

Marton Moss

Housing Site Allocations Appraisal

Revised August 2022



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Introduction

1. All the sites put forward during the Call for Sites process were considered by consultants AECOM and the results of their work are shown in the separately produced Site Options and Assessment Report published in July 2020. This used a standard methodology for assessing the suitability of the suggested housing sites based on ready availability of data from on-line sources. It also took account of what can be deduced from visual surveys – aerial photography and in-person site visits. However, in essence the assessment work was predominantly a ‘desk-top’ exercise and done without directly consulting other, expert organisations.

2. This document, the Housing Site Allocations Appraisal, seeks to take forward the AECOM work with more in-depth consideration of the respective attributes of each site and supplements this with the responses made from expert agencies at the Evidence and Policy Options stage of preparing the Neighbourhood Plan in the summer of 2020. At the Regulation 14 Draft Plan stage four further sites were suggested plus another suggestion to extend one of the proposed allocations. Those further suggestions were made using an assessment form covering the same factors considered by AECOM but some of the information supplied was incorrect. This document appraises those additional sites using the correct information. The purpose of this revised Appraisal is to inform which of the suggested sites should be proposed as housing allocations in the Regulation 16 Draft of the Marton Moss Neighbourhood Plan. As a result of the further comments made by expert agencies at the Regulation 14 stage several of the originally suggested sites now have a poorer appraisal rating and are no longer proposed for housing allocation in the Neighbourhood Plan as now published for Regulation 16 submission.

Appraisal Approach

3. The information now presented in this Appraisal takes account of all but one the ‘Suggested Criteria for Allocating Sites for Housing Development’ as published for the Evidence and Policy Options engagement of the Neighbourhood Plan – see Appendix A. The criteria were overwhelmingly supported by respondents to the engagement – receiving the backing of 93% of those who replied. A few respondents were a little unclear about the relationship of the criteria to AECOM’s work. The criteria were developed later and have now been used to take forward and add to the AECOM work through this Appraisal. The excluded criterion is the economic viability of developing each site for housing. Following the Evidence and Policy Options consultation it was decided it was more appropriate to consider this matter more generally through the Housing Site Viability Study produced by consultants AECOM and the Local Commentary on that produced by Envisionuk.

4. All but two of the sites considered by AECOM have been appraised. The two omitted were numbered MM12 and MM17a. In both cases AECOM found these to be not ‘available’ either because they had planning permission for another use or were already being developed for housing. All the other sites assessed by AECOM are included in this Appraisal including those found to be ‘unsuitable’ in the Site Options and Assessment report. So those sites have been given another ‘chance’ to be found acceptable for allocation and appraised in the same way as those found to be ‘suitable’ or ‘potentially suitable’ by AECOM.

5. To help readers appreciate the outcomes of the Appraisal the development opportunities and constraints affecting housing proposals at Marton Moss are explained below.

Development Opportunities and Constraints

Open Land Character

6. The semi-rural character of the Neighbourhood Area with numerous plots of open land largely unoccupied by buildings, or comprising large gardens, together with some derelict sites, present various opportunities for development. However, extensive new building would spoil the pastoral appearance of the Moss. The Marton Moss Major Open Land Study identifies the important large tracts of predominantly open land that significantly contribute to the character of the Area. The Marton Moss Design Guide advises that such land should not be built on. Furthermore, some respondents at the Evidence and Policy Options Stage of engagement pointed out how smaller open areas are also 'intermingled' within the more built-up parts of the Moss and so further add to the overall character of the area. This is reflective of the typically low-density nature of existing housing which is another key aspect of the Design Code – restricting the densities of new residential development so as to be in-keeping with the Area.

Biodiversity

7. Much of the Area's surviving biodiversity and wildlife importance is mainly limited to and bound up with the historic dyke network associated with the original draining of the Moss and the subsequent horticultural activities. Today this system of watercourses has partially fallen into disrepair or in places is piped underground (culverted). Nevertheless, where they are open, the channels provide a habitat for small mammals and amphibians as well as a range of invertebrates. Aside from the dykes, there are only a few significantly sized remaining still water bodies in the form of ponds, including a commercial fishing lake.

8. The dykes are often bounded by hedges and lines of trees, but areas of woodland are limited to a few local locations – most notably bordering the south eastern and south western boundaries of Midgeland Farm where there is a substantial belt of trees that extends eastwards into Fylde Borough and acts as a significant wildlife link. This tree belt is recognised as a Priority Habitat of which there are a few others dotted around the Area, mostly comprising the sites of traditional orchards or remnants thereof. In terms of Priority Species snipe, redshank, lapwing, grey partridge, and corn butting birds are present.

9. In respect of other species reported by local people, buzzards have been seen nesting between Midgeland Farm and Midgeland Road South and foxes are commonly spotted across the Moss. However, a key location of biodiversity is the open land between Chapel Road and Yeadon Way. Apart from some cattle/horse grazing, much of this area has been under-used or not used at all for many years. There is some marshy land here of wildlife significance - including a 'County Level' Biological Heritage Site with a locally rare plant species, and also a pond.

10. The biodiversity of the Neighbourhood Area is, like many settled places, influenced by many years of human land use. However, the decline and almost complete demise of intensive market gardening in last few decades has given wildlife a chance to recolonise some of the open and less used land. There is though, an opportunity to achieve a greater recovery of nature through careful use and development of land. This matter is considered in more detail in the Marton Moss Biodiversity Strategy.

11. The prospect of permitting appropriate residential development on the Moss is also affected by nearby sites of wildlife significance. The relatively proximity of two Sites of Special Scientific Interest (SSSI) are a potential constraint on development. Marton Mere, also a Local Nature Reserve, is situated about 1.5 km to the north of the Neighbourhood Area and is important for wildfowl, dragonflies, butterflies, bats, and orchids.

12. The other nearby SSSI is the Lytham St. Anne's Dunes site about 3 km south west of the Moss which is important for its rich variety of nationally scarce or locally uncommon flora and wide range of invertebrate fauna. The Neighbourhood Area falls at least partly within the Impact Risk Zones (consultation areas) of these SSSIs, most relevantly for residential development proposals up to 10 dwellings in size. This matter was considered in the Marton Moss Site Options and Assessment.

