

H091 - Trigwell Allen Land adj. 5 Barford Road and r/o 26-40 Station Road & 22-40 The Avenue, Blunham							
Size (ha)	1.3						
Proposal	36 dwellings						
Description	Located to the west of Blunham and to the south of Barford Road. The site is grassland						
Issue & Options Consultations							
Consultation Responses	Yes	42%	No	29%	Maybe	29%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the settlement Loss of agricultural land This is the best site in the village which would be the least damaging to the settlement <u>More houses may help village to retain services</u> 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	54						
Rank	1st ranked in settlement out of 5						
Conclusion	<p>Nothing to prevent progression to stage 3 <u>Blunham is categorised as a Large Village as it benefits from a range of services. This site scored well within the Rural Area as a whole and is also the highest scoring site within Blunham. In addition, development of this site has much public support as it can provide affordable housing and help the village retain services. For these reason the site has progressed to Stage 3.</u></p>						
Stage 3							
<u>Access Highways Authority</u>	none <u>No comments made</u>						
<u>Highways Agency</u>	none <u>No comments made</u>						
<u>Environment Agency</u>	none <u>No site specific comments made</u>						
<u>Archaeology</u>	none <u>No comments made</u>						
<u>Built Conservation</u>	none <u>No comments made</u>						
<u>Contaminated Land</u>	none <u>No comments made</u>						
<u>Internal Drainage Board</u>	none <u>No comments made</u>						
Environmental Health	RAG rating is green						
English Heritage	none <u>No comments made</u>						
Landscape	Possible "gateway" <u>to village. Requires screening appropriate to setting</u>						
Natural England	none <u>No comments made</u>						
<u>Anglian Water</u>	RAG rating is amber – infrastructure upgrade required						

Conclusion

Site is recommended for allocation

Final Decision

The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H175 - Land at "The Barns", Walnut Close, Blunham							
Size (ha)	0.09						
Proposal	1 dwellings						
Description	Located in the centre of Blunham and to the north of The Barns. The site is vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	33%	No	50%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Development is outside of the settlement envelope • Loss of agricultural land • Development would have no impact on the village and would support local services and facilities 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H197 - Land off The Hill, Blunham							
Size (ha)	1.4						
Proposal	45 dwellings						
Description	Located to the north east of Blunham and to the north of The Hill. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	75%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The site is within a conservation area Development would have a detrimental impact on the village Site is subject to flooding Site is needed to support services and facilities 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	36						
Rank	2nd ranked in settlement out of 5						
Conclusion	The site scored poorly <u>reasonably well</u> within the rural area. <u>There are housing needs across the whole of the rural area and therefore housing allocations should be distributed throughout a range of villages. As site H091 is the favoured location for development in Blunham, no further allocation is required within the village.</u> For this reason the site was not taken forward.						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H216 - Barnfield, Barford Road, Blunham							
Size (ha)	4.66						
Proposal	120 dwellings						
Description	Located to the west of Blunham and to the south of Barford Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	57%	No	29%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> • Site will support local services and facilities • Site is well located • Site would provide affordable housing • Scale of development is too big for Blunham 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	28						
Rank	3rd ranked in settlement out of 5						
Conclusion	<p><u>In comparison with others, this site did not score well within the Rural Area. There are more sustainable locations for residential development. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H091 is the favoured location for development in Blunham, no further allocation is required within the village. The site scored poorly within the rural area. There are more sustainable locations for residential development.</u> For this reason the site was not taken forward.</p>						
Stage 3							
<u>Access Highways Agency</u>	Not applicable						
<u>Highways Authority</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						

Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H217 - Maltings Farm, Grange Road, Blunham							
Size (ha)	8.5						
Proposal	5-200 dwellings						
Description	Located to the north east of Blunham and to the west of Garage Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	75%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Detrimental impact on Blunham • Site is within the floodplain 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	9						
Rank	54th ranked in settlement out of 5						
Conclusion	<p><u>The site scored poorly within the rural area. This site was one of the lowest scoring sites across the whole of the Rural Area. There are more sustainable locations for residential development.</u> For this reason the site was not taken forward.</p>						
Stage 3							
<u>Access Highways Agency</u>	Not applicable						
<u>Highways Authority</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglia Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H300 - Housing Land at Grange Road, Blunham							
Size (ha)	0.35						
Proposal	2+ dwellings						
Description	The site is located towards the north of Blunham. The land is currently vacant and overgrown.						
Issue & Options Consultations							
Consultation Responses	Yes	56%	No	44%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Development would improve what is currently vacant land • Development will support local services/facilities • Infill development • Increase in road congestion • Detrimental impact on Blunham • Development outside of the settlement envelope 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	15						
Rank	45th ranked in settlement out of 5						
Conclusion	<p>The site scored poorly within the rural area. This site was one of the lowest scoring sites across the whole of the Rural Area. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3. For this reason the site was not taken forward.</p>						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.