

Site selection criteria		RAG rating			HKNP 012 - The Old Rectory, Church Lane
		<i>A traffic-light system is to be applied to the assessment criteria with a positive assessment classified 'green', or if mitigation might be required, 'amber'. Some criteria are given extra weight by enabling them to be classified 'red' if significant mitigation is required or more serious issues emerge.</i>			12 hectares
Site availability	Availability of site	<p>Site owner has said that the site is definitely available during the plan period.</p> <p>Site in single ownership.</p>	<p>Site owner has said that the site is likely to be available at some point during the plan period.</p> <p>Site in multiple ownership or with minor issues which can be resolved.</p>	<p>Site owner has said that the site will definitely not be available during the plan period.</p> <p>Sites in multiple ownership with unwilling partners.</p>	<p>Site owner has said that the site is definitely available during the plan period.</p> <p>Site in single ownership.</p>
Rural identity and needs	Site capacity**	<p>Site is capable of making a significant contribution towards addressing Horsted Keynes's housing needs.</p> <p>Site is not of a size that would mean Horsted Keynes's identity as a village would materially change.</p>	<p>Site is capable of making a limited contribution towards addressing Horsted Keynes's housing needs (has more than 10 dwellings so should provide on-site affordable housing).</p> <p>Site is of a size that could mean Horsted Keynes's identity as a village would materially change but developer potentially willing to sub-divide and provide a smaller site.</p>	<p>Site is not capable of making any contribution towards addressing Horsted Keynes's housing needs (has 10 or less dwellings so will not provide any on-site affordable housing).</p> <p>Site is so large that it would mean Horsted Keynes's identity as a village would materially change and developer unwilling to sub-divide and provide a smaller site.</p>	<p>Site could deliver over 200 dwellings so is capable of making a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing.</p> <p>However, the site is of a size that would mean, if fully developed, Horsted Keynes's identity as a village would materially change. It is therefore considered inappropriate for the whole of the site to be delivered.</p>
	Site configuration	<p>Site does not significantly extend the settlement area of Horsted Keynes village</p>		<p>Site significantly extends the settlement area of Horsted Keynes village or is separate from the main built-up area of the village.</p>	<p>If fully developed, site would significantly extend the settlement area of Horsted Keynes village. However, partial development of the southern part of the site would not materially extend the settlement.</p>
Land use	Brownfield/greenfield	<p>Site is brownfield, i.e. is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p>Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private residential gardens, recreation grounds and allotments.</p>		<p>Greenfield</p>

	Existing use	Vacant site (including agriculture)	Existing use with a reasonable prospect of being relocated.	Loss of community asset	Grounds of existing residence
Transportation	Access to village centre services (post office, shop, village green)*	Walking distance to village centre 400m or less	Walking distance to village centre between 400m and 800m	Walking distance to village centre more than 800m	Less than 400m
	Access to primary school*	Walking distance to primary school 500m or less	Walking distance to primary school between 500m and 2,000m	Walking distance to primary school more than 2,000m	Less than 500m
	Access to public transport*	Walking distance to nearest bus stop 400m or less	Walking distance to nearest bus stop between 400m and 800m	Walking distance to nearest bus stop more than 800m	Less than 400m
	Public rights of way (PROW)	Development would have no impact on a PROW. Development would be able to make improved PROW linkages.	PROW affected but can be routed through public open space and segregated from estate roads and footways.	PROW requires significant diversion or extinguishment.	No impact on an existing PROW but could link up to nearby PROW which runs from the northern edge of the site out to the east into open countryside. Development could also make improved PROW linkages from the edge of the village out to the existing PROW.
	Footways	There are existing, safe footpaths/ pavements accessing the site that provide links to the village centre.	It is possible to create new, safe footpaths/pavements from the site to the village centre.	There is little potential to provide safe footpaths/pavements from the site to the village centre.	Church Lane acts effectively as a 'shared surface' between pedestrians and the limited number of vehicles that use it, so it does provide a reasonably safe existing safe pedestrian access into the centre of the village.