13. Further potential 'outside' constraints on development in the Neighbourhood Area are the nearby marine/coastal based nature sites of European significance of the Ribble and Alt estuaries and in Morecambe and Liverpool Bays between 3 and 15 km away. Most pertinently for Marton Moss, these are particularly important habitats for a wide range of birds. A little further away is another significant wetland bird habitat of European importance - the inland lake of Martin Mere 18 km to the south, in West Lancashire District. Whether or not the Neighbourhood Area serves as a foraging or roosting place for birds using these wetland/marine habitats is considered in the Habitat Regulations Assessment.

Archaeology and Agricultural Land Quality

14. The land between Chapel Road and Yeadon Way, being an area of Ancient Enclosure (pre-1500), is also of high archaeological potential and as such any development proposals here would need to be subject to prior investigation of buried remains and artefacts. However, from an agricultural land perspective the soil here is of average quality - Grade 3, whereas in much of the remainder of the Moss it is classed higher, at Grade 2. Where such high-quality land exists in large holdings there is a presumption in favour of it not being lost to development as it should instead be used for highly productive agriculture. However, on the Moss the holdings are typically small – about half a hectare (approximately an acre) in size. Holdings of this scale are barely viable even when used as intensive horticultural units as the almost complete demise of market gardening locally testifies.

Minerals and Landfill

15. Small parts of the Neighbourhood Area, in the vicinity of Midgeland Farm and next to the nearby School Road junction, are revealed on mineral safeguarding maps. This normally means the underlying mineral (in this case silica sand) is protected from development to allow future extraction of the resource. However, given the built-up nature of the surrounding land the deposits here are unlikely to be workable. So, minerals safeguarding is not a development constraint on the Moss. Unconnected with these deposits, the fields adjoining the Midgeland Farm buildings were landfilled with inert, industrial, commercial, and household waste in the 1960's and 1970's and are not suitable for being built on. Water and airborne emissions from this waste continue to be monitored. There are also several much smaller historic landfills scattered across the Moss where any development proposals would require prior ground investigations to check for stability and any contamination.

Building Conservation and Design

16. Approximately two-thirds of the Moss is a Conservation Area - comprising all the land south of Progress Way. Conservation Area designation is not a ban on new development. Instead, it is a means of ensuring that the character of an attractive, heritage area is preserved and where possible improved through controls over the design of new development and other physical works. The Marton Moss Design Code strongly advises that new housing developments in the Conservation Area should not be built at a density of greater than 8 dwellings per hectare and should not incorporate cul-de-sac layouts. The local character of the Moss is typified by road frontage development. The several statutory and locally listed buildings in the Area (see Appendix F of the Draft

Neighbourhood Plan) also need to be safeguarded from harm however none of the sites suggested for development directly affect any listed buildings.

17. Achieving good design that both reflects the character and vernacular architecture of the Neighbourhood Area is a key aspect of the Neighbourhood Plan. The Design Code considers the whole of the Moss and covers such matters as external building materials, building siting and landscaping. Outside the Conservation Area the Code stipulates new housing schemes should not exceed 15 dwellings per hectare and not have culs-de-sac longer than 60 metres. The density requirements of the Code and all the other design specifications will be factored into the ongoing financial viability assessment work.

Flood Risk and Drainage

18. The low-lying, largely flat terrain of the Neighbourhood Area means that avoiding flooding and maintaining effective land drainage are important considerations, irrespective of how the land is used. Flood risk mapping shows that approximately a quarter of the Area, mainly to the east of Midgeland Road between Progress Way and School Road is prone to watercourse flooding. There is also a more dispersed risk of surface water flooding, however, since 2017 two water attenuation basins have been provided in the Area to hold back runoff; one is near the eastern end of Ecclesgate Road and the other is south of Chapel Road near its junction with Stockydale Road.

19. As a place once extensively used for market gardening, an effective land drainage system across the whole of the Moss was achieved with a dense network of interconnecting dykes aligned to provide an outfall southward to watercourses flowing eventually in to the Ribble Estuary. Following the decline of horticultural production and the Moss becoming predominantly a residential area, many of the dykes are no longer maintained by occupying owners, numerous are culverted or infilled and some have been built over. This situation has contributed to local instances of surface water flooding. Blackpool Council has embarked on an initiative of contacting watercourse landowners and pursuing improvements.

20. It is a requirement that all new development on the Moss with water impervious areas (buildings and hardstandings) will need to incorporate Sustainable Drainage Systems (SuDS) to restrict site rainfall run-off levels to the same rate as that of open greenfield land. There are various types of such systems from open swales and balancing ponds to oversized pipes and underground tanks. Depending on the approach adopted, provision costs can be in the region of £10,000 for a single dwelling scheme, with lower unit costs for multi-home developments, plus there will be on-going running and maintenance expenses. Also, there is a requirement for all surface water drainage to be kept separate from foul drainage.

Public Utilities

21. No local foul water sewerage capacity constraint has been identified by the water company. In overall capacity terms the foul sewerage system has been improved in recent years with increased local pumping capacity. However, there are some properties, such as on Jubilee Lane South, dependent on septic tanks.

22. Similarly, no water supply or electricity service capacity constraints to meet the needs of the scale of new development envisaged by the Neighbourhood Plan have been made known by the utility providers. However, land south of Yeadon Way has a high voltage overhead line which further west continues underground along Whalley Road to a substation. An agreement is said to be in place obligating the electricity supply company to, at its own cost, divert the overhead line should development here be approved.

23. Mains gas provision is only available in parts of the Moss. Similarly, fibre to the cabinet broadband services have only been provided for properties along the main roads. However, 4G mobile reception is good across most of the Area, an exception is Midgeland Road South.

Highways

24. The character of the local road network is diverse. Yeadon Way runs along the northern boundary of the Neighbourhood Area following the course of a former railway line but does not provide any local vehicular access to the Moss. Similarly, further south, the modern dual carriageway road of Progress Way (A-Class road) has only two road junctions serving the Area – at Midgeland Road and Common Edge Road with no direct frontage property access allowed.

25. Common Edge Road (B-Class road) forms the western boundary of the Area and continues southwards outside the Neighbourhood as Queensway which leads to St. Annes. This is a full standard, but single carriageway heavily trafficked route and set to become more so when it serves as an access westward to the Blackpool Airport Enterprise Zone south of its junction with School Road.

