

Hayton Parish Neighbourhood Plan - 2021


Church Farm Site Assessment – Appendix 18 (A)

An assessment to determine the suitability of a proposed development at Church Farm, Main Street, Hayton

This assessment is intended for use as part of a Neighbourhood Plan Site Allocation requirement.

Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	Church Farm, Main Street, Hayton
[Insert site plan showing boundary of site]	
Site Address / Location	19 Main Street, Hayton, DN22 9LL
Gross Site Area (Hectares)	3.1 Acres
SHLAA/SHELAA Reference (if applicable)	
Existing land use	Farm Buildings and Yard
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential Housing
Landowner estimate of development capacity (if known)	Developer has plans for 20 properties of mixed size and type
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for sites, Neighbourhood Planning Group (Developer Meeting)
Planning history (Live or previous planning applications/decisions)	No formal submission. Developer has written to BDC to express intention to develop.
Neighbouring uses	Residential and agricultural

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p> <p>Yes/ No/ Unknown</p> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Unknown</p>	<p>NO</p> <p>NO</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p> <p>Yes/ No/ Unknown</p>	<p>NO</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Zone 1 – Low Risk</p> <p>Note: Hayton village occasionally suffers from flooding on Main Street caused by constrained mains drainage. Church Farm development should not impact this problem as their plan is to join a drain/sewer running adjacent to Chesterfield Canal to the treatment works at the north end of Main Street i.e. not using the Main Street drain/sewer (tbc by developer).</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	<p>NO</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown</p>	<p>NO</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>NO</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Relatively Flat</p>
<p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown</p>	<p>YES</p>
<p>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <p>Pedestrian? Yes / No / Unknown</p> <p>Cycle? Yes / No / Unknown</p>	<p>YES (PROW runs through access point and across NE corner of site)</p> <p>YES</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	<p>NO</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	<p>NO</p> <p>NO</p> <p>NO</p>
<p>Are there any Public Rights of Way (PROW) crossing the site? Yes / No / Unknown</p>	<p>Yes. The ProW is preserved in the current plan. ProW runs across NE corner of site.</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	<p>NO</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	<p>Yes. Power lines run across the NW corner of the development area.</p> <p>Nb. Site drainage is accessible to the west of the site</p>

Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	NO
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Accessibility

Factor	Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<div style="display: flex; justify-content: space-between;"> <400m 400-1200m >1200m </div>
Bus /Tram Stop	<div style="display: flex; justify-content: space-between;"> <400m 400-800m >800m </div>
Train station	<div style="display: flex; justify-content: space-between;"> <400m 400-1200m >1200m </div>
Primary School	<div style="display: flex; justify-content: space-between;"> <400m 400-1200m >1200m </div>
Secondary School	<div style="display: flex; justify-content: space-between;"> <1600m 1600-3900m >3900m </div>
Open Space / recreation facilities	<div style="display: flex; justify-content: space-between;"> <400m 400-800m >800m </div>
Cycle Route	<div style="display: flex; justify-content: space-between;"> <400m 400-800m >800m </div>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low Sensitivity</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low Sensitivity. Currently dominated by redundant farm buildings. Rear Yard overlooks Chesterfield Canal and open countryside.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>No impact. Potential to improve character around St.Peter's Church.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>No impact. Potential to improve character around St.Peter's Church.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt? Yes / No / Unknown</p>	<p>NO</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>NO. Currently, semi-redundant farm buildings and yard.</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>NO</p>
<p>Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	<p>Previously developed land.</p>
<p>Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Adjacent to and connected to the existing built up area. Site sits between residential housing and agricultural land but extends westwards beyond current settlement line.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Adjacent to and connected to the existing settlement boundary. (Site sits outside the current village 'development' boundary)</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>NO</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>Unknown</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	YES
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	NO
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	NO. Nothing abnormal but will require demolition of existing farm buildings <ol style="list-style-type: none"> 1. Potential asbestos hazard from several barns will be removed 2. Farming relocating to Lound resulting in significant reduction in farm traffic

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	No major constraints known. Timescale dependent on farming work transferring to Lound (0-5 years).
What is the estimated development capacity of the site?	Developer identified 20 properties. 2X5 bed, 5x4 bed, 5x3 bed, 5x2 bed, 3x2 bed bungalows
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	GREEN. Suitable, available and achievable.
Summary of justification for rating	As farming will cease, the risk that the site becomes redundant, hazardous (asbestos), open to dereliction or has the potential for occupation (travellers) suggests development is the best option for Hayton. The developer will provide an appealing mix of properties that go some way to meeting the HNA recommendations.



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