

Placemaking Plan Site Assessment Report

Parish Name:	Timsbury
Date that the Placemaking Plan site assessment were received:	December 2013
Date of the Stage 2 surveys:	Tuesday 8 th July 2014

B&NES will assess and compare the suitability of sites proposed for allocation and designation for inclusion in the Placemaking Plan. It is essential that all site allocation decisions can be justified and that they are supported by a clear audit trail. To this end, the Placemaking Plan site assessment process has been designed to:

- Take account of national planning policy
- Be transparent so that any parish/Town Councils can clearly see the process that has been undertaken
- Ensure that development takes place in sustainable locations or contributes to making existing settlements more sustainable
- Enable very unsuitable sites to be filtered out early on in the appraisal process
- Provide a basis for comparison between sites

B&NES have adopted a two stage approach to the assessment of sites and assets to be protected that have been submitted by town & parish councils for potential allocation or designation in the Placemaking Plan.

Site Selection

Stage 1

In the first stage, the Council reviewed all '*character assessments*' and '*site allocations*' documents for validation. All character and site assessments were reviewed to ensure that the Planning Toolkit methodology had been applied correctly. A validation report has been supplied to all relevant Town & Parish Councils.

The Parish/Town Councils have the opportunity to review the Council's feedback and undertake any further work necessary and/or respond to and discuss the concerns that the Council have raised.

Stage 2

Stage 2 will now have two sub stages. Stage 2a, which is an assessment of the broad sustainability of sites and stage 2b which is a more detailed and specialist assessment of the sites in relation to their suitability and deliverability.

Stage 2a – Site sieving

The objective of this stage is to ascertain whether any of the sites are subject to constraints that render them wholly unsuitable for allocation. Stage 2a site assessments involves more detailed and specialist assessment of the sites in relation to their suitability and deliverability. Input from specialist departments within the B&NES is used to ensure that only potentially deliverable sites are surveyed during the summer of 2014. The specialists are assessing whether the sites:

- are in accordance with and will deliver the policy framework that is set out in the B&NES Core Strategy would best relate to the existing built up area of the settlement and would be compatible with surrounding land uses
- are available for development in the short term and/or subject to major constraints

Sites that perform poorly against the criteria detailed above will not be carried forward.

Stage 2b - Site surveys/detailed assessment

Building on the work undertaken by the Town & Parish Councils, B&NES have undertaken detailed assessment work on every potential site that has been deemed suitable for survey during June and July 2014. The site surveys involved the specialists from the different Council departments undertaking site surveys and assessing the following site suitability considerations:

- *Accessibility* – It is important that new developments are appropriately located in relation to services, facilities and the communities that will use them
- *Environmental impact* – The degree of impact on the character and appearance of an area, the built and historic environment, biodiversity and other environmental assets / resources will be assessed
- *Physical constraints* – The existence of constraints such as flood risk, contamination, and the suitability of vehicular access to the site will be assessed. Highway network capacity will be assessed separately for the preferred selection of sites
- *Owner intentions* – B&NES must allocate sites which have a realistic chance of coming forward for development within the Placemaking Plan period. The availability of a site for development is a key factor which needs to be taken into account. Land ownership details will be required

Site assessment- Timsbury

Site Information	
Site name	Land West of Southlands Drive
Site location	Land West of Southlands Drive
Parish	Timsbury
Site survey date	Tuesday 8 th July 2014
SHLAA reference	TIM8
Parish site name	TIM8
Placemaking Plan reference	SR13
Site area	2.1ha
Current use of the site	Pasture land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70% efficiency due to the shape of the land) approximately: 44 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • RA1 Village as identified in the Core Strategy • Site is outside the Housing Development Boundary
Planning history	None
Has the site previously been considered in a Local Plan inquiry or by a Planning Inspector during an appeal?	No
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> • The field is irregular in shape and is in pasture; it was formerly parkland associated with Timsbury House. • The sloping part of the site is enclosed by residential developments of varying character to the west and east • There is more of a sense of openness on the plateau, which is bounded to the north by the historic Ha-Ha • Overhead power cables are sited along the west side of the site • Most of the local facilities are within a 20-minute walk • Site access is regarded as “poor”. There is a ‘ransom strip’ adjacent to the end of Southlands Drive, but this road is long and tortuous • There is a farm gate opening onto the top of Loves Hill, and exiting traffic at this side would cause major problems • The field has supported the following species: bats, owls, pheasants and slow worms • A meadow flora includes cowslips and orchids • The site is reported as unsuitable for allocation • This very useful amenity would no longer be available to inhabitants of the adjacent Leonard Cheshire Home