26. The east-west aligned School Road (C-Class road) is similarly busy with traffic, especially during the morning and late afternoon peak periods. Between Common Edge Road and Midgeland Road this highway is full width with footways on both sides but further east it narrows with a pavement on one side only.

27. Midgeland Road runs north/south through the whole Area and is generally of full width with footways although south of Kitty Lane it narrows and loses its pavements before terminating as a cul-de-sac just short of Division Lane. There is also significant land subsidence on Midgeland Road between New Hall Avenue and School Road. Division Lane marks the southern boundary of the Neighbourhood Area and has restricted width with no footways.

28. In the north of the Area, Chapel Road is another busy thoroughfare that connects Midgeland Road with Progress Way via Cropper Road, however in parts it narrows to less than single carriageway width, without footways and has a tortuous alignment. Apart from Stockydale Road and the adopted but unmade (at least in part) Fishers Lane and Whalley Lane, all the other roads on the Moss are unadopted and in variable states of surfacing and repair. Maintenance of these roads is dependent on the willingness of the adjoining private owners to contribute to costs. All these side lanes and Stockydale Road have limited capacity to serve additional development due to restricted widths, poor alignments, and an absence of turning heads.

29. Overall, the narrow and unadopted roads are only capable of serving small scale infill type development typically for 1, 2 or 3 dwellings. The full width adopted highways can accommodate slightly larger scale housing proposals with junction capacities a limiting factor.

Public Transport

30. Much of the Moss is not well served by public transport. Bus routes only run along parts of the periphery of the Area. On Common Edge Road bus services link Blackpool with St. Annes with a service frequency of 30 minutes during the day, however north of the Progress Way junction the frequency is higher. There is also a half hourly service at the northern end of Midgeland Road to the centre of Blackpool. The nearest railway station is at Squires Gate about 2 miles from the centre of the Moss with services between Blackpool and Preston, typically one train per hour in each direction.

Walking and Cycling Routes

31. The Marton Moss Footpaths, Bridleways and Cycle Routes Study provides a full review of all the designated rights of way and opportunities for new and improved paths/routes. Unfortunately, several public footpaths at various places across the Moss are obstructed or completely blocked preventing their use. However, several of the suggested housing sites offer opportunities to resolve these difficulties and could also enable new paths to be created. There are no designated cycle lanes or signed routes within the Moss although there are less-trafficked roads that could form a cycle route network. The above-mentioned Study proposes such a route.

Places of Employment

32. Within the Neighbourhood Area there are only a few places of employment at a variety of small-scale businesses. Most working residents of the Moss are employed elsewhere. Within a 2-mile radius of the Area, to the north, north east and west, there is a wide range of larger scale businesses with more planned at the proposed Enterprise Zone. Further away there are numerous businesses located in the centre of Blackpool, 3 to 4 miles away to the north, and at Lytham St. Annes, a similar distance to the south. However, given that people have widely different jobs across a multitude of business sectors it is not feasible to appraise housing sites in terms of their proximity to some places of employment.

Shops, Community Services and Amenities

33. Other than a garden centre on Common Edge Road, there are now no shops on the Moss nor medical facilities. However, just outside, about 1 mile from the centre of the Area, near the junction of Highfield Road with Common Edge Road, there is a doctors' surgery and a dental practice, each with capacity to take on more patients, accompanied by a pharmacy. Also, close by is the nearest grocery store to the Moss. Larger supermarkets are located to the north east of the Area and to the west along Progress Way. These are each situated within 2 miles of the centre of the Moss.

34. There is one centrally located primary school (St Nicholas' on School Road) and an associated pre-school nursery here. There is also a private children's nursery at the junction of Midgeland Road and New Hall Avenue which is also well located to serve residents on the Moss. There are other nearby primary schools just outside the Area. The nearest secondary school is in the Highfield Road area, about a mile from the centre of the Moss.

35. Blackpool Council requires education provision commuted sums for all developments with a net increase of 10 or more dwellings where it is expected the development would result in a shortfall of school places of nearby schools (within a 2-mile radius for primary and 3 miles for secondary provision). As with all planning obligations, this requirement is subject to an assessment of development viability. However, the modest number of new houses envisaged by the Neighbourhood Plan is unlikely to necessitate financial contributions to fund additional school places.

36. There are few social and recreational amenities on the Moss. The Shovels, on Common Edge Road, is a popular public house and restaurant. The South Shore Lawn Tennis Club on Midgeland Road has numerous indoor and outdoor courts as well as a function room and bar. The football pitches on School Road support two amateur clubs with numerous teams, and there is a course fishery on New Hall Avenue.

37. Public open space on the Moss is limited. There are no formal parks and playgrounds. There is only one substantial area of informal open space, accessible by a public right of way and concessionary paths, located to the north of St Nicholas School. The Council imposes a requirement on all residential developments of more than

3 dwellings in size to directly provide a minimum area of public open space on site, or if this is not feasible, an equivalent financial payment to cover off-site provision.

Overall Accessibility to Services

38. Due to the absence of shops and the peripheral alignment of bus routes nowhere on the Moss can be said to have 'very good' accessibility to services. This would typically mean all main services are within easy walking distance - meaning a distance of no more than 400 metres. In broad terms, the western most parts of the Neighbourhood Area are the most accessible followed by the north. The least accessible part of the Moss is the south east.

39. Taking the distances to the 7 services as recorded by AECOM in the Site Options and Assessment and applying a score of 3 for green (the shortest) distances, 2 for amber distances and 1 for red (the longest) distances it is possible to directly compare the accessibility of each site. The results of this exercise are shown in Appendix B. However, this approach on its own is of limited value. It confirms that nowhere on the Moss is highly accessible, the greatest score achieved being 14 out of a total possible of 21. However, a key aspect of 'universal' accessibility (i.e. independent of car ownership) is proximity to a regular bus service as that can take people to all the services they need.

40. When appraising each of the suggested housing sites the overall proximity to all local services is rated, as is also the closeness of each site to a bus route, as a sub-component of the overall 'score'. Although none of the sites are so isolated from local services so as to be unacceptably located, higher density/more affordable housing developments ought to be sited on the more accessible sites as the occupiers of such homes are less likely to have access to a car.