	Linkages	Site provides opportunities to integrate with rest of village by providing new foot/cycle linkages across the site and into existing neighbourhoods.	Site has no or limited connections with neighbouring areas.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else.	Site has limited connections with neighbouring areas.
	Highways access	An appropriate and safe access can be provided.	An appropriate access can be provided but only with major improvements that could compromise site deliverability.	An appropriate access cannot be provided.	An appropriate and safe access can be provided off Church Lane. This is subject to development being restricted to only part of the site. Full development of the site would create an unacceptable level of traffic.
	Impact of traffic on village centre	Shortest route to strategic road network avoids village centre	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network is through the village centre	Traffic could travel west via Leighton Road and therefore would not come through the village.
Heritage assets	Listed building	Development would not harm, or could enhance, a Listed Building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	The site is close to a number of grade II listed buildings. However, a smaller scale development on the southern part of the site would be unlikely to affect their setting.
	Conservation Area	Site outside Conservation Area and does not affect it	Site within or likely to impact on setting of Conservation Area.	Development would harm Conservation Area	Site is adjacent to Conservation Area so mitigation could be required to ensure that its setting is not harmed.
Natural Environment	Site of Special Scientific interest	Site does not affect SSSI	Mitigation measures would be required to ensure that development would not harm a SSSI	Site contains all or part of a SSSI	Site does not affect SSSI

	Site of Nature Conservation Importance	Site does not affect SNCI	Mitigation measures would be required to ensure that development would not harm an SNCI	Site contains all or part of a SNCI	Site does not affect SNCI
	Local Wildlife Site/Local Nature Reserve	Site does not affect an LWS/LNR	Mitigation measures would be required to ensure that development would not harm an LWS/LNR	Site contains all or part of an LWS/LNR	Site does not affect an LWS/LNR
	Ancient Woodland	Site does not affect Ancient Woodland	Mitigation measures would be required to ensure that development would not harm an Ancient Woodland	Site contains all or part of an Ancient Woodland	Site does not affect Ancient Woodland
	Tree Preservation Area	Site does not affect a TPO tree	Mitigation measures would be required to ensure that development would not harm a TPO tree on site or immediately adjacent.	Development would harm a TPO tree on site or immediately adjacent.	Site may not affect TPO trees although several specimen trees on site may need to be retained.
	Important hedgerow	Site does not affect an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.	Site does not affect an Important Hedgerow.
Water	Flood zone	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	Flood Zone 1
Landscape and green infrastructure	Landscape character	Significant characteristic elements of the landscape/settlement will be unaffected.	Some characteristic elements of the landscape/settlement will be liable to loss.	Significant characteristic elements of the landscape/settlement will be liable to loss.	Site is within Oddynes High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development is likely to have a significant and adverse effect on the character of the landscape area as a whole. Development of the whole of the site would have a major detrimental impact but a smaller scale development of the southern part of the site would have a much lower landscape impact.
	Safeguarding important views and landmarks	Important views and landmarks would be unaffected by development of the site	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be adversely affected by development of site.	Important views and landmarks could be protected subject to the layout and design of development.

