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|--|---|---------------------------|-----|-------------------------------------|-------|-----------------------|----|
| H028 - Land rear of 55 Clophill Road, Upper Gravenhurst | | | | | | | |
| Size (ha) | 1.57 | | | | | | |
| Proposal | 2-3 dwellings | | | | | | |
| Description | Located to the rear of 55 Clophill Road which is currently a rear yard which consists of vacant outbuildings. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 25% | No | 75% | Maybe | 0% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Affordable housing is needed, which this does not fulfill • Development would regenerate a redundant area | | | | | | |
| 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: <u>of being too small to allocate</u> . 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> | <u>Not applicable</u> | | | | | | |
| <u>Environment Agency</u> | <u>Not applicable</u> | | | | | | |
| <u>Archaeology</u> | <u>Not applicable</u> | | | | | | |
| <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>Anglian Water</u> | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |
| <u>Site is not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</u> | | | | | | | |

| H092 - The Pyghtle, Shillington Road, Gravenhurst | | | | | | | |
|---|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 1.05 | | | | | | |
| Proposal | 20-25 dwellings | | | | | | |
| Description | Located in the centre of Gravenhurst and to the south of Shillington Road. The site is currently used for agriculture. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 0% | No | 88% | Maybe | 12% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Narrow access to site • Lack of local facilities • Poor public transport | | | | | | |
| 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 | Joint 3rd 4 th -ranked in settlement out of 4 | | | | | | |
| Conclusion | <p>The site scored poorly compared to other sites in Gravenhurst which is also categorised as is in an unsustainable location in a Small Village in the Settlement Hierarchy. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3.</p> | | | | | | |
| Stage 3 | | | | | | | |
| Access 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 | | | | | | | |
| <p>Site is not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</p> | | | | | | | |

| H102 - Oakridge, 13 Orchard Close Upper Gravenhurst | | | | | | | |
|---|--|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 1.61 | | | | | | |
| Proposal | 10 dwellings | | | | | | |
| Description | Located to the south of Gravenhurst and to the south of the High Street. The site is currently a dwelling, garden and stables. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 11% | No | 78% | Maybe | 11% | |
| Consultation Comments | <ul style="list-style-type: none"> Increase in road congestion and this could cause safety issues outside of the school Lack of local 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 | 65 | | | | | | |
| Rank | 2nd ranked in settlement out of 4 | | | | | | |
| Conclusion | <p>The Site is in Gravenhurst which is categorised as an unsustainable location in a small village in the Settlement Hierarchy and there are more appropriate sites within the Rural Area to allocate. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3.</p> | | | | | | |
| 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 | | | | | | | |
| <p>Site is not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</p> | | | | | | | |

| H207 - Land to the rear of 9 - 13 Barton Road, Upper Gravenhurst | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 0.97 | | | | | | |
| Proposal | 20-30 dwellings | | | | | | |
| Description | Located to the south west of Gravenhurst and north of Barton Road. The site is a redundant orchard. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 0% | No | 71% | Maybe | 29% | |
| Consultation Comments | <ul style="list-style-type: none"> Increase in road congestion Lack of local 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 | 54 | | | | | | |
| Rank | <u>Joint</u> 3rd ranked in settlement out of 4 | | | | | | |
| Conclusion | Site is in an unsustainable location in small village. Stage 2 assessment has identified some discounting factors. <u>The site scored poorly compared to other sites in Gravenhurst which is also categorised as a Small Village in the Settlement Hierarchy.</u> Therefore, the site has not progressed to Stage 3. | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access Highways Authority</u> | Not applicable | | | | | | |
| <u>Highways Agency</u> | <u>Not applicable</u> | | | | | | |
| <u>Environment Agency</u> | <u>Not applicable</u> | | | | | | |
| <u>Archaeology</u> | <u>Not applicable</u> | | | | | | |
| <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>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. | | | | | | | |

| H270 - Allotments, Shillington Road, Gravenhurst | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 0.19 | | | | | | |
| Proposal | 7 - 8 dwellings | | | | | | |
| Description | The site is located on a derelict allotment site, opposite an existing affordable housing scheme. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 40% | No | 20% | Maybe | 40% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Lack of service and facilities • Need for affordable housing for young residents | | | | | | |
| 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 | 1st ranked in settlement out of 4 | | | | | | |
| Conclusion | <p><u>Although this site scored highly compared to other sites within village, Gravenhurst is Site categorised as is in an unsustainable location in a sSmall Village in the Settlement Hierarchy. The Stage 2 assessment has also identified some discounting factors that the site is statutory allotment land.</u></p> <p>Therefore, the site has not progressed to Stage 3.</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. | | | | | | | |