Affordable Housing Obligations

41. In respect of obligations on market residential developments to deliver a proportion of affordable housing the Council's approach (as set out in the Local Plan Part 1 - Core Strategy) is to require on or off-site provision for schemes with a net increase of 3 or more dwellings. On developments of more than 15 dwellings, 30% are to be affordable. Developments of 3 to 14 dwellings are expected to provide a financial contribution to off-site provision. The on-going financial viability assessment work will consider the costs of affordable housing contributions.

Site Appraisals

42. The information taken into account in appraising each site suggested for housing development is presented in tabular form starting from the outcomes of the AECOM work and taking this further to cover all but one of the criteria previously consulted on, as listed in Appendix A. The exception is the financial viability criterion, an aspect which is subject to separate work as explained earlier. The information used, its source and significance in respect of all the other criteria is set out below.

Summary of the overall suitability of the site

43. This is simply the summary findings of AECOM's assessment work and whether they rated the site 'suitable', 'potentially suitable' or 'unsuitable' for housing development.

Proximity of the site to local services

44. This criterion rates the overall accessibility of each to all the services as considered by AECOM and uses the scores in Appendix B (the new site suggestions have also been rated on the same basis with their scores shown in respective appraisal tables) alongside proximity to the nearest bus route to provide a two-component outcome as shown overleaf:

Proximity to all services	Score	Proximity to a bus route	Distance
Very Poor	8 or less		
Poor	9 to 11	Poor	Over 800m
Fair	12 to 14	Fair	400-800m
		Good	Less than 400m

Site's amenity value

45. This draws together the wildlife and historic heritage attributes of each site as recorded by AECOM and adds to it the potential for pollution concerns taking account of the proximity of heavily trafficked roads and ground contamination from previous landfill operations as referred to by the Environment Agency in their representations at the Evidence and Policy Options engagement stage of the Neighbourhood Plan. Air, noise and ground pollution, plus associated land instability, may not be complete impediments to housing development but may require further investigation and remediation/mitigation measures before residential use would be acceptable.

Ability to provide road access

46. Summarises the comments received from the relevant Highway Authority.

Sustainable Drainage and Flooding

47. It is not possible to definitively assess whether sustainable drainage would be practical at the site level as not enough is yet known about the condition of local watercourses, a survey of these by the Council is on-going. Similarly, the prospect of surface water flooding of each site is difficult to pinpoint given the generality of the available data. Before development is applied for anywhere on the Moss detailed drainage investigations will need to be carried out. However, AECOM found no surface water flooding constraints for any of the sites they assessed, they did though take account of the watercourse flood risk mapping. This was the focus of the Environment Agency's attention in their Evidence and Policy Options engagement stage representations – these have been influential in the Appraisal now carried out.

Other essential infrastructure

48. All the utility service providers were consulted at the Evidence and Policy Options engagement stage; none identified any infrastructure constraints.

Other concerns or requirements stated by expert agencies

49. The matters recorded under this criterion relate to the comments of the Environment Agency. They include reference to the proximity to activities which may cause new residents to complain about -such as odours or other emissions, but these uses are regulated by the Agency to ensure compliance with official standards and so are not considered impediments to residential development. Also, the Agency has given notice where a site is adjacent to an important drainage watercourse – a Main River. This requires new construction to be set back – normally by at least 8 metres – from the bank top. This is to allow for maintenance access.

Scope to provide or fund community benefits

50. This criterion covers the on-site or nearby opportunities for housing development of the site to provide ‘planning gain’ benefits not just for the new residents but the wider community. These include specific features (watercourses and ponds pointed out by the Environment Agency) capable of providing biodiversity net gains and accessibility improvements such as improved or new footpaths. The identified opportunities would only require works of a modest scale and cost.

Contribution to achieving the Vision and Objectives of the Plan

51. This is a balanced assessment considering the benefits of developing the site for housing and the negative effects of doing so in the context of what the Plan seeks to achieve.

52. The following tabular pages set out the opportunities and constraints information and the appraisal of the criteria. There is a separate table for each site appraised. The righthand column – ‘Outcome/Impact’ is colour-coded broadly in red/amber/green manner as set out below:

Outcome/ Impact	
Very Poor/Poor accessibility	
Unsuitable for housing development Poor/Poor accessibility Unacceptable/Negative impact or outcome	
Poor/Fair or Fair/Poor accessibility	
Potentially Suitable for housing development Fair/Fair accessibility Limited/Neutral impact or outcome	
Fair/Good or Good/Fair	
Suitable for housing development Acceptable/Positive impact or outcome	

AECOM Site Reference: MM1	Site Location: Land on north side of Cropper Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Relatively free of constraints but poorly located for local services and its development would have a significant negative impact on the openness of the wider area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints although adjacent to A5230 Squires Gate Link Road.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance, partially enclosed by hedgerows, medium landscape value but within an area of Major Open Land where housing development would be unacceptable. No public access.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	The Highway Authority would oppose any unnecessary access on to Chapel Road, access on to Cropper Road would be a preferable alternative.	Limited
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No identified constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site could make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM2	Site Location: Land on east side of Chapel Road (south of Yeadon Way)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Relatively free of constraints but poorly located for local services and its development would have a significant negative impact on the openness of the wider area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints although adjacent to A5230 Squires Gate Link Road.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance, partially enclosed by hedgerows, medium landscape value but within an area of Major Open Land where housing development would be unacceptable. No public access.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	There is no alternative to having access from Chapel Road which is unacceptable.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No identified constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 250m of a regulated waste transfer station.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM3	Site Location: Land on west side of Chapel Road (south of Yeadon Way)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Relatively free of constraints but poorly located for local services and its development would have a significant negative impact on the openness of the wider area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within an area of ancient enclosure with high archaeological potential. No identified wildlife or pollution constraints although adjacent to Yeadon Way.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance, partially enclosed by hedgerows, high landscape value and within an area of Major Open Land where housing development would be unacceptable. Obstructed public footpath in site.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	There is no alternative to having access from Chapel Road which is unacceptable.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 250m of a regulated waste transfer station, and a combustion facility.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse and ponds with biodiversity net gain potential. Improve existing public footpath and provide new path south towards Chapel Road.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM4	Site Location: Land at Progress Way	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Lacks a suitable road access however this may be overcome in discussions with the highway authority.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle but within 400m of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife constraint. Within the Conservation Area. Historic landfill with suspected contamination. Close to busy road - Progress Way.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Concealed from public view by high vegetation and development. Low landscape value. No public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	It would be inappropriate to access a small site from Progress Way and there is no alternative.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Housing development here designed to be in-keeping would have good accessibility to local services, have little adverse impact on the character of the area although also limited scope for enhancement.	Limited
Overall conclusion of Appraisal	Housing development of this site is unacceptable, due to the absence of an appropriate access.	Do not allocate