Is the site within a Neighbourhood Planning area?	Timsbury Neighbourhood Plan area was designated 2 nd January 2014
Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Steep south-facing slope rising to include a small part of the plateau at the northern end • The site is covered by pasture land • There is a mixture of two storey houses and larger detached houses with large gardens • The older 17th, 18th and 19th Century houses are built of natural bath stone and white lias
Agricultural land quality	Further investigation is required
Adjacent uses	<p>North: agricultural and/or pasture land</p> <p>East: housing</p> <p>South: housing</p> <p>West: Greenhill House and gardens</p>
Access to services	<ul style="list-style-type: none"> • The doctors surgery is approximately 661m from the proposed site • It is approximately 980m to the primary school • It is approximately 999m to the Timsbury village hall and playing field • The distance to the local shops is approximately 1.1km
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues were reported during the site visit
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> • Site is steeply south-facing slope which rises to include a small part of the plateau at the northern end • The field is irregular in shape and is in pasture, it is parkland associated with Timsbury House • The sloping part of the site feels enclosed by residential developments of varying character to the west and east • There is more of a sense of openness on the plateau. • The southern end of the site could accommodate housing provided that the plateau to the north of the site is retained as open green space • Development would have a high impact on the plateau landscape if it was on the plateau part of the area • The exclusion of development from the plateau and retaining the area as open and planted space would effectively protect the skyline from development • Sensitive design of layout, planting and use of materials could effectively mitigate the impact of development on the

	<p>adjacent listed building, address mid distance views, allow space for large trees on the hillside and ridge to respect / improve village character, respect the traditional character along Loves Lane (access site off Southlands Drive</p> <ul style="list-style-type: none"> • If development extends in the plateau mitigation of skyline development would not be effective • A development to the south of the site that protects the plateau could be suitable on this site.
Landscape and visual amenity	<ul style="list-style-type: none"> • Views across Clansdown
Ecological impacts	<ul style="list-style-type: none"> • No ecological records held; aerial photos indicate boundary hedgerows to consider for retention
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> • TPO assessment would be required for the trees on site (In response to the site assessment Environment Team TPO Assessment has been triggered June 2014
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> • Considerable distance from conservation area. • Low stone wall on road frontage contributes to local character/distinctiveness • Greenhill House adjoining is not listed but is a local heritage asset. Its setting is of importance • To the west of the site are the grade II listed gates, piers and walls to the end of Rennys drive which is itself Grade II listed Space between these and any new development would be essential to ensure their settings are respected • The footpath to the north (The Ha Ha) may be on the line of a former ha ha landscape feature - which would require investigation • Development may be considered acceptable in principle from a heritage perspective provided it strongly respects local character
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • To the north of the site is a historic Ha-Ha (which is a recessed landscape design element that creates a vertical barrier while preserving views) • 88m west is the Grade II Listed Renny's • 100m west is the Grade II Listed gates, piers and flanking walls at end of drive and about 100m's south east of Renny's • 163m west is the Grade II Listed Vale House • 171m south west is the Grade II Listed gates, piers and flanking walls, 30m's south of Vale House <p>Approximately 198m east of the site is the Grade II* Listed Church of St Mary the Virgin and there are Grade II six Listed Building</p>
Archaeology (SAM etc)	<ul style="list-style-type: none"> • Further investigation and screening would be required
Proximity to Archaeological	<ul style="list-style-type: none"> • Further investigation is required

sites	
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> • A PROW (Ref: CL21/17) runs parallel to the northern boundary of the proposed site
Infrastructure	
Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	<ul style="list-style-type: none"> • Low flood risk
Structures on site	<ul style="list-style-type: none"> • There are no structures on the site
Access and highways	<ul style="list-style-type: none"> • The site is located on the northern side of Loves Hill a classified road with a 30mph speed limit which requires that visibility splays off 2.4m x 43m are provided to comply with Manual for Streets which cannot be achieved at this location • Due to the narrow footways, the restricted width of the site adjoining the highway and as the site is on the inside of a bend the visibility splays would need to be achieved from 3rd party land • Alternative access could be achieved from Southlands Drive- this will require further investigation
Availability and Achievability	
Is the whole site available for the proposed use?	The landowner has been identified and is willing to develop the land
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	The steep topography of the site provides a potential constraint to development and to achieving suitable access. Alternative access would need to be achieved from Southlands Drive
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development	

