least suitable, 5 the most suitable. A weighting is applied to any site that scores 0 in a weighted category. If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable. The choice of category weighting is taken from both the view of the NDP group and the consultation process that took place within the community in December 2016. At this event residents expressed a view as to which categories they feel are most important and this has been reflected in the weighting decision.

Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

• **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score: 0

- The extent to which the site would respect the scale and pattern of existing development

THIS IS A WEIGHTED CATEGORY

Score: 0

- The extent to which it would safeguard nature conservation interests
including trees and hedgerows which are important to the character of the village

THIS IS A WEIGHTED CATEGORY

Score: 1

- Whether it is possible to provide safe and effective pedestrian links to the village centre/local services
including a consideration of the proximity of the site to local services and facilities

THIS IS A WEIGHTED CATEGORY

Score: 1

- Whether it is possible to provide safe vehicular access/egress

THIS IS A WEIGHTED CATEGORY

Score: 0

- The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway

THIS IS A WEIGHTED CATEGORY

Score: 0

- The possibility of providing off-road parking for public use

Score: 4

- The extent to which it would use previously used (brownfield) land

Score: 3

-
- **The possibility of securing additional open space or community facilities**

Score: 4

- **Whether it would assist in supporting local businesses and/or village organisations**

Score: 3

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Ease of connection to mains drainage and other services**

Score: 4



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name: NDP Group Member

Site Assessment Number/Reference: SHLAA 348

***Note to Group Members/readers:**

Score each category below 0-5 for each of the sites identified on the site assessment map. This includes the 7 sites identified by the NDP group *and* the SHLAA sites that formed part of the evidence base for the ESBC Local Plan.

0 represents the least suitable, 5 the most suitable. A weighting is applied to any site that scores 0 in a weighted category. If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable. The choice of category weighting is taken from both the view of the NDP group and the consultation process that took place within the community in December 2016. At this event residents expressed a view as to which categories they feel are most important and this has been reflected in the weighting decision.

Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

-
- **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score: 1

- **The extent to which the site would respect the scale and pattern of existing development**

THIS IS A WEIGHTED CATEGORY

Score: 0

- **The extent to which it would safeguard nature conservation interests**
including trees and hedgerows which are important to the character of the village

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Whether it is possible to provide safe and effective pedestrian links to the village centre/local services**
including a consideration of the proximity of the site to local services and facilities
-

THIS IS A WEIGHTED CATEGORY

Score: 4

- **Whether it is possible to provide safe vehicular access/egress**

THIS IS A WEIGHTED CATEGORY

Score: 0

- **The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway**

THIS IS A WEIGHTED CATEGORY

Score: 0

- **The possibility of providing off-road parking for public use**

Score: 3

- **The extent to which it would use previously used (brownfield) land**

Score: 0

- **The possibility of securing additional open space or community facilities**

Score: 3

- **Whether it would assist in supporting local businesses and/or village organisations**

Score: 3

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score: 1

-
- **Ease of connection to mains drainage and other services**

Score: 4



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name: NDP Group Member

Site Assessment Number/Reference: SHLAA 357

*Note to Group Members/readers:

Score each category below 0-5 for each of the sites identified on the site assessment map. This includes the 7 sites identified by the NDP group *and* the SHLAA sites that formed part of the evidence base for the ESBC Local Plan.

0 represents the least suitable, 5 the most suitable. A weighting is applied to any site that scores 0 in a weighted category. If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable. The choice of category weighting is taken from both the view of the NDP group and the consultation process that took place within the community in December 2016. At this event residents expressed a view as to which categories they feel are most important and this has been reflected in the weighting decision.

Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

-
- **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score: 1

- **The extent to which the site would respect the scale and pattern of existing development**
THIS IS A WEIGHTED CATEGORY

Score: 3

- **The extent to which it would safeguard nature conservation interests**
including trees and hedgerows which are important to the character of the village
THIS IS A WEIGHTED CATEGORY

Score: 2

- **Whether it is possible to provide safe and effective pedestrian links to the village centre/local services**
including a consideration of the proximity of the site to local services and facilities
THIS IS A WEIGHTED CATEGORY

Score: 5

- **Whether it is possible to provide safe vehicular access/egress**
THIS IS A WEIGHTED CATEGORY

Score: 4

- **The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway**
THIS IS A WEIGHTED CATEGORY

Score: 4

-
- **The possibility of providing off-road parking for public use**

Score: 2

- **The extent to which it would use previously used (brownfield) land**

Score: 0

- **The possibility of securing additional open space or community facilities**

Score: 3

- **Whether it would assist in supporting local businesses and/or village organisations**

Score: 3

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Ease of connection to mains drainage and other services**

Score: 4



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name: NDP Group Member

Site Assessment Number/Reference: SHLAA 384

*Note to Group Members/readers:

Score each category below 0-5 for each of the sites identified on the site assessment map. This includes the 7 sites identified by the NDP group *and* the SHLAA sites that formed part of the evidence base for the ESBC Local Plan.

0 represents the least suitable, 5 the most suitable. A weighting is applied to any site that scores 0 in a weighted category. If the site scores 0 in a weighted category then it is removed from further consideration as it is deemed unsuitable. The choice of category weighting is taken from both the view of the NDP group and the consultation process that took place within the community in December 2016. At this event residents expressed a view as to which categories they feel are most important and this has been reflected in the weighting decision.

Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

-
- **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score: 0

-
- **The extent to which the site would respect the scale and pattern of existing development**

THIS IS A WEIGHTED CATEGORY

Score: 1

- **The extent to which it would safeguard nature conservation interests**
including trees and hedgerows which are important to the character of the village

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Whether it is possible to provide safe and effective pedestrian links to the village centre/local services**
including a consideration of the proximity of the site to local services and facilities

THIS IS A WEIGHTED CATEGORY

Score: 4

- **Whether it is possible to provide safe vehicular access/egress**

THIS IS A WEIGHTED CATEGORY

Score: 4

- **The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway**

THIS IS A WEIGHTED CATEGORY

Score: 4

- **The possibility of providing off-road parking for public use**

Score: 3

- **The extent to which it would use previously used (brownfield) land**

Score: 0

-
- **The possibility of securing additional open space or community facilities**

Score: 3

- **Whether it would assist in supporting local businesses and/or village organisations**

Score: 3

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Ease of connection to mains drainage and other services**

Score: 4



Abbots Bromley Parish Neighbourhood
Development Plan

SITE ASSESSMENT CRITERIA

Group Member Name: NDP Group Member

Site Assessment Number/Reference: SHLAA 385

*Note to Group Members/readers:

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Please fill in the details fully. If a site scores 0 in a weighted category then please continue to fill out the rest of the assessment form. Each site should be scored in every category using the 0-5 scale. Use a new form for each site.

-
- **Extent to which the site improves/protects the character of the village**

THIS IS A WEIGHTED CATEGORY

Particularly, the character of and views into/out of the Conservation Area and the setting of nearest Listed Buildings and other buildings important to the character of the village. Also the extent to which it would respect the local landscape

Score: 0

- **The extent to which the site would respect the scale and pattern of existing development**

THIS IS A WEIGHTED CATEGORY

Score: 1

- **The extent to which it would safeguard nature conservation interests**
including trees and hedgerows which are important to the character of the village

THIS IS A WEIGHTED CATEGORY

Score: 1

- **Whether it is possible to provide safe and effective pedestrian links to the village centre/local services**
including a consideration of the proximity of the site to local services and facilities

THIS IS A WEIGHTED CATEGORY

Score: 5

- **Whether it is possible to provide safe vehicular access/egress**

THIS IS A WEIGHTED CATEGORY

Score: 0

- **The impact of the additional traffic on the safety and free flow of traffic on the nearest public highway**