AECOM Site Reference: MM5	Site Location: Runnell Farm, Chapel Road (Off Magnolia Way)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Concern that development of the whole site could negatively affect the character of the wider area, limiting development to the southern part would minimise this impact and be best accessed off Magnolia Way.	Potentially Suitable for 6 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Part of the site is identified as a Priority Habitat, but its current condition is uncertain. Within an area of ancient enclosure with high archaeological potential. No identified pollution constraint.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	Unacceptable to access the site from Chapel Road or Stockydale Road in their present form, any scale of development accessed from Chapel Road would require significant improvement of this highway. Suitable access via Magnolia Way likely to be acceptable with traffic calming measures.	Limited
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Housing development of the whole site accessed off Magnolia Way would be in keeping with the adjoining estate development, able to provide a range of accommodation for the area but at a lower density to leave scope for biodiversity gains to balance any potential loss of habitat, to make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 10 detached dwellings and 5 terraced

AECOM Site Reference: MM6	Site Location: Land (east) at Runnell Farm, Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Few constraints but its development would have a significant impact on the openness of the wider area, could be an unsympathetic extension of the residential area, possible access constraint and limited by frontage wildlife interest.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Marshy grassland, part of which is a Biological Heritage Site supporting a plant species rare in Lancashire. Within an area of ancient enclosure with archaeological potential. No pollution constraint.	Unacceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance with high landscape value, no public access. Within an area of Major Open Land where housing development would be unacceptable.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	It would be unacceptable to access the site from Chapel Road. A development of any scale accessed off this highway would require significant improvement of Chapel Road.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM7	Site Location: 334-336 Midgeland Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Site entirely within Flood Zone 2 where development should be avoided.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Open to public view, low landscape quality, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	The progressive development of a large number of dwellings on Midgeland Road would lead to issues at the School Road junction that would need to be addressed.	Limited
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Wholly within Flood Zone 2. It is not feasible to avoid or mitigate the flood risk.	Unacceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the high risk of flooding.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM8		Site Location: Field on Chapel Road
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Few constraints but its development could alter the character of this part of the wider area and be an unsympathetic expansion of the residential area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife or pollution constraints. Within an area of ancient enclosure with high archaeological potential.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance with high landscape value. No public access. Within an area of Major Open Land where housing development would be unacceptable.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	There is no alternative to having access from Chapel Road which is unacceptable.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse and pond with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM9	Site Location: 231-245 Midgeland Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Suitable for infilling, subject to mitigation of flood risk and with development limited to the frontage to avoid an out of character layout.	Suitable for 5 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Partially concealed from public view by frontage vegetation. Low landscape value. Adjacent public footpath blocked by building.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Mostly within Flood Zone 2. It is not feasible to avoid or mitigate the flood risk.	Unacceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential. Provide replacement for lost public footpath.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the high risk of flooding.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM10	Site Location: 1 Runnell Villas, Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Potentially suitable subject to appropriate access for 1 or 2 dwellings clustered with neighbouring properties on this small site which is screened from the wider landscape so limiting its contribution to openness.	Potentially Suitable for 1 or 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Part of site is identified as a Priority Habitat, but its current condition is uncertain. Within an area of ancient enclosure with high archaeological potential. No identified pollution constraint.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Although part of an area of Major Open Land the site is partially concealed from public view. Medium landscape value. No public access.	Limited
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited housing development here, sited in the south east corner and sharing the existing access would be in-character and in-keeping and allow the safeguarding and enhancement of wildlife resources.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 dwellings

AECOM Site Reference: MM11	Site Location: Land (west) at Runnell Farm, Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Few constraints but its development could alter the character of this part of the wider area be an unsympathetic expansion of the residential area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Part of site is marshy grassland with wildlife interest potential. Within an area of ancient enclosure with high archaeological potential. No identified pollution constraint.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance, high landscape value. No public access. Within an area of Major Open Land where housing development would be unacceptable.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	It would be unacceptable to access the site from Chapel Road. A development of any scale accessed off this highway would require significant improvement of Chapel Road.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential. Provide a new path linking Chapel Road to public footpath No.7 (along foot of Yeadon Way embankment)	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM13	Site Location: Caradaw Farm, School Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Has few constraints, potential to continue linear pattern of development on School Road whilst keeping separation from properties on Kitty Lane to the south.	Suitable for 3 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints. Adjacent to a historic landfill with suspected contamination.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Adjacent to a Main River requiring development to be set back.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Development here, designed to be in-character, which also offers the potential to provide a range of housing accommodation to the area, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development of this site would be acceptable.	Allocate for 3 detached dwellings or 1 detached and 5 terraced

AECOM Site Reference: MM14a	Site Location: The Hollies, Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Has few constraints and could accommodate a replacement dwelling and an additional home with little impact on the character of the surrounding area.	Suitable for 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints. Note – site not within the Conservation Area.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated. The shape of the site is not ideal for conventional layouts. The development of the combined MM14 site at a high density may require improvements to Chapel Road.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Site within the vicinity of a flooding incident, considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited housing development here, sited so as to be in-keeping and either accessed independently or off the development of site MM14b, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 additional dwelling