Site Information	
Site name	Wheelers Yard
Site location	North Road, Timsbury
Parish	Timsbury
Site survey date	Tuesday 8 th July 2014
SHLAA reference	TIM1
Parish site name	TIM1
Placemaking Plan reference:	SR14
Site area	1.48ha
Current use of the site	Derelict former manufacturing building block
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (80% efficiency due to the shape of the land) approximately: 24 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • RA1 Village • Site is outside the Housing Development Boundary
Planning history	<ul style="list-style-type: none"> ▪ A planning application for 27 dwellings was refused in 2003-09/02468/FUL, erection of 27no. dwellings, office accommodation and formation of new vehicular access following demolition of existing buildings-application withdrawn
Has the site previously been considered in a Local Plan inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> • An appeal against the non-determination of subsequent application for 37 dwellings and office space (07/03509/FUL) was dismissed in July 2008. The application was refused as the proposal would bring an over-intensive urban grain to the appeal site. There were also other issues which the applicant had not addressed satisfactorily in the planning application
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> ▪ A brownfield site on the south side of Hayeswood Road/ North Road at its junction with The Avenue ▪ Of the total site, about 1.0ha was previously used for the manufacture of concrete blocks, while the remainder of the site (to the south and east) comprises part of the Batch, a former colliery spoil heap, which is covered with trees that are the subject of a Tree Preservation Order ▪ There is at least one capped mineshaft within the site ▪ The present the site is an eyesore, but with great potential ▪ The adjacent wooded area is an asset ▪ Reported fauna includes deer, foxes, squirrels, hedgehogs and a good variety of birds; birds sited include owls and buzzards ▪ Wildlife corridors are present. ▪ The environmental value is assessed as medium ▪ Mixed use of housing and business, which would allow for about 25 residential properties with some business accommodation on the site

	<ul style="list-style-type: none"> ▪ With dialogue with the business sector positively opened, such matters as improved access, quality of development, potential business uses could be discussed with the owner who said he plans to make an outline planning application within the next 2-3 years
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • Timsbury Neighbourhood Plan area was designated 2nd January 2014
Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> ▪ The land rises to the south-east to a wooded batch, most of which is located outside the site boundary ▪ The site is on a higher level than both adjacent highways, and the highway boundaries are marked by stone retaining walls ▪ Part of the site is covered by hard standing ▪ In general, the existing residential development in the village is two-storey, though there are higher blocks of flats at Conygre Green
Agricultural land quality	<ul style="list-style-type: none"> • Further investigation is required
Adjacent uses	<p>North: There is a playing field with associated buildings and the Conygre Hall, which is the village's main public hall</p> <p>East: Beyond the Batch, to the east, there is residential development which fronts North Road and Conygre Green</p> <p>South: There are further dwellings</p> <p>West: Open agricultural land</p>
Access to services	<ul style="list-style-type: none"> • It is approximately 29m to the Timsbury village hall and playing fields • The doctors surgery is approximately 246m from the proposed site • The distance to the local shops is approximately 340m • It is approximately 513m to the primary school
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues reported during the site visit
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> ▪ The wooded character of the site and its location on the edge of the open countryside gives the site a rural character should be considered by any potential development
Landscape and visual amenity	
Ecological impacts	<ul style="list-style-type: none"> ▪ The eastern half of the site includes land listed in the National Forest Inventory, no other ecological records are held

	<ul style="list-style-type: none"> ▪ Aerial photos indicate further mature trees to south of site, and buildings that could be used by bats / birds. Development potential likely to be limited to existing built footprint
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> • The Batch, a former colliery spoil heap which is now covered with trees that are the subject of a Tree Preservation Order
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> ▪ Previously developed site – associated with mining industry ▪ Now derelict state ▪ Considerable distance from the conservation area ▪ Confirmation required that there are no buildings or structures (industrial heritage) surviving from the mining use which may have value and should be retained as part of a scheme ▪ A full site and desk based assessment of known and unknown heritage assets is required ▪ There is an opportunity to create a ‘landmark’ building at the road junction
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • The Grade II Listed Home Farm which is approximately 256m south east of the proposed site • Grade II Listed no’s 1-4 Crock Barton Street is approximately 248m south east of the proposed site • The Grade II Listed Rectory is approximately 138m south east of the site • Approximately 114m north of the site is the Grade II Listed Pitfour House, Grade II Listed pair of Gatepiers and Grade II Listed Church Farm • The Grade II* Church of St Mary the Virgin is approximately 176m south west of the proposed site and associated six grade II structures
Archaeology (SAM etc)	<ul style="list-style-type: none"> • None
Proximity to Archaeological sites	<ul style="list-style-type: none"> • None
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> • None
Infrastructure	
Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk	<ul style="list-style-type: none"> • Low flood risk.

