

H085 - Park Farm House, Church Lane, Everton							
Size (ha)	0.21						
Proposal	2 dwellings						
Description	Located to the north of Everton and to the north of Church Lane. The site is currently a private garden to Park Farm House.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	50%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> <li>Lack of local services and infrastructure</li> </ul>						
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							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H086 - Land at Potton Road/Green Lane, Everton							
Size (ha)	0.71						
Proposal	21 dwellings						
Description	Located to the east of Everton and to the east of Green Lane. The site is currently vacant and unused.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	50%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> <li>Lack of local services and infrastructure</li> </ul>						
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	63						
Rank	3rd ranked in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Everton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. Members of the Development Strategy Task Force were concerned that the proposal would seriously damage the local character. The site scored similarly to H244, which would have very little impact upon the character of the settlement. It is therefore considered that there are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward.</u>  <del>The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</del></p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglia</u> Water	Not applicable						

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

H087 - Green Lane, off Potton Road, Everton							
Size (ha)	0.06						
Proposal	1 dwellings						
Description	Located to the north east of Everton and to the east of Green Lane. The site is currently vacant unused land						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	66%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of Greenfield</li> <li>• Road safety fears</li> <li>• Lack of local services and infrastructure</li> </ul>						
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							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H243a – The Recreation Ground, Potton Road, Everton							
Size (ha)	1.49						
Proposal	33 dwellings						
Description	This site is located rather centrally in Everton. The site is currently a recreational field/football pitch.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	80%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of recreation ground</li> <li>• Increase in road congestion</li> <li>• Infrastructure, services and facilities unable to sustain development</li> </ul>						
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	72						
Rank	2nd ranked in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Everton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The Stage 2 assessment has identified some discounting factors; including that the site is an outdoor sport and play area, as defined in the PPG17 Study. Therefore, the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></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.

H243b – Land rear of the Recreation Ground, Potton Road, Everton							
Size (ha)	1.41						
Proposal	33 dwellings						
Description	This site is located rather centrally in Everton, stretching South. This proposal puts forward a portion of land from proposal H243a to join with the Southern plot of land. The site is a combination of a recreational field/football pitch, on the North section, and an area of arable farmland, to the South.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	86%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative reaction to the splitting of the sports field and playground</li> </ul>						
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	37						
Rank	6th ranked in settlement out of 6						
Conclusion	<p><u>Even though the site scored reasonably well within the Rural Area, there were higher scoring sites within the Settlement. As sites H244 and H246 are the favoured locations for development in Everton, no further allocation is required within the village. The members of the Development Strategy Task Force deemed that the site would be inappropriate with the settlement's character. For these reasons the site was not taken forward.</u><del>Even though the site scored reasonably well within the rural area, there were far higher scoring sites within the Settlement. For this reason the site was not taken forward.</del></p>						
Stage 3							
Highways <u>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						
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.	

H244 – 21 Sandy Road, Everton							
Size (ha)	0.26						
Proposal	7 dwellings						
Description	This site, located near the centre of the settlement, is currently a residential property and its grounds. In addition, there are a number of outbuildings and hard standing <del>which is</del> used for agricultural purposes.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	50%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> <li>Road safety issues</li> <li>Lack of local services and infrastructure</li> </ul>						
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	58						
Rank	4th ranked in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Everton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The site is predominantly residential land; members of the Development Strategy Task Force therefore deemed it would not have a significant impact upon the local character. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
Highways <u>Authority</u>	<u>There is enough width adjacent to Sandy Road to provide an access but there may be inadequate visibility to the left of the access.</u> <del>none</del>						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<del>none</del> <u>No comment made</u>						
<u>Contaminated Land</u>	<del>none</del> <u>No comment made</u>						
<u>Internal Drainage Board</u>	<del>none</del> <u>No comment made</u>						
Environmental Health	RAG rating is green						
English Heritage	<del>none</del> <u>No comment made</u>						
Landscape	<del>none</del> <u>No comment made</u>						
Natural England	<del>none</del> <u>No comment made</u>						
Anglian Water	<u>RAG rating is green</u> <del>none</del> <u>No comment made</u>						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is						

acceptable for the Site Allocations DPD.

#### Final Decision

The Council has included the site within the Site Allocations Development Plan Document for a minimum of 7 dwellings. There have been no exceptional issues identified within the three stages of assessment.

H245 – Manor Farm, Everton							
Size (ha)	0.75						
Proposal	22 dwellings						
Description	This site, located near the centre of the settlement, is currently used for arable farmland and associated storage/works buildings. The land surrounds an existing farm house.						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	76%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> <li>Road safety issues</li> <li>Lack of local services and infrastructure</li> </ul>						
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	75						
Rank	1st ranked in settlement out of 6						
Conclusion	<p>The site scored <del>reasonably</del> well within the <del>Rural Area</del>. <u>Everton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The site is well used agricultural land, employing a number of workers. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
Highways <u>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						
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.

H246 – Part of The Heath, Everton							
Size (ha)	5.970.25						
Proposal	200 – 2508 affordable dwellings						
Description	This site, located to the south-west of Everton, is currently used for arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	37%	No	37%	Maybe	26%	
Consultation Comments	<ul style="list-style-type: none"> <li>Need for affordable housing</li> </ul>						
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	47						
Rank	5th ranked in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Everton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The development is proposed to provide 100% affordable housing on site, which is considered to be greatly needed by the Development Strategy Task Force. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
Highways Authority	<del>none</del> <u>There is enough width adjacent to Sandy Road to provide an access subject to adequate visibility being achievable.</u>						
Highways Agency	<u>No comment made</u>						
Environment Agency	<u>No site specific comment made</u>						
Archaeology	<u>No comment made</u>						
Built Conservation	<u>No comment made</u> <del>none</del>						
Contaminated Land	<u>No comment made</u> <del>none</del>						
Internal Drainage Board	<u>No comment made</u> <del>none</del>						
Environmental Health	RAG rating is green						
English Heritage	<del>none</del> <u>No comment made</u>						
Landscape	<u>No comments – Site visit required</u> <del>none</del>						
Natural England	<del>none</del> <u>No comment</u>						
Anglian Water	RAG rating is <del>green</del> <u>amber – Waste Water Treatment Works capacity requires infrastructure upgrade</u>						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.						
Final Decision							

The Council has included the site within the Site Allocations Development Plan Document for a minimum of 8 affordable dwellings. There have been no exceptional issues identified within the three stages of assessment.