

Bidford Neighbourhood Development Plan - Site Assessment Matrix - August 2015

	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility spays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)	Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)
Site B1	The site is predominantly greenfield but has the appearance of being developed due to its current use.	Access would be directly onto the B439 at a point where the speed limit is 40mph. Observed speeds appeared to be higher than the legal limit with vehicles approaching from the west down Marriage Hill failing to slow down quickly enough and vehicles approaching from the east appeared to be accelerating to climb the hill as they leave the village. Visibility to the east appeared to be partially impaired by highway trees, the presence of which forms part of the character of this part of the village.	The site is relatively flat with no significant constraints with regard to topography.	Whilst the Landscape Character Zone indicates a medium sensitivity to housing development, the front portion of the site is actually relatively well contained from the east and west making any impact on landscape limited. Exposure to the more open aspect to the south would need careful low density treatment and generous landscape buffer zones.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The western portion of site is liable to surface water (pluvial) flooding.	The site is approximately 400m from the fire station. Future residents would need to cross the busy B439 to reach the food store, school, library and industrial estate. The site is not currently connected to village amenities by a footpath. There are bus stops on Salford Road in close proximity to the site.	The dwelling and possibly other structures will need to be assessed for the presence of bats. Trees, hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.	There are no known heritage assets affecting the potential of the site being developed.
Site B7	The site is greenfield and undeveloped at present.	Access would be directly onto Victoria Road at a point where the speed limit is 60mph. Visibility to the south and north would be impaired by the existing mature hedgerow, the presence of which forms part of the character of this part of the village.	The site is relatively flat with no significant constraints with regard to topography.	The site is well contained from the west from the existing roadside hedge. There is limited screening to the north adjacent to the glasshouses but the remainder of the northern elevation is relatively exposed. The southern boundary is reasonably well screened by mature vegetation.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The southern boundary of the site is liable to surface water (pluvial) flooding from Small Brook. The south western corner of the site is at high risk of surface water flooding.	The site is approximately 1400m from the fire station. Future residents would need to travel a considerable distance to reach the village amenities. A slightly shorter route is available via the Heart of England Way footpath but this is not surfaced or lit and is narrow in places. However, it does provide a more pleasant route for able bodied pedestrians.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	There are no known heritage assets affecting the potential of the site being developed.
Site B8	The site is greenfield and generally undeveloped at present.	Access would be via Jacksons Meadow or Steppes Piece where traffic speeds and flows are low. Visibility onto Victoria Road from Steppes Piece is good. However, visibility onto Victoria Road from Jacksons Meadow has limited visibility in the southern direction. Access onto Victoria Road would be within the 30mph zone.	The site is relatively flat with no significant constraints with regard to topography.	The site is a well contained field with mature screening to the western boundary and residential development to the north. The eastern boundary comprises of semi-mature trees planting but allows views through the tree belt. The southern boundary is exposed and would need careful and sensitive treatment if developed.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The western boundary of the site is liable to surface water (pluvial) flooding from an existing brook.	The site is approximately 1180m from the fire station. Future residents would need to travel a considerable distance to reach the village amenities. A slightly shorter route (860m) is available via the Heart of England Way footpath but this is not surfaced or lit and is narrow in places. However, it does provide a more pleasant route for able bodied pedestrians.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	There are no known heritage assets affecting the potential of the site being developed.
Site B9	The site is greenfield and undeveloped at present.	It is unclear where access would be gained from given the expanse of open undeveloped land around the site. Access from Jacksons Meadow along the private track serving Lovelies Grange is unsuitable given its width. Development of this site would likely rely on other land surrounding the site coming forward.	The site is relatively flat with no significant constraints with regard to topography.	The site is exposed on the northern and southern boundaries and the majority of the western boundary. Generally the site is not well contained.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The site has a very low risk of surface water (pluvial) flooding and appears well drained.	The site is approximately 1180m from the fire station. Future residents would need to travel a considerable distance to reach the village amenities. A slightly shorter route (860m) is available via the Heart of England Way footpath but this is not surfaced or lit and is narrow in places. However, it does provide a more pleasant route for able bodied pedestrians.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	There are no known heritage assets affecting the potential of the site being developed.