THIS IS A WEIGHTED CATEGORY

Score: 0

- **The possibility of providing off-road parking for public use**

Score: 3

- **The extent to which it would use previously used (brownfield) land**

Score: 1

- **The possibility of securing additional open space or community facilities**

Score: 3

- **Whether it would assist in supporting local businesses and/or village organisations**

Score: 3

- **Whether it would give rise to an increased flood risk**

THIS IS A WEIGHTED CATEGORY

Score: 3

- **Ease of connection to mains drainage and other services**

Score: 4



Abbots Bromley Parish Neighbourhood
Development Plan

Local Housing Needs Assessment



Thursday 1st December - 19:00, Church House

The Neighbourhood Plan group will be presenting the results of the recent Housing Needs Assessment including displays of the key statistics and an update of our work. We will also be introducing our emerging criteria for assessing future housing sites and there will be an opportunity for you to comment on this process. Displays will be open from 18:30, presentation from the group begins promptly at 19:00.

Refreshments will be available.

Contact us:

abbots.bromleyndp@gmail.com

Find us on  <https://www.facebook.com/ABPNDP/>

http://www.abbotsbromley.com/neighbourhood_plan



Welcome and Housekeeping

Borough Councillor

Greg Hall



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Mobile Phones



Programme

- » Introduction
- » Presentation
- » Questions
- » Refreshment break
- » view the displays
- » Add comments to displays



The NDP group

- Formed following a Parish Council meeting to introduce the Neighbourhood Plan approach in late 2015 the ten members are made up of a mix of Councillors and keen volunteers:
- Cllr BRYN WALTERS – GROUP CHAIR
- TOM WHEELDON – VICE CHAIR
- Cllr GREG HALL
- Cllr ROS ROBB
- Cllr PHIL RYAN
- ANNA BEBBINGTON
- PETER MALE
- STEPHEN PERRINS
- NEAL HAYWOOD
- STUART APPLEBY



A Neighbourhood what?!

- A Neighbourhood Plan is a new way of helping local communities to influence the development of the area in which they live and work.
- Introduced through the Localism Act 2011.
- A new legal power for local people to make a land-use Plan for their neighbourhood, through a local 'qualifying body'.
- In Abbots Bromley the 'Qualifying Body' to do this is the Parish Council.



Abbots Bromley Parish Neighbourhood
Development Plan

PROPOSED SCHEDULE (TIMETABLE) FOR ABBOTS BROMLEY PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

STAGE	MILESTONE
INITIAL COMMUNITY INVOLVEMENT	MEETING HELD 18/12/15
FORMATION OF WORKING GROUP AND PARISH COUNCIL AGREEMENT OF GROUP TERMS OF REFERENCE	NOVEMBER/DECEMBER 2015
INAUGURAL MEETING OF WORKING GROUP	JAN 2016
EVIDENCE GATHERING	FEB 2016 - SEPT 2016
GATHERING AND ANALYSIS OF DATA	SEPT 2016 - DEC 2016
COMPLETION OF EVIDENCE GATHERING	DEC 2016 - FEB 2017
PREPARATION OF FIRST DRAFT OF NP	FEB 2017 - JUNE 2017
STATUTORY CONSULTATION: 6 WEEKS	MID JUNE - END OF JULY 2017
REVIEW/AMENDMENT OF DRAFT NP	JULY - SEPT 2017
AGREEMENT OF FINAL DRAFT—ABBOTS BROMLEY PARISH COUNCIL	OCT 2017
SUBMISSION TO EAST STAFFORDSHIRE BOROUGH COUNCIL	NOV 2017
INDEPENDENT EXAMINATION	DATE TO BE CONFIRMED
REFERENDUM	DATE TO BE CONFIRMED
PLAN ADOPTION	DATE TO BE CONFIRMED



Abbots Bromley Parish Neighbourhood
Development Plan

Neighbourhood Planning

What is it?

"Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. They will be able to:
choose where they want new homes, shops and offices to be built have their say on what those new buildings should look like and what infrastructure should be provided
(DCLG, Neighbourhood Planning – 2012)

"Neighbourhood Planning is designed to provide a powerful set of tools to ensure you get the right type of development in the right place for your community.
Local Residents and businesses are now in a position to make planning policies that reflect your priorities, deliver tangible local benefits and have real weight in the planning system"
(Locality – 2014)



Abbots Bromley Parish Neighbourhood
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Neighbourhood Planning

- Since 2011 over 2000 areas have been designated with 200 plus Referenda.
- In East Staffordshire (as of November 2016) there are 17 designated Neighbourhood Areas, with 11 having gone to Referendum and now 'made'
- Nearly 88,000 (77%) people in the borough live in a Neighbourhood Area.
- So far the average YES vote is 91%
- Average turnout 28%
- Average General Election turnout approx 60%
- Police and Crime Commissioner election turnout approx 20%
- Local Government Election turnout approx 30%



Abbots Bromley Parish Neighbourhood
Development Plan

Why does it matter?

- We have a local plan, a village design statement and a conservation area appraisal already so what's the point?

When 'Made' a Neighbourhood Plan becomes part of the local statutory development plan and **must** be taken into account by the Local Planning Authority when making planning decisions [TCPA 1990 s.70(1) (2), P&CPA 2004 s.38(1)(2c)(3)]

Therefore, Neighbourhood Planning gives local communities a direct say in decisions that affect them

If we don't produce a Neighbourhood Plan, the future of where we live will continue to be decided elsewhere.



Abbots Bromley Parish Neighbourhood
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Important limits

- Neighbourhood Plans *cannot* be used to stop growth!
- The intention is to *enable* growth in sustainable ways.
- Must pass the 'Basic Conditions', it MUST:
 - Have appropriate regard to (all relevant) national policy
 - Be in general conformity with strategic elements of the East Staffordshire Local Plan
 - Be compatible with EU obligations
 - Contribute toward sustainable development



Abbots Bromley Parish Neighbourhood
Development Plan

Why does it matter cont...

East Staffordshire Parishes



Staffordshire Moorlands District Council
Development Plan

Should we have started sooner?



Staffordshire Moorlands District Council
Development Plan

Parish Council Role

- The Parish Council has formal power and responsibility for preparation, it is the ‘qualifying body’ and therefore the accountable body
- Leads the Neighbourhood Plan supported by the steering group
- Must involve and engage the community
- Decision making – to approve budget, approve draft plan etc
- Liaise with other bodies
- Actively deliver (seeking funding, working with partners etc)

Initial issues consultation Jan-Mar 2016

- The first consultation sought to engage the community on a number of broad issues to help the group gauge what is important to residents and businesses, what people like or potentially dislike and would like to see change. Five questions in total were asked

WHO WAS CONSULTED

- A questionnaire was posted to every household and business across the Parish as part of the Parish Newsletter. This totalled approximately 750 questionnaires sent. The newsletter had within it an article that set out the basis for the consultation and relevant background detail.

HOW THE RESULTS WERE GATHERED

- Three posting “buckets” were placed at businesses within the village. Those businesses also held a number of spare questionnaires in case extras were needed. An electronic copy of the questionnaire was also provided on the website so that it could be returned via e-mail. Reminders during the consultation period were posted using all the methods previously described.

THE RESULTS

- Of the 750 questionnaires posted 96 were filled out and returned representing 13% return rate



Abbots Bromley Parish Neighbourhood
Development Plan

Main Issues

Traffic and parking



Housing



What has been done?