(zone/drainage)	
Structures on site	<ul style="list-style-type: none"> Needs further investigation
Access and highways	<ul style="list-style-type: none"> The site is located between on the eastern side of The Avenue, a classified road with a 30mph speed limit which requires that visibility splays of 2.4m x 43m are required to comply with the Manual for Streets. A Stage 1 Safety Audit would need to be submitted with any application to ensure that the junction layout was not detrimental to highway safety. Visibility splays are likely to be achievable dependent on the location of the access but would require relocation the boundary wall to the rear of the splay
Availability and Achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> Approximately 1ha is available for development.
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	<ul style="list-style-type: none"> In view of the past uses of the site for mining and for industrial purposes there is a high probability that the site is contaminated. Therefore a Site Investigation Report would be required with any planning application.
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	

Site Information	
Site name	Landsdown Crescent
Site location	Land East of St Mary's School
Parish	Timsbury
Site survey date	Tuesday 8 th July 2014
SHLAA reference	TIM5
Parish site name	TIM5
Placemaking plan reference:	SR15
Site area	2.6ha
Current use of the site	Agricultural Field (pasture and grazing)
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (80% efficiency due to the shape of the land) approximately: 62 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • RA1 Village • Site is outside the Housing Development Boundary
Planning History	<ul style="list-style-type: none"> ▪ The site was identified as a 'Visually Important Open Space' under Policy BH.15 in the B&NES Local Plan 2007
Has the site previously been considered in a Local Plan Inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> ▪ No
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> ▪ The site is flat pasture/grazing land, with both a public footpath and overhead power lines crossing the site ▪ There are wide views of Farmborough Common to the north and Lansdown (Bath) to the north-east. To the east there is a view of Tunley ▪ Laterally, buildings bound the site. • The wildlife is reported as 'varied' • In Stage 1 the site was assessed as 'unsuitable for allocation, although a different group of assessors may have reached a different conclusion' • The site would overall provide a unique opportunity to enable a new school to be built as a result of cross-funding being available from a number of sources and re-configuring of land uses • A new road/pedestrian/cycle access from Lansdown View, also being part paid for, resulting in less traffic congestion close to the village centre than at present and safer non-car access • The conditions from the landowner above are highly beneficial to the village • The site is close to the core centre and services of the village • The effects on wildlife would be minimal due to it being a low

	<p>quality farmland</p> <ul style="list-style-type: none"> • The current open nature of the site provides valued open views of Farmborough Common and distant Lansdown, as expressed in the current planning policy • There is a public right of way across the field • A new access road at the west of the site would still enable full view of Farmborough Common • Views over the eastern section where the owner would not allow development would be protected • The owner has given a condition to 'permit views over the countryside', thus with careful site design protecting much of the views may be possible
Is the site within a Neighbourhood Planning area?	Timsbury Neighbourhood Plan area was designated 2 nd January 2014
Site Characteristics	
<p>Site description</p> <p>(including topography and surrounding land uses)</p>	<ul style="list-style-type: none"> ▪ Relatively flat however the site does slope downwards towards the Farmborough Common ▪ The site was covered by arable crops ▪ Brambles (<i>Rubus fruticosus</i>), common nettles (<i>Urtica dioica</i>) and large trees border the site ▪ two storey semi-detached buildings and bungalows ▪ The main materials are render, brick and reconstituted stone ▪ The roofs are concrete tiles with coloured sand finishes ▪ There is a row of ten garages adjacent to the site
Agricultural land quality	Further investigation is required
Adjacent uses	North: The St Mary's School playing field
	East: agricultural Land
	South: housing
	West: St Mary's primary school and housing
Access to services	<ul style="list-style-type: none"> • The distance to the local shops is approximately 172m's • It is approximately 285m to the primary school • It is approximately 316m to the Timsbury village hall and playing fields • The doctors surgery is approximately 869m from the proposed site
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues reported during the site visit.
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
<p>Landscape character</p> <p>(of the site and immediate</p>	<ul style="list-style-type: none"> • The local character of the site area is semi-rural in nature due to the proximity of the adjacent housing estate along Lansdown and the housing at the Mead.

