

AECOM BANK	Plot No	Area (ha)	Unit Nos	Accom. Comment	LUP Compliance	Objective Compliant	NPPF Compliant	Design Code Compliant	NPPF & Local Plan Context	Design policy	Availability	Achievable	Environmental Impact	Suitability for smaller housing	Suitability for affordable housing	Community Gain	NPG Conclusion and Recommendations	Dwelling Numbers		
AMBER/RED	SCOP 3(Amber) and SCOP 4(Red)	1.65H	42	The site (S1) considered to conflict with Policy LP2 as appears not to be an appropriate location according to policy. However, a small amount of development on the west part of site immediately adjacent to and forming a continuation focus on Health this could be considered. The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint.	Considered that LP2 may not be breached as impact on neighbouring housing (CD1) is adjacent existing development on Health Road	CD1 and CD2 if limited number of dwellings and considered to minimise impact on neighbouring housing (CD1) if adjacent existing development	PG68 and 77	Preserves linear development and avoids additional development of frontage only.	P47 reflecting local roads LP13 affluents Housing LP12 views into countryside	GDPA 4.2.2 in village linear pattern	This site is currently in the ownership of Blanket Estates who have stated the land is available for development	The site has a long frontage to Health Road and rises to the North. Currently agricultural land, not known to have any outstanding natural qualities. Views through to open countryside from existing development on Health Road could be generated in part with frontage only development incorporating "a green gap"	The site currently constitutes open countryside and is generally suitable for residential development with rises to the North. Currently agricultural land, not known to have any outstanding natural qualities. Views through to open countryside from existing development on Health Road could be generated in part with frontage only development incorporating "a green gap"	Considered suitable for frontage development with some affordable housing to be permitted to extend into part of the site.	This is considered a suitable site for a mix of smaller market housing and some affordable housing to be permitted to extend into part of the site.	The land owner has indicated a willingness to work with the BPG to ensure that any development accords with NPG/Community guidelines - i.e. smaller market and affordable housing. In addition, new frontage development to be permitted to extend into part of the site would be gifted to the village as permanent open space.	The site is considered suitable for frontage development only. Such development would accord with design code recommendations of preserving the linear shape of the village and would avoid on-site development. Environmental impact would be very limited. Overlooking of the rear gardens of the existing development on Health Road and the visual impact of development on rising ground is restricted. Amalgamation of part site SCOP 4 is recommended in order to achieve the community gain of Public open space	10 to 12	with part site Scop 4	
AMBER	SCOP 7	1.14H	29	The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. It is partially previously developed therefore is second on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.	Former quarry site not brown land as such but bounded by cemetery and existing house	CD1 satisfied if limited scale development (CD1 satisfied as former quarry site and existing views from Vicarage Lane limited. CD1 is adjacent to and opposite existing development	PG68, 67	Preserves linear development if restricted to frontage development (not located for social integration and use of local facilities. Street network maintained.	LP2 development in countryside (not adjacent to edge of settlement)	GDPA 4.2.3 re avoidance of out-of-use development	This site is currently in the ownership of Blanket Estates who have stated the land is available for development	The site has some restrictions on development. Long frontage to Vicarage Lane remains access should not be an issue but there are physical constraints to development owing to the topography of the site	Site 7 would require sensitive design as the tree of trees bordering Vicarage Lane is of major significance to the landscape and should be protected by NPG Policy 2 in addition there is believed to be significant biodiversity at the east end of the Quarry.	Due to the difficulties of developing this site and subsequent additional costs it is considered this site not suitable for smaller market dwellings	Considered unsuitable due to anticipated development costs and density limitations, exacerbated by physical and environmental constraints	None	The site is considered suitable for frontage development only with larger dwellings	3		
AMBER	SCOP 8	0.39H	1	The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. It is partially previously developed therefore is second on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.	Why partially developed? Partly an existing house recently developed. Why in accordance with LP2 if SCOP 3 is not?	CD1 satisfies CD2 not as highly visible and intrusive corner site on rising land		Does not accord with principle of linear development, particularly as corner site.	LP2 development in rural area (not adjacent to edge of settlement)	ref GDPA 4.2.3 re street network	This site is currently in the ownership of the Middleton family, although put forward for consideration under call for sites there is some uncertainty that the site would now be made available for development	The site was the subject of planning consultation with NDCG who expressed the view that the site was not suitable for development as would amount to intrusion into open countryside to the North of Vicarage Lane	The site currently constitutes garden land and it is considered unlikely to have any significant environmental impacts but it is rising land on a prominent corner plot and access. Landscaped would be visually intrusive	Any development would be based on the existing dwelling and inevitably form a local use and not fully integrated in the village. Unsuitable	Unsuitable	None	Development on this site would breach design codes relating to linear development and the avoidance of North-South intrusions into open countryside and of local use development. It may also be visually intrusive and is not favoured by NDCG. The site is not considered suitable for development	0		
