

## THURLEIGH SITE ASSESSMENTS

Site reference	Site name	No. of dwellings	RAG score	Recommendation	Comments
274	The Beeches	18	52	GREEN	No constraints that cannot be mitigated. A new footpath fronting the site and a road crossing point to link with the existing footpath on the north side of High Street should be delivered if this site is supported.
276	Hayle Field High Street	Up to 90	52	GREEN	The site as proposed would have medium to high visual and landscape impacts as the land is flat and open with views from the open countryside. A smaller area of land that better relates to the frontage style of development that predominates in the High Street would more likely create low visual and landscape impacts. A new footpath as illustrated on the concept plan should be delivered if this site is supported to link with the existing footpath fronting 67 High Street.
402	High Street	15	49	AMBER	This site is, at least in part, designated as an Important Open Space (IOS). The splayed nature of the IOS boundary on the Borough Council's inset map and the absence of a development moratorium in the related policy (AD40) mean that there may be scope to develop this centrally located site. However, to enable this to be considered further details (including a schematic layout) are likely to be required to demonstrate that the IOS policy will not be compromised and that suitable highway access can be provided to the site.
461	Land North of High Street	35	49	RED	This site is a similar one to 402 above and further details would need to be provided to enable this site to be considered further. However, scale of the proposed development, the inclusion of the school playing field for access purposes (also an Important Open Space) and the location of this in the conservation area would make it an unsatisfactory site for development and a far less preferable site than 402.

444	Land at High Street (Cross End)	Up to 53	52	AMBER	Although no point of access is illustrated the site abuts the public highway, Cross End. There do not appear to be any issues with achieving safe visibility although this should be clarified. The site is sustainably located being approximately 0.6 km from village hall. However, there is no footpath linking it to the village and there is no existing footpath on the southern side of the High Street fronting existing properties. If the Hayle Field site is supported and developed and includes the recommended public footpath, it may be possible to provide a footpath and crossing point to link footpaths from both sites. These requirements would appear to be deliverable. If the site is supported, the policy should set out specific requirements in the formal neighbourhood plan.
403	The Windmill, Milton Road	9	46	RED	Concerns about whether suitable access can be delivered. Also, the site does not abut the village SPA boundary and is detached from the village (approximately 0.8km from village hall). There are no formal footpaths linking the site to the village. There appears little scope to provide adequate footpath access to the core village.
443	Land at Mill Hill	21	47	RED	The majority of the site is a Scheduled Ancient Monument (Bury Hill Camp). It also lies within the Conservation Area. There are a number of listed buildings to the north and west of the site. The information provided has not proven that safe highway access can be delivered. There are concerns also about delivering a development that is in character with the immediate area.
538	Land at Greensbury Cottage, Thurleigh Road	25-30	48	RED	This site is isolated away from the village centre (2.5km from village hall) and 2km from the village SPA. It has no footpath links to the village.
629	The Officers Mess, Keysoe Road	Up to 40	50	RED	The site is isolated although the fact it is previously developed land means that it should be considered for some sort of development. However, due to its distance from the village (0.9km) and the absence of any footpath links it would be a poor choice for a housing site. Some sort of commercial use

					should be considered here.
688	Thurleigh Farm Centre	7-9	49	RED	Although the site would make use of previously developed land, similar to Greensbury Cottages, this site is isolated away from the village centre (2.5km from village hall) and 2km from the village SPA. It has no footpath links to the village.
445	High Street (East)	Up to 65	50	RED	The site is approximately 0.7 km from village hall. There is no footpath fronting site and unless the adjoining site at Hayle Field were developed, the site would be isolated. The site as proposed would have medium to high visual and landscape impacts as the land is flat, open and isolated with views from the open countryside. The depth of the site would result in development out of character with the immediate built form. Notwithstanding the possibility that the adjoining site at Hayle Field might be supported, the site is likely to give the impression of sprawling development which would be inappropriate in character terms.
550	The Jackal	10-16	51	RED	Although this site scores highly in the RAG assessment, there is strong likelihood that the development of the site would affect the viability of the public house which is protected under development plan policy CP18. This is also the last commercial service premises for the village and therefore its retention is likely to be essential to the future vibrancy and vitality of the village. No details have been provided as to the future of the public house, garden and car park or how the technical requirements of the two uses (public house and residential) would be integrated. There is also a concern about the compatibility of a residential use of the land in juxtaposition to the public house (noise and disturbance). Given these technical and policy issues, the most appropriate way to consider this site for residential use would be through the submission of a formal planning application.

GREEN – recommends that site should be supported

AMBER – recommends that the site should be considered further

RED – recommends that the site is unsuitable