

Site Review Method for WGNP	
All available sites were initially visited and reviewed in August 2025 and assessed against a consistent range of criteria. During the course of the Neighbourhood Plan Review process (first started in 2018, paused in 2021 and resumed 2025) professional advice and advice from CDC was sought to review the criteria for consistency with planning requirements.	
SITE NUMBER:	SITE NAME:
REVIEW DATE:	
Description of site <ul style="list-style-type: none"> Describe site and surrounding features. Site availability and potential capacity if developed? 	

SUSTAINABILITY CRITERIA
Access to site <ul style="list-style-type: none"> Describe access to road. Is the access safe? Is the access appropriate? Opportunities to mitigate issues?
Access by non car modes to main Village services and facilities <ul style="list-style-type: none"> Distance safe walking to village centre? Does the site fall within the 5 minute walking isochrones? Are there safety issues walking to village centre? Opportunities to mitigate issues?
Impact on Transport and Travel <ul style="list-style-type: none"> Will the site increase use of car for village journeys? Will the site increase traffic through the narrow village lanes and village centre crossroads which has limited visibility and safety history? Can the site provide sufficient parking to avoid overspill parking on surrounding roads? Opportunities to mitigate issues?
Impact on Village Character and designated Open Spaces <ul style="list-style-type: none"> Can the site be developed to be in keeping with the village character? Would development of the site have a detrimental impact on designated green spaces? Will the site impact, enhance or detract on the immediate environment? Opportunities to mitigate issues?
Land Use & re-use of brownfield sites <ul style="list-style-type: none"> Is the site within the existing village settlement boundary? Is the site previously developed land? Describe current/previous use. Is there history or potential for contamination? Are there issues which limit availability or potential? Opportunities to mitigate issues?
Impact on Landscape Gaps (in accordance with LP Policy NE3) <ul style="list-style-type: none"> Will site affect strategic gaps between village centre and radial road strip developments? Opportunities to mitigate issues?

Impact on Heritage

- Proximity to and impact on heritage assets (e.g. Listed Buildings or Conservation Area)?
- Would development of the site be in keeping with/sympathetic to heritage assets?
- Opportunities to mitigate issues?

Impact on Landscape

- What is the visual impact if the site is developed?
- Will development of the site preserve/affect existing significant views?
- Will the site deliver additional green space/planting?
- Is there any impact on footpaths?
- Opportunities to mitigate issues?

Impact on Natural Environment and Biodiversity

- What are the surrounding environmental features?
- Will development significantly threaten protected wildlife or habitats?
- Will development enhance the natural environment?
- Will the development enhance biodiversity, including providing at least 10% Biodiversity Net Gain?
- Opportunities to mitigate issues?

Impact on Flooding, drainage & water sources

- What flood zone is the site in?
- Does the site slope?
- Will development of the site increase or create a new flood risk?
- Will the site affect capacity of drainage?
- Will the development demonstrate water neutrality?
(LP Policy NE17 pages 95-98)
- Opportunities to mitigate issues?

Impact on Employment and Economy in the Village

Would the development influence/impact on

- Local employment or economy?
- Community facilities?

Energy and Climate change

- Does the site have unique attributes that benefit energy generation or efficient use without impacting village character?

Benefits to Village

- Would development of the site bring a significant benefit to the village?
- Would the house type/size meet local needs?

Overall Comment

- Highlight significant issues and benefits, and identify showstoppers.
- Would developing the site make best use of the land?
- Review mitigation opportunities and alternative solutions: could the site be partially developed or be developed in conjunction with a neighbouring site?