AECOM Site Reference: MM14b	Site Location: Dean Nurseries, Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Subject to a suitable access, development is unlikely to have a noticeable impact on the surrounding area but to accord with the Design Code any cul-de-sac shall not exceed 60m.	Suitable for between 4 and 6 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints. Note – site not within the Conservation Area. Adjacent to historic landfill with suspected contamination also rear of site near to Progress Way and employment uses.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated. The shape of the site is not ideal for conventional layouts. The development of the combined MM14 site at a high density may require improvements to Chapel Road.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Site within the vicinity of a flooding incident, considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Restricted development here, served off a short cul-de-sac to be in-keeping and in-character, capitalising on the scope for biodiversity net gain, away from sources of nuisance, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 6 dwellings

AECOM Site Reference: MM15	Site Location: Corner Plot (Adj. Rose Villa), Chapel Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Has few constraints but is poorly related to both the settlement and local services, also development could alter the character of the local area.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife or pollution constraints. Within an area of ancient enclosure with high archaeological potential.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Pleasant open appearance, partially enclosed by hedgerows, high landscape value and within an area of Major Open Land where housing development would be unacceptable. No public access.	Unacceptable
Ability to provide road access to the site safely and without detriment to other road users.	There is no alternative to having access from Chapel Road which is unacceptable.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact on the landscape and appearance of the area.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM16	Site Location: Ex-Marina Nurs, New Hall Avenue	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Could appropriately be developed for low density detached homes so as to avoid the small part of the site in Flood Zone 2 and be in character with the local area.	Suitable for 3 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle and over 800m from a bus route – poor. However, this would be improved by re-opening the public footpath within the site to Midgeland Road and cycling access would be easier if Jubilee Lane North was included in a signed cycle route.	Poor/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Partially open to public view, low landscape value. Obstructed public footpath within site.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the scale of development anticipated given access to Midgeland Road is acceptable but New Hall Avenue is unadopted without footways so is only suitable for limited additional development.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Partially within Flood Zone 2. It is feasible to avoid the flood risk by reducing the area of the site to exclude the affected part.	Limited
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential. Improve existing public footpath within the site.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here, designed to be in character, and capitalising on the scope for a new footpath and biodiversity net gain would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings on part of the site

AECOM Site Reference: MM17b	Site Location: Ex-Baguleys Site, Midgeland Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Would suit a low-density development accessed from the residential scheme being built to the west.	Suitable for 5 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle but within 400m of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	The standard of access being provided on adjoining land would be adequate to serve the modest number of additional dwellings anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Development here, served off the adjoining development under construction and similarly designed and limited to older persons residents would contribute to range of housing accommodation in the area and make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 5 detached bungalows

AECOM Site Reference: MM18	Site Location: 442 Midgeland Road (corner of Midgeland Road and Kitty Lane)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Appropriate for low density frontage development in keeping with the Conservation Area.	Suitable for 5 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle and over 800m from a bus route – poor.	Poor/Poor
Site’s environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife constraint. Within the Conservation Area. Adjacent to two historic landfills with suspected contamination.	Limited
Site’s amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Development here, designed to be in-character, capitalising on the scope for biodiversity net gain and to contribute a range of housing accommodation in the area, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 5 detached dwellings or 3 detached and 5 terraced.

AECOM Site Reference: MM19	Site Location: Common Edge Road (Adj. to 322)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Would be better developed using only the western part of the site subject to design and access arrangements.	Potentially Suitable for 4 to 8 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle but within 400m of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds partially concealed from public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here restricted to the western half of the site, designed to be in-character, with new dwellings facing Common Edge Road, and capitalising on the scope for biodiversity net gain, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 4 detached dwellings

AECOM Site Reference: MM20	Site Location: Land at Sandy Lane (Adj. to Ral Mar)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Narrow access road limits scale of acceptable development which may require screening from long distance views.	Suitable for 1 or 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, medium landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Site within the vicinity of a flooding incident, considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here, designed to be in character, screened as necessary, and capitalising on the scope for biodiversity net gain would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings

AECOM Site Reference: MM21	Site Location: Land north of Worthington Lane (The Bungalows Nurseries)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Site capacity is limited to small scale development by a narrow access road and low-density surroundings.	Suitable for 1 dwelling
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Adjacent to a Main River requiring development to be set back.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here, designed to be in character, and capitalising on the scope for biodiversity net gain would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 detached dwelling

AECOM Site Reference: MM22	Site Location: Land at School Road (Adj. to Rushy Mead)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Appropriate for infill development fronting School Road with remaining rear of the site maintained as a woodland.	Suitable for 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Largely concealed from public view by trees (protected by a Tree Preservation Order), low landscape value. No public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential. Provide new path linking with land to the rear of Saint Nicholas' School.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here restricted to one dwelling on the School Road frontage to minimise impact on protected trees, designed to be in character, and capitalising on the scope for a new footpath and biodiversity net gain would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 detached dwelling

AECOM Site Reference: MM23	Site Location: Land west of St. Nicholas Road (adj. to Larchfield)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Appropriated for small-scale infill development served off a narrow access road with a design to suit the Conservation Area.	Suitable for 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle and over 800m from a bus route – poor. However, this would be improved by creating a new path (via site MM22) to the land behind St. Nicholas School.	Poor/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	Whilst the road width is not ideal, there would be no objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here and designed to be in character, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings

AECOM Site Reference: MM24	Site Location: (Adj. to 9) Fishers Lane	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Small-scale frontage development would suit the character of the area and the narrow access road.	Suitable for 1 or 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle but within 400m of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife constraint. Adjacent to historic landfill with suspected contamination.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here and designed to be in character, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings

AECOM Site Reference: MM25		Site Location: Land off St. Nicholas Road (Former Klondyke Nurseries)
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	A site relatively free of constraints which could appropriately be developed with a sensitive design.	Suitable for 1 dwelling
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle and over 800m from a bus route – poor. However, this would be improved by creating a new path (via site MM22) to the land behind St. Nicholas School.	Poor/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	Whilst the road width is not ideal, there would be no objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Nearly all within Flood Zone 2. It is not feasible to avoid or mitigate the flood risk.	Unacceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the high risk of flooding.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM26 (part)	Site Location: Land at the corner of Common Edge Road & School Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	A site relatively free of constraints which could be developed as infilling, accessed either from the eastern end of the site or off Common Edge Road.	Suitable for 1 dwelling (School Road part)
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle but within 400m of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Open to public view, low landscape value and no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Possible risk of surface water flooding but manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Mains sewer across site but avoidable.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Development here, designed to be in character, which also offers the potential to provide a range of housing accommodation to the area, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for at least 6 terraced houses fronting Common edge Road and 1 detached dwelling or 5 terraced houses fronting School Road