area)	<ul style="list-style-type: none"> • Open countryside lies mostly to the north and east of the site. • Important view across open countryside to knoll at north of the site. • Site acts as a green wedge which is an important characteristic of Timsbury village. • The dense tree screen along the western boundary must be protected. The tree crowns spread some metres into the field which has a knock on effect on any development. A Tree Preservation Order may be required.
Landscape and visual amenity	<ul style="list-style-type: none"> ▪ Wide and long views of Farmborough Common to the north ▪ Views towards Lansdown (Bath) to the north-east ▪ To the east there are views of Tunley ▪ There are long views towards the Cotswolds AONB ▪ There are also long views towards Beckworth Tower in Lansdown
Ecological impacts	<ul style="list-style-type: none"> • No ecological records held; • aerial photos indicate boundary hedgerows to consider for retention & enhancement
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> • TPO assessment would be required for the trees on site (In response to the site assessment Environment Team TPO Assessment has been triggered June 2014 • There is an Oak Tree on the site boundary which will need to be investigated
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> ▪ Considerable distance from conservation area and other heritage assets ▪ Important view across open countryside to knoll at north of the site ▪ May be an opportunity to develop the adjacent garage blocks
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • Approximately 126m's south of the site is the Grade II Listed Stables which are 40m north east of Parishes House • Approximately 142m south of the site is the Grade II Listed Balustrade, 15m's north of Parishes House • The site is approximately 152m outside of the Timsbury Conservation Area • Approximately 164m south of the site is the Grade II* Parish's House
Archaeology (SAM etc)	<ul style="list-style-type: none"> ▪ 406m north of the proposed site is a SHINE (ref: DBN3711). The SHINE is a site of two bronze age chambered barrows at Wall Mead, largely excavated in C19 and c20, with associated bronze age cist burials ▪ 706m east of the site is a Scheduled Ancient Monument, the Hillfort west of Tunley Farm
Public Right Of Way (PROW) (on or adjacent to the site)	A PROW (Ref: CL21/11) runs from the south west corner to the eastern edge of the site

Infrastructure

Availability of utilities infrastructure-e.g. water/gas/electric	The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	Low flood risk
Structures on site	<ul style="list-style-type: none"> ▪ There is a 11kv line and substation running through the north east of the site
Access and highways	<ul style="list-style-type: none"> • The site is located in Timsbury to the north of Lansdown Crescent, a residential road with a 30mph speed limit. B3115 North Road, a busy classified road is located at the western boundary of the site and forms a junction on the bend with Lansdown Crescent • The most suitable location for a vehicular access would be close to 21 Lansdown Crescent where good visibility can be achieved and where additional vehicle movements generated by the development would not impact on the junction with B3115 North Road and there is no reason why an access in this location could not be used to serve 25 dwellings on the western side of the site • The current proposal would be to provide the access road from the western side of the site adjacent to Meadclose, North Road but this would cause conflicting movements between vehicles on North Road with those turning into or out of Lansdown Crescent and the new access road which would be detrimental to highway safety and would not be acceptable. The effects of the development on highway safety could be mitigated by providing improvements to the junction which would be likely to take the form of a small roundabout if land is available to accommodate the highway layout and associated works such as signs and road marking. • A mini roundabout would not be acceptable in this location. • A development of this size would be required to provide a Traffic Statement with any application which would need to show analysis of junction capacity and traffic flows at North Road/Lansdown Crescent and an Arcady analysis for the roundabout. • A Stage 1 Road Safety Audit would also be required. The applicant would also be advised that roads would be adoptable under S38 Highways Act and would therefore be required to be designed and built to appropriate highway standards including provision for a turning head for refuse and emergency vehicles
Availability and achievability	
Is the whole site available for the proposed use?	The land owner has been identified and is willing to develop part of the land. The area available would not extend beyond the end

	of the school playing field, thus permitting a view over open countryside
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	The land has been previously identified as a ' <i>Visually Important Open Space</i> ' in the adopted Local Plan 2007 and therefore the redevelopment of this site may cause residents to object quite strongly
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	