Made contact and received some background evidence from Staffordshire County Council Highways

Brought forward a local housing needs assessment (HNA) to explore the housing issue more closely



Meetings

Discussions and meetings have been held with

- » Village groups
- » The Bagot Arms
- » Coach and Horses
- » Goats Head
- » Abbots Bromley School
- » The Richard Clarke First School
- » Freedom Brewery
- » Abbots Bromley Sports Association
- » On the Green
- » Wilsons Butchers
- » Top Shop



Abbots Bromley Parish Neighbourhood
Development Plan

Horn Dance Day



A number of surveys
were returned on the day

The stall was open from 8:30 – 18:30

Large number of people visited and
spoke to us



Abbots Bromley Parish Neighbourhood
Development Plan

Housing Needs Assessment


Athens Community Parish Neighbourhood
Development Plan

HOUSING NEEDS SURVEY – SEPTEMBER 2016

The Athens Community Parish Neighbourhood Development Plan Working Group is carrying out a local housing needs survey to build an understanding of our local community. It is clear that housing and the future provision of housing is important to the community and therefore we need to understand more about this to inform the plan-making process. Local housing need is about getting to grips with what we as a Parish want to see in terms of provision and therefore it is very important that we receive as many of these surveys back as possible. It has been decided to be as simple and quick to complete as possible. We appreciate you taking the time to help us. Just attach a self-addressed envelope to return the form to be found at the end. If you wish to find out more about Neighbourhood Plans and housing need then please visit the link below, or contact your local MP or the Neighbourhood Plan stall at the Village Green or Horn Dance Day (May 1st 2017).

Thank you

<http://www.athensparish.org.uk/development-plan/2016/09/housing-needs-survey-2016-2017-2018-2019/>

Q1. Is this your main home? (Please tick one box)

☐ Yes, my main home No (go to question 2)

☐ No, second home Please tick one box to complete the rest of the form. Second homes are those that are not your main home and are used for other purposes.

Q2. What type of home does your household live in? (Please tick one box)

☐ Detached house ☐ Flat ☐ Terraced house (including end terrace)

☐ Semi-detached house ☐ Bungalow ☐ Mobile home (parking space only)

☐ Other (please specify): _____

Q3. How many bedrooms does your home have? (Please tick one box)

☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 or more



Horn Dance Day



A number of surveys were returned on the day

The stall was open from 8:30 – 18:30

Large number of people visited and spoke to us



Housing Needs Assessment Results

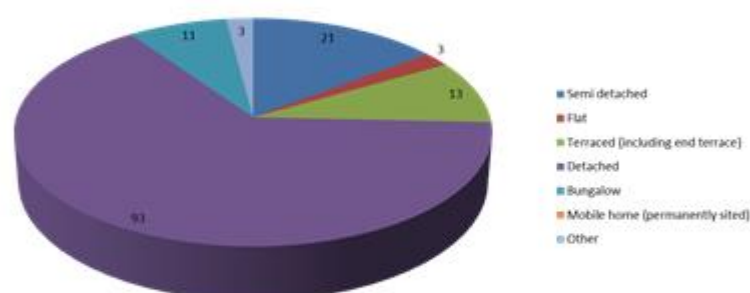
The survey covered a wide range of issues including questions about:

- Current housing circumstances
- Type of House
- Employment of homeowner
- Length of time living in the Parish
- Whether house building in the Parish would be supported to meet local need

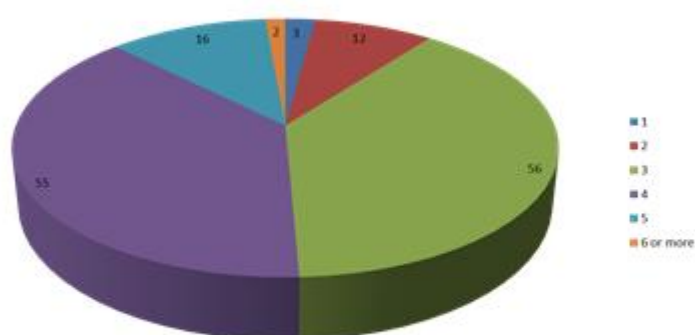
In total 145 questionnaires were completed and returned within the consultation timeframe. This represents an approximate 15% return rate.