AECOM Site Reference: MM27	Site Location: Land south of Worthington Road (Adj to Lemmington House)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	The narrow access road limits the capacity of the site for development which would need to be sensitively designed to minimise impact on the Conservation Area.	Suitable for 1 dwelling
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle but within 800 metres of a bus route – fair.	Poor/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Partially concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Site within the vicinity of a flooding incident, considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here, designed to be in character, and capitalising on the scope for biodiversity net gain, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 detached dwelling

AECOM Site Reference: MM28	Site Location: Land to the rear of Harrisons Farm, Midgeland Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Although relatively free of constraints this site has no existing access or road frontage, backland development would be unacceptable.	Unsuitable
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is poor on foot/cycle and over 800m from a bus route – poor. However, cycling access would be easier if the adjacent bridleway was included in a signed cycle route.	Poor/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Site is identified as a Priority Habitat, but current condition is uncertain. Within Conservation Area. No identified pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Site is partially open to public view from adjacent bridleway, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated. However, there is no indication of an acceptable means of access.	Unacceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the significant adverse impact of not being in-keeping with the character of the area due to the lack of a road frontage and the absence of an appropriate access.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM29	Site Location: Land north of Division Lane (Adj. to Fern Bank)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Small-scale development fronting Division Lane would be in keeping with the character of the area. Development of the northern part of the site would be an uncharacteristic extension into open land.	Potentially Suitable for 4 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is very poor on foot/cycle and over 800m from a bus route – poor. However, cycling access would be easier if the adjacent bridleway was included in a signed cycle route.	Very Poor/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Open to public view from adjacent bridleway, pleasant open appearance, medium landscape value, no public access.	Limited
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated. However higher density development of the whole site would require improvement to the poor junction of Division Lane/Common Edge Road /Queensway.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	The site is at a higher risk of sewer discharge.	Unacceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Adjacent to a Main River requiring development to be set back.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourses with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the higher risk of sewage discharge.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: MM30	Site Location: Corner of Jubilee Land North and Stockydale Road (Adj. 58 Stockydale Road)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	The site would be appropriate for small-scale development as limited by the narrow access road.	Suitable for 1 or 2 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair. However, cycling access would be easier if Jubilee Lane North was included in a signed cycle route.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated, if accessed off Jubilee Lane. However, there is very limited visibility at this junction requiring setting back the northern boundary of the site.	Limited
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm. Large surface water sewer under part of the site but avoidable.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited housing development here, sited to front on to Jubilee Lane to be in-keeping, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings

AECOM Site Reference: MM31	Site Location: Land east of Jubilee Lane North (Adj. to Moss Lodge)	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	Low-density development would suit the narrow access road and the local character of the area.	Suitable for 3 dwellings
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair and within 800m of a bus route – fair. However, cycling access would be easier if Jubilee Lane North was included in a signed cycle route.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm. Large surface water sewer under part of the site but avoidable.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Pond with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited housing development here, sited to front on to Jubilee Lane to be in-keeping, and capitalising on the scope for biodiversity net gain, would make a beneficial contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 3 detached dwellings

AECOM Site Reference: N/a	Site Location: Stan's Mowers, New Hall Avenue	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	N/a	N/a
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair (rating score 12) and within 800 metres of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife or pollution constraints.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Wholly within Flood Zone 2. It is not feasible to avoid or mitigate the flood risk.	Unacceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	None reported	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Any benefit of housing development here is outweighed by the high risk of flooding.	Negative
Overall conclusion of Appraisal	Housing development of this site is unacceptable.	Do not allocate

AECOM Site Reference: N/a	Site Location: Grazing Land, Jubilee Lane North	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	N/a	N/a
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair on foot/cycle (rating score 12) but over 800 metres from a bus route – poor.	Fair/Poor
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife constraint. Adjacent to two historic landfills with suspected contamination. Close to busy road - Progress Way.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Poor amenity value, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	No known constraints.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Within 400m of a regulated intensive pig farm.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here would make a positive contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 detached dwellings

AECOM Site Reference: N/a	Site Location: 41 Stockydale Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	N/a	N/a
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair (rating score 12) and within 800 metres of a bus route – fair.	Fair/Fair
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	No identified wildlife, heritage, or pollution constraints.	Acceptable
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	No objection to the development of the site at the scale anticipated	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Small part of site at risk of surface water flooding – considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Large surface water sewer under part of the site but avoidable. Possible noise disturbance from nearby pumping station – considered negligible.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	None identified.	Neutral
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here would make a positive contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 2 detached dwellings

AECOM Site Reference: N/a	Site Location: Amarella, School Road	
Appraisal Criteria	Analysis	Outcome/impact
Summary of suitability of site for (Design Code compliant) housing as assessed by AECOM in the Site Options and Assessment.	N/a	N/a
Proximity of site to local services and how conveniently future residents of the site could access these by sustainable modes of transport – on foot, cycle and by bus.	Proximity to local services is fair (rating score 13) and within 800 metres of a bus route – good.	Fair/Good
Site's environmental value, taking account of wildlife, historic heritage, and pollution.	Within the Conservation Area. No identified wildlife constraints. Adjacent to three historic landfills with suspected contamination.	Limited
Site's amenity value, taking account of appearance, landscape value and public enjoyment.	Private grounds concealed from public view, low landscape value, no public access.	Acceptable
Ability to provide road access to the site safely and without detriment to other road users.	One dwelling can be accessed off School Road (east side of Amarella). Three dwellings can be accessed off Sandy Lane or Kitty Lane.	Acceptable
Scope to provide effective sustainable drainage and avoid or mitigate flooding problems.	Could be at risk of surface water flooding – considered manageable.	Acceptable
Feasibility of servicing the site with other essential infrastructure.	No known constraints.	Acceptable
Incidence and significance of other concerns or requirements stated by expert agencies.	Adjacent to a main river requiring development to be set back.	Acceptable
Likely requirements for any housing development of the site to provide or fund appropriate community benefits.	Watercourse with biodiversity net gain potential.	Positive
Contribution housing development of the site would make to the Vision and Objectives of the Neighbourhood Plan.	Limited development here, designed to be in character and capitalising on the scope for biodiversity net gain would make a positive contribution.	Positive
Overall conclusion of Appraisal	Housing development as above would be acceptable.	Allocate for 1 detached dwelling fronting School Road and 3 detached dwellings fronting Kitty Lane/Sandy Lane

Conclusions and Recommendations

53. This Appraisal concludes the following changes (shown in red) should be made to the list of sites in Policy MM4 (Housing Site Allocations) in the Regulation 16 draft of the Neighbourhood Plan.