<p>Protecting the landscape setting of Horsted Keynes</p>	<p>Land considered appropriate for development in landscape terms. Land is contiguous with the existing settlement edge.</p> <p>Land would include one or more of the following:</p> <ul style="list-style-type: none"> - Flat or shallow sloping land which is not highly visible from a distance; and can be mitigated through planting; - Land visible from a limited number of properties or viewpoints; which can be mitigated through planting; - Land already affected by infrastructure or disturbed, derelict or damaged land. 	<p>Land considered to have the potential for consideration of development in landscape terms. Land is contiguous with the existing settlement edge.</p> <p>Land would include one or more of the following:</p> <ul style="list-style-type: none"> - Land including ridgelines which are not fully visible; - Sloping land which is partially visible or partially concealed by woodland and where visual impact can be mitigated with planting; - Small enclosed fields adjoining the settlement edge where visual impact can be mitigated with planting. 	<p>Land considered unsuitable for development in landscape terms. Landscape character should be protected through the prevention of development. Land is separate from the existing settlement edge.</p> <p>Land would include one or more of the following:</p> <ul style="list-style-type: none"> - Ridgelines, hilltops and visually prominent hillsides; - Steep valley sides and river valleys or corridors including floodplains; - Woodland blocks, significant tree belts, hedgerows and locally distinctive vegetation patterns. 	<p>Land is contiguous with the existing settlement edge.</p> <p>If only the southern part of the site was developed then the site is considered appropriate for development in landscape terms. Significant landscaping would be required on the northern boundary to mitigate any potential impact the development would have on the landscape. There would be some impact on views from PROW 7HK which would need to be mitigated through planting.</p>
<p>Area of Outstanding Natural Beauty</p>	<p>Development would not have an unacceptable impact on the AONB.</p>	<p>Development may not have an unacceptable impact on the AONB, depending on layout of development.</p>	<p>Development would have an unacceptable impact on the AONB.</p>	<p>Development may not have an unacceptable impact on the AONB, depending on layout of development.</p>
<p>Green infrastructure</p>	<p>Opportunity to increase opportunities for public access to the countryside.</p> <p>Opportunity to provide green open space on site and developer is willing to make provision.</p> <p>The site does not affect the setting of the village green.</p>	<p>No/limited opportunity to increase opportunities for public access to the countryside.</p> <p>Limited opportunity to provide green open space on site and developer willingness to make provision is uncertain.</p> <p>The site does not affect the setting of the village green.</p>	<p>Development would reduce existing opportunities for public access to the countryside.</p> <p>No opportunity to provide green open space on site or developer unwilling to make provision.</p> <p>The site does affect the setting of the village green.</p>	<p>The site can provide a significant opportunity for public access to the countryside and also to provide public open space. The developer is amenable to this.</p> <p>The site represents a significant opportunity to provide expanded green open space on site and developer is willing to make provision of this.</p> <p>The site does not affect the setting of the village green.</p>

Community infrastructure	Community facilities***	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community	The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community	The site is not capable of accommodating community infrastructure	The site is capable of accommodating community infrastructure and is reasonably well located to serve the majority of the existing community
Business and commercial	Retail/local facilities and employment premises	The site can provide viable new retail/local facilities or small-scale employment premises	The site may be able to provide viable new retail/local facilities or small-scale employment premises but there could be issues of viability or it is not well located.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises	The site is capable of accommodating new retail/local facilities or small-scale employment premises and is reasonably well located to serve the majority of the existing community
Energy	On-site community energy	The site is capable of providing an on-site community energy scheme	The site is capable of supporting an off-site community energy scheme	The site is not capable of supporting an off-site community energy scheme or providing an on-site scheme	The site is capable of providing an on-site community energy scheme

Overall	Overall assessment				<p>If only the southern part of the site was developed then the site could make considerable contributions towards addressing the needs of the community. Significant landscaping would be required on the northern boundary to mitigate any potential impact the development would have.</p>

Assessment

Positive
Neutral
Negative

Notes

* This is based on the following guidance provided by the Institute of Highways and Transportation:

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

** Assessment of affordable housing provision is based on the MSDC emerging Local Plan policy on affordable housing - Policy DP29 in the withdrawn Local Plan - which reflects the emerging approach to delivering on-site affordable housing. This was updated on 28th November 2014 by national planning guidance which states that sites of 5 dwellings or less in an Area of Outstanding Natural Beauty will not provide on-site affordable housing and sites of between 6 and 10 dwellings will only make a financial contribution towards affordable housing so there will be no direct provision on site.

*** 'Community infrastructure' includes, but is not limited to, community centres, play and youth facilities, community orchards, sports and leisure facilities (indoor and outdoor) and allotments.