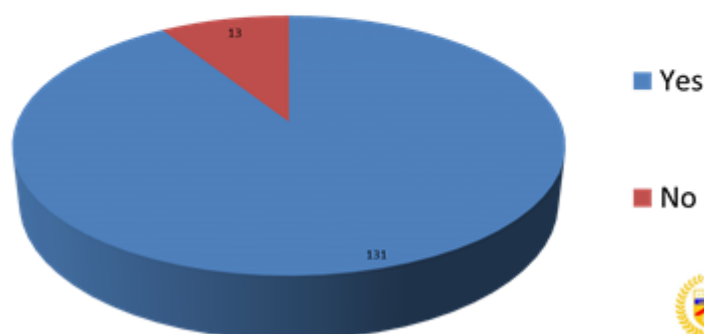
Q1. Type of current housing



Q3. Number of bedrooms

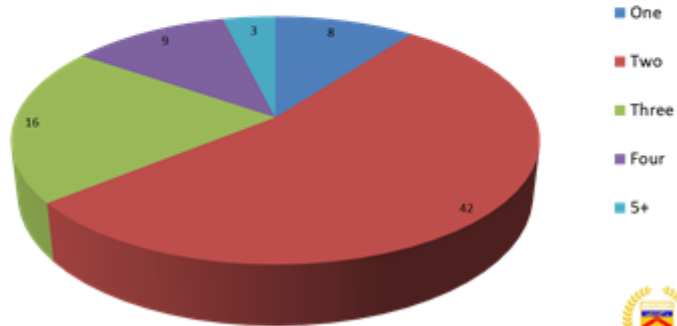


Q.18 Would you support building a small number of homes in the Parish if they would help to meet the needs of local people?



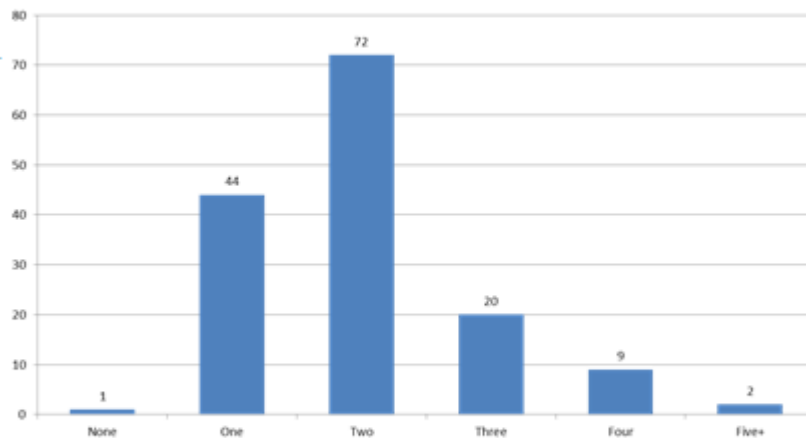
Q.20 cont..

*If purchasing a new home in the Parish
how many car parking spaces would
you wish to be provided?*



Abbots Bromley Parish Neighbourhood
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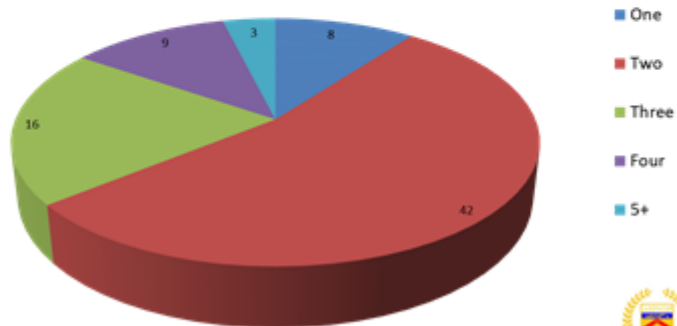
Q.20 How many vehicles do you have in your household?