Site	AECOM	Location	Appropriate forms of development
A	MM29	Adj. to Fern Bank, Division Lane	4 detached dwellings fronting Division Lane
B	MM19	Adj. to 322, Common Edge Road	4 detached dwellings facing Common Edge Road
C*	MM26	Land on the Corner of Common Edge Road and Adj. to Primrose Terrace, School Road	At least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road
D~	MM20	Adj. to Ral Mar, Sandy Lane	2 detached dwellings
E~	MM27	Adj. to Lemmington House, Worthington Road	1 detached dwelling
F	MM21	The Bungalow Nurseries, Worthington Road	1 detached dwelling
G	MM18	Corner of Midgeland Road and Kitty Lane	5 detached dwellings or 3 detached plus 5 terraced houses
H	MM13	Caradaw Farm, School Road	3 detached dwellings or 1 detached plus 5 terraced houses
I	MM22	Adj. to Rushy Meade, School Road	2 1 detached dwellings
J	MM23	Adj. to Larchfield, St. Nicholas Road	2 detached dwellings
K	MM25	Former Klondyke Nurseries, St. Nicholas Road	1 detached dwelling
L	MM24	Adj. to 9 Fishers Lane	2 detached dwellings
M	MM9	Between 231 & 245 Midgeland Road	2 detached dwellings
N	MM16	Former Marina Nurs, New Hall Avenue	3 2 detached dwellings
O	MM17b	Remaining land at former Baguley's Garden Centre, off Midgeland Road	5 detached bungalows, reserved for older people, accessed off new estate road
P~	MM14b	Dean Nurseries, Chapel Road	6 detached dwellings off new estate road
Q~	MM14a	The Hollies, Chapel Road	1 detached dwelling
R^	MM10	Adj. to 1 Runnell Villas, Chapel Road	2 detached dwellings off short private drive fronting Chapel Road
S^	MM5	Off Magnolia Way	10 detached dwellings and 5 terraced houses accessed off Magnolia Way
T	MM31	Adj. to Moss Lodge, Jubilee Lane North	3 detached dwellings fronting Jubilee Lane – avoiding surface water sewer
U	MM30	Adj. to 58 Stockydale Road	2 detached dwellings fronting Jubilee Lane – avoiding surface water sewer
V	-	Grazing Land, Jubilee Lane North	1 detached dwelling
W''	-	41 Stockydale Road	2 detached dwellings – avoiding surface water sewer
X	-	Amarella, School Road	1 detached dwelling fronting School Road and 3 detached dwellings fronting Kitty Lane/Sandy Lane

*Plus subsequent site suggestion. ~Site within the vicinity of a sewer flooding incident – prospective developers advised to engage early with United Utilities. ''Subject to demonstrating there would be no amenity impact of the nearby pumping station on any proposed development of the site. ^ Site with high archaeological potential – see Policy MM1

Appendix A - Suggested Criteria for Allocating Sites for Housing Development

- Extent of the site's overall suitability as concluded by the Site Options and Assessment
- Proximity of the site to local services and how conveniently future residents could access these by sustainable modes of transport
- Site's environmental value, taking account of wildlife, heritage, and pollution considerations
- Site's amenity value, taking account of appearance, landscape, and public enjoyment considerations
- Ability to provide road access to the site safely and without detriment to other road users
- Scope to provide effective sustainable drainage and avoid or mitigate flooding problems
- Feasibility of servicing the site with other essential infrastructure
- Incidence and significance of any other concerns or requirements stated by expert agencies
- Scope for the development of the site to directly provide or fund appropriate community benefits
- Likelihood of developing the site in an economically viable way for the indicative number of homes, in a manner consistent with the Design Code and after taking account of any necessary community benefits and site-specific constraints
- Contribution appropriate development of the site would make to the Vision and Objectives of the Neighbourhood Plan

Appendix B - Proximity to Services Rating of AECOM Assessed Sites

	Rating Score (out of 21)
MM1 Land on north side of Cropper Road	10
MM2 Land on east side of Chapel Road (south of Yeadon Way)	11
MM3 Land on west side of Chapel Road (south of Yeadon Way)	10
MM4 Land at Progress Way	13
MM5 Runnell Farm, Chapel Road	13
MM6 Land (east) of Runnell Farm, Chapel Road	13
MM7 334-336 Midgeland Road	12
MM8 Field on Chapel Road	12
MM9 Field between 231-245 Midgeland Road	12
MM10 1 Runnell Villas, Chapel Road	13
MM11 Land (west) of Runnell Farm, Chapel Road	13
MM13 Carandaw Farm, School Road	13
MM14a The Hollies/Dean Nurseries, Chapel Road	12
MM14b The Hollies/Dean Nurseries, Chapel Road	12
MM15 Corner Plot (adj. Rose Villa), Chapel Road	12
MM16 Ex-"Marina Nurs", New Hall Ave	10
MM17b Former Baguleys Site, Midgeland Road	13
MM18 442 Midgeland Road	10
MM19 Common Edge Road	13
MM20 Land at Sandy Lane	11
MM21 Land north of Worthington Road	11
MM22 Land at School Road	13
MM23 Land west of St Nicholas Road	9
MM24 Fishers Lane	14
MM25 Land off St Nicholas Rd	9
MM26 Land off School Road, nr Common Edge Rd Jn	14
MM27 Land to the South of Worthington Road	12
MM28 Land rear of Harrisons Farm, Midgeland Road	10
MM29 Land North of Division Lane	8
MM30 Land on corner of Jubilee Lane North/Stockydale Road	12
MM31 Land to the East of Jubilee Lane North	12