Site B10	The site is greenfield and undeveloped at present.	Access could be gained from Stepping Stones or Waterloo Road depending on which part of the site came forward for development. Should the whole site come forward for development both access points would be needed, the Stepping Stones access being an emergency access point with the main access from Waterloo Road.	The site is relatively flat with no significant constraints with regard to topography.	The site is exposed and very open at present without any feeling of containment. However, the southern boundary of the site adjoins another large site which has the benefit of planning permission for around 120 dwellings. This site is currently under construction and when complete will change the containment of this site quite significantly. The far western and eastern boundaries are open and abut the aforementioned roads.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The site has a very low risk of surface water (pluvial) flooding with the exception of the southern corner where there is a low and medium risk of flooding.	The site is approximately 450m from the fire station (via Bramley Way). Bus stops in the village centre and Waterloo Road are reasonably accessible. However, connectivity will depend on utilising links through the Friday Furlong development.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	There are no known heritage assets affecting the potential of the site being developed.	
Site B13	The site is greenfield and undeveloped at present.	Vehicular access would be gained from Grafton Lane where visibility appears to be good. It may be possible to gain access from the industrial estate which would be advantageous should an allocation for commercial be included in the development of the site.	The site is relatively flat with no significant constraints with regard to topography.	The site is very well contained from the north, west and south and Grafton Lane to the east. The development of this site would create a natural infill of this part of the village.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The site has a very low risk of surface water (pluvial) flooding.	The site is approximately 1100m from the fire station via existing residential roads. Bus stops on Waterloo Road and other village amenities would be significantly more accessible to pedestrians and cyclists through Waterloo Crescent.	Being mainly productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status. The dwelling and other existing structures will need to be assessed for the presence of bats. Trees, hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.	There are no known heritage assets affecting the potential of the site being developed.	
Site B14	The site is greenfield and undeveloped at present.	Grafton Lane is straight at this point but access would inevitably require the removal of a section of the hedge to allow for the necessary visibility splays. The access would be within the 60mph speed limit.	The site is relatively flat with no significant constraints with regard to topography.	The site is currently very exposed on three of its boundaries. The roadside hedgerow and open aspect of the site gives a genuine feel of being outside of the village and in open countryside. In the absence of any development opposite the site, lack of containment would be a significant factor.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The site has a very low risk of surface water (pluvial) flooding.	The site is approximately 1000m from the fire station via existing residential roads. Access to other village amenities would be significantly more accessible to pedestrians and cyclists through Waterloo Crescent. Bus stops on Tower Hill are within relatively easy reach of the site.	The site appears to be fallow or used for grazing so there is limited biodiversity value currently. Hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.	There are no known heritage assets affecting the potential of the site being developed.	
Site B15	The site is greenfield and undeveloped at present.	Access from Tower Hill is unsuitable due to gradients. Access off the B439 further to the east of the site would be on the entrance to the village where there is a pedestrian refuge and the start of the 30mph speed limit change. Access off Grange Road for a large number of dwellings would not be suitable due to its narrow width. It is difficult to see how this site could be developed with a suitable and safe access.	The site is elevated with land falling significantly to the south. The site is not easily visible from Tower Hill because it is behind a steep bank. However, there are views of the site from the river corridor to the south.	The site is currently exposed from distant views to the south but is well contained, due to topography, from the north. The western boundary abuts existing residential development and the eastern boundary consists of a boundary hedge.	The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding, with the exception of a small area where surface water runoff follows the topography of the site.	The site is approximately 500m from the fire station but there are no pavements connecting the site with services on either side of the B439. Bus stops on Tower Hill are close to the site but again there is no connectivity via pavements.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	There are no known heritage assets affecting the potential of the site being developed.	