Abbots Bromley Parish Neighbourhood
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Q.20 cont..

*If purchasing a new home in the Parish
how many car parking spaces would
you wish to be provided?*



One

Two

Three

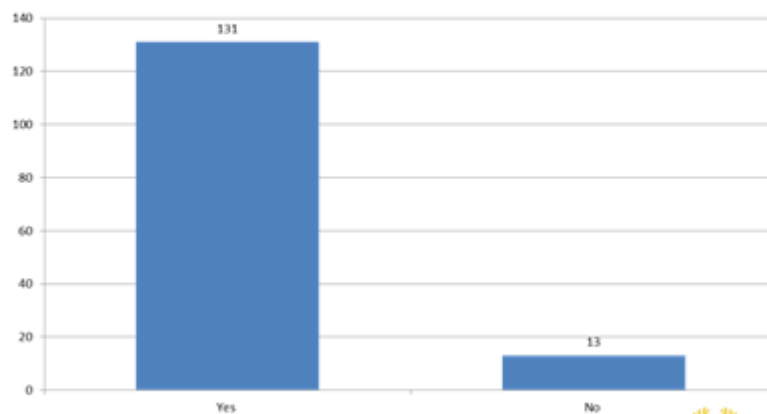
Four

Five+



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Development Plan

Support for local housing



Abbots Bromley Parish Neighbourhood
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Housing Needs Assessment



Site assessment choices that could be considered:

Strategic Housing Land Availability Assessment (SHLAA)

Site owner approaching the NDP group to be considered

Call for sites



Abbots Bromley Parish Neighbourhood
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Site Assessment Criteria

- Provision of / Supports existing local business / organisation
- Provision of additional off road parking
- Provision of safe vehicle access / egress
- Opportunity to re-use land with redundant use (brownfield)
- Provides public open space (park etc.)
- Improves / protects the character of the village.
- Has effective/safe pedestrian links to village centre/ services
- Respect the scale and pattern of existing development
- Consideration of any potential impact on nature conservation
- Consideration of flood risk and connection to other services



Abbots Bromley Parish Neighbourhood
Development Plan

Task!



Abbots Bromley Parish Neighbourhood
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Thank you for listening. Any questions?



Contact us:

abbots.bromleyndp@gmail.com

Find us on  <https://www.facebook.com/ABPNDP/>

http://www.abbotsbromley.com/neighbourhood_plan



Abbots Bromley Parish Neighbourhood
Development Plan

Appendix F – Example letter sent to all site landowners

[Landowner address]

25th February 2017

Dear Sir / Madam,

Abbots Bromley Parish Neighbourhood Development Plan

As you may be aware Abbots Bromley Parish Council through a working sub-group began the process in 2015 of bringing forward a Neighbourhood Development Plan (NDP) for the parish.

The NDP once formally made will have the same weight in planning decision making as the Local Plan for East Staffordshire Borough. It has the ability amongst other things to provide new houses, businesses, amenities, open space as well as take decisions around design, conservation and protection of heritage. It is therefore both empowering for the community and far reaching in scope.

The NDP steering group have assessed a range of potential sites. We understand from the records we've received from East Staffordshire Borough Council as well as through other local dialogue that you are a landowner or have an interest in land in the parish. As such we would like to take this opportunity to invite you to our site assessment consultation event on Wednesday 15th March, 7pm in the village hall. The event will feedback on the site assessment work that we have taken forward and give you the opportunity to comment on the approach.

We look forward to welcoming you on the 15th. If you are unable to attend then all of our details can be found at the foot of the page should you wish to discuss the NDP further.

Yours Sincerely,



Cllr Bryn Walters – Chair of the Abbots Bromley Parish Neighbourhood Plan Working Group