AMBER	SCOP 9	0.58H	14	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to policy as it would alter the development pattern of the village and not extend into rural countryside. However, it is possible the northern part of the site could be considered adjacent to the existing extent of the built form, behind the new built houses adjacent to the B1188 and together with Site	Not within confines of existing village? LP2 not satisfied?	Development likely to be of a type amenable to existing with existing development.		Does not accord with principle of linear development, the northern part of this projecting the periphery of the village in a southerly direction	LP2 development in rural area (not adjacent to edge of settlement)	ref GDPA 4.2.3 re street network	The site is currently owned by P Bamber who has indicated the land is available for development	Yes, Site is currently accessed from Brookside and not from the B1188 via Almonds Green	Development of a small part of this site is not considered to have significant environmental impacts	Significant development of this site would constitute a breach of the linear development of the village and an intrusion into open countryside. Not considered suitable for smaller dwellings	Unsuitable	None	The group recommend that any development of this site and SCOP 12 does not result in the the boundary of the "village envelope" being shifted further South than that formed by the current southern most boundary of the Almonds Green development (as per the original planning consent excluding subsequent garden extensions) and that the development be contained by a line marked as per the plot plan accompanying this application. It is thought a small number of larger market dwellings would constitute conversion of the existing barns	As there is no community gain of any sort occasioned by the allocation of this site for development advice from planning consultant is not to specify dwelling numbers but thought 3 or 4 may be suitable to part of this site and part SCOP 12 plus 1 in barn conversion		
GREEN	SCOPI0	0.1	3						LP2 development in rural area (not adjacent to edge of settlement)	GDPA 4.2.1 (rural) and GDPA 4.2.3 re street design ref GDPA 4.2.4 re street design ref GDPA 4.4 boundaries GDPA 4.5 re scale, form and massing	The site is currently owned by P Bamber who has indicated the land is available for development	Yes, Site is currently occupied by a bungalow	Considered unsuitable due to site size, location, conservation area and design code requirements	Unsuitable	None	This is a green site lying within the existing developed envelope. Site location design and conservation requirements render it suitable for one additional dwelling.	1			

AMBER	SCOP 11	0.21H	6	The site is considered to potentially be in conformity with Policy LP2 as it appears to be an appropriate location according to policy, possibly in conjunction with site 9. However, it would allow the development portion of the village and extend into rural countryside. The site is potentially suitable for allocation in the neighbourhood plan for small scale housing if access to the site could be achieved from Brookside and if no other sites of a higher category in terms of location were available.	Not within confines of existing village LP2 not suitable?	Development likely to be of a type similar to existing in COS not suitable/COS1 not suitable as not envisaged with existing development.	Does not accord with principle of linear development, the potential of this site is in a southerly direction	LP2 development LP4 Cat 3 site edge settlement	SDP 4.2.2 growth pattern ref GDP 4.2.3 street network	This site is currently owned by P Baumber who has indicated the land is available for development	Yes but subject to access being from Brookside and not from the £118k via Almonds Green	Development of this site would need to have regard to the retention of mature trees	Significant development of this site would constitute a breach of the linear development of the village and an intrusion into open countryside that considered suitable for smaller dwellings	Unsuitable	None	The group recommend that any development of this site and SCOP 12 does not result in the the boundary of the "village envelope" being shifted further South than that formed by the current southern most boundary of the Almonds Green development (as per the original planning consent including setback garden extensions) and that the development be contained by a line marked as per the plot plan accompanying this spreadsheet. It is thought a small number of larger market dwellings would compliment conversion of the existing barn.	See comment re SCOPs above	
AMBER	SCOP 12	3.86H	N/A	The site is potentially suitable for allocation in the Neighbourhood Plan for employment use, subject to any proposal ensuring it complies with Local Plan Policy LP5.		CD7?		FP2 supporting business, FP2 providing local services, LPS local employment jobs		This site is currently owned by P Baumber who has indicated the land is available for development		This site is unsuitable for residential development it will enclose the existing developed envelope and in a prominent location. Suitability for industrial/commercial use should be considered in the context of the Metheringham area in general having regard to employment opportunities, demand for industrial/commercial opportunities in the wider locality and the suitability of other sites. As such the NPS, whilst encouraging business growth in the parish, having taken advice from planning consultant do not consider it appropriate to allocate land for this purpose within the plan						
GREEN	SCOP 15	0.53	15					LP2 development LP4 Cat 1 brownfield site	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.5.1 biodiversity ref GDP 4.2.3 street network	This is "the Limes site"		This site is the subject of pre planning consultation for development with a 16 units supported living complex. The NPS having taken due advice from our planning consultant consider this site as being unavailable for residential development of a type which would be considered as contributing to village growth						
