

Ashover Neighbourhood Plan Supporting Evidence – Site Selection Technical Analysis – Appendix 1.

	Fallgate	Land Off Ashover Rd adjacent to housing development, Kelstedge	Land off Ashover Rd (larger site), kelstedge	Land off Ashover Rd (smaller site), Kelstedge	Vernon Lane, Kelstedge	Hockley Lane	Narrowle ys Lane/Butt Rd	Narrowle ys Lane/Moor Rd/Cripton Lane	Narrowle ys Lane/Cripton Lane	Land off Moor Road	Field adj Grange Farm	Land Off Hill Side nr St Ermys	Land Off Cripton Lane
Can the site accommodate five or more dwellings?	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site located within the Green Belt	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site susceptible to fluvial or surface water flooding?	G/A	G	G	G	G	G	G	G	G	G	G/A	G	G
Where is the sites location in relation to the existing settlement boundary?	A	A	A/R	A	A	A	A	A	A	A	A	R	A
Are there any hazardous risks?	G	G	G	G	G	G	G	G	G	G	G	G	G
Will the development harm any designated conservation sites (SACs and SPAs?)	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site available for development?	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site available within the first five years?	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site within the vicinity of proposed HS2 line?	G	G	G	G	G	G	G	G	G	G	G	G	G
Can suitable access be made to the transport network?	G/A	G	G	G	A	G	G	G	G	G	G	A	G
Will the site impact upon highway	G/A	G/A	A	G/A	A/R	G/A	G	G	G	G	A	G/A	A

safety or highway capacity?													
Are there any land stability constraints?	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site previously developed?	A	A	A	A	A	A	A	A	A	A	A	A	A
Will development of the site be compatible with existing and/or proposed neighbouring land uses?	G	G	G	G	G	G	G	G	G	G	G	G	G
Is the site located within a Local Settlement Gap General Area?	G	G	G	G	G	G	G	G	G	G	G	G	G
What is the impact on nature conservation assets?	G/A	G	G	G/A	G	G	G	G	G	G	G	G	G
What impact does the site have on the local landscape character?	G	G	G	G/A	A	G	R	R	R	G/A	R	R	R
Will the development impact on the Green Infrastructure networks in the vicinity of the site?	G	G	G	G	G	G	G	G	G	G	G	G	G
What is the impact of development on heritage assets?	G	G	G	G	G	G/A	G	G	G	G	G	G	G
Will the development impact on the existing built form or character?	G/A	G/A	A/R	A	A	G	A/R	A/R	A/R	G/A	A	R	A/R
Will the development result in the loss of best and most versatile agricultural land?	G	G	G	G	G	G	G	G	G	G	G	G	G

Are there any pylons or high voltage overhead cables on the site?	G	G	G	G	G	G	G	G	G	G	G	G	G
Has the site access to key services and facilities by foot or public transport (GP practice, primary school, secondary school, post office, supermarket/convenience store)	A	G/A	G/A	G/A	G/A	G	G	G	G	G	G	R	G
Will development impact on employment opportunities?	G	G	G	G	G	G	G	G	G	G	G	G	G
Does the topography have an impact on the site?	G	G	G	G	G	G	G	G	G	G	G	A	G
Based on the analysis of the previous criteria can this be delivered in the next five years?	G	G	G	G	G	G	G	G	G	G	G	G	G