



<b>Reference</b>	<b>Wsn003</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the north of High Road, Weston								
<b>Site area (Hectares)</b>	6.11	<b>Site capacity at 30 dph:</b>	183	<b>Site capacity at 25 dph:</b>	153	<b>Site capacity at 20 dph:</b>	122	<b>Site capacity from planning permissions:</b>	135
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Planning permission (H22-0101-16) has been granted subject to a legal agreement, which is currently outstanding.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed since it has planning permission subject to NHS financial contributions. Owing to water and sewerage network improvements it is assumed to begin in year 10 and be completed before year 15.								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		25						
	<b>Delivered in yrs 11-15:</b>		110						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It will change the appearance of the village when viewed from High Road but the view from the bypass is well screened.</p> <p>INFRASTRUCTURE - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The land is grade 1 agricultural land. The road boundary is open allowing views across to the bypass which is well screened. The site, along with other land (Wsn007, Wsn011 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require acoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The site has a frontage to a good standard of highway and could accommodate the visibility splays