AMBER	SCOP 16	0.1H	2	The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue mitigated through design.	CD1 but not CD2 if green lane were to be surfaced	CD1 and CD2 (with appropriate design)	Linear arrangement of village not compromised and street network unaffected	LP2 development LP4 Cat 1 site within settlement LP7 views into countryside	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.4 boundaries	This site is currently in the ownership of Blanket Estates who have stated the land is available for access to the village	This site can only be accessed either via SDP Village Lane, or via a 15m via "Village Lane". The owner has indicated that an arrangement with the owner of SCOP 15 has been explored but has proven inconclusive	Access from Village Lane would require it being surfaced resulting in a loss of amenity value and a valuable green area to the village	The requirement to access this site by Village Lane involving substantial off-site costs render it unsuitable for smaller market or affordable dwellings	Unsuitable	None	As access to this site is problematic and ability to do so unproven it is recommended it is not allocated for development	0	
AMBER	SCOP 17	0.85H	22	The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue can be mitigated through design. In addition access would have to be upgraded	CD1 if limited to Eastern end and Eastern The Limes that not CD2 if green lane were to be surfaced	CD1 and CD2 (with appropriate design)	Linear arrangement of village not compromised and street network unaffected	LP2 development LP4 Cat 3 site edge settlement LP7 views into countryside	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.4 boundaries	This site is currently in the ownership of Blanket Estates who have stated the land is available for development	This site can only be accessed either via lane to the East of the Limes which has recently required consent for 2 dwellings, or via Village Lane. The owner has indicated that no arrangements for access with adjoining land owners exist	Access from Village Lane would require it being surfaced resulting in a loss of amenity value and a valuable green area to the village	The requirement to access this site by Village Lane involving substantial off-site costs render it unsuitable for smaller market or affordable dwellings	Unsuitable	None	As access to this site is problematic and ability to do so unproven it is recommended it is not allocated for development	0	
AMBER /RED	SCOP 18		145	Site as a whole not in conformity with LP2 but potential for small scale development with each end adjacent to main street	CD1 and CD2 (with appropriate design)	CD1 and CD2 (with appropriate design)	Linear arrangement of village not compromised and street network unaffected	LP2 development LP4 Cat 3 site edge settlement LP7 views into countryside	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.4 boundaries	This site is owned by the Blades family who have indicated that the site is available for development	The site has road frontage in the form of the current field adjacent to the chapel and the car park in the chapel is in the same ownership	Development of a small part of the site is not considered to have significant environmental impacts.	This site about existing buildings and is considered suitable for smaller market and affordable dwelling to be a single storey dormer type to match overlooking and blend with existing development	This is considered a suitable site for a mix of affordable housing to be procured through procurement issues being overcome	Potential site for smaller market and affordable dwellings	Allocation of a small part of this site is recommended as the owner has responded positively to the suggestion of a mix of smaller market and affordable housing. To preserve the linear development of the village and prevent intrusion into open countryside, the land allocated for development would be restricted to the northern boundaries of existing dwellings in the field. Incorporate a green gap to retain the rural aspects of this part of Main Street with development being restricted to around 7 units/one allocated site (see?)	7	
AMBER /RED	SCOP 21		11	PPP awarded for 50w (Ref 20/0277 & 20/0285)						Site has consent for 2 dwellings - removed from consideration								
AMBER /RED	KG 4		12	The site is currently in use as a site within the existing development footprint. The site is located at a key location in the village the entrance to Church Lane and contains mature trees. The site is in close proximity to Grade 2 The Manor House and The Farmstead and any development would need to be limited and would require sensitive design. The site is potentially suitable for allocation in the Neighbourhood Plan	LP2	Does not comply with CD1 and unlikely to satisfy COS	Does not compromise linear form of village and could be accommodated within street network without cause development	LP2 development LP4 Cat 3 site within settlement	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.4 boundaries	This site is owned by the Hazle family who have indicated the site is available for development	The site forms a readily accessed prominent area of open space within the village and incorporates some mature trees	Development of this site is considered by the majority of NPS members as being detrimental to both Green and unnecessary	Unnecessary		The owner of this site has indicated that if part of this site were allocated for 2 market dwellings the remainder would be given to the Community as public open space	The NPS as a whole recommend that no part of this site is allocated for development. It is a prominent open space affecting open views of the barns and manor and development is unnecessary given the land available at KG6 is sufficient to meet the needs of the village. Advice from planning consent considers development on this land a highly problematic and unlikely to be approved	0	
GREEN	KG 6	0.38	11					LP2 development LP4 Cat 3 site within settlement	GDP 4.2.1 character led design ref GDP 4.2.2 growth pattern ref GDP 4.2.3 street network ref GDP 4.4 boundaries	This site is readily accessible	This site currently comprises agricultural buildings and yard	This site is considered suitable for a mix of smaller buildings and yard incorporating a barn conversion	Affordable housing maybe difficult to procure in KG particularly on a "green" site	The owner has indicated a willingness to incorporate smaller market dwellings in a development of this site	This site is considered suitable for a mixed development of 6 dwellings which will satisfying requirements and needs in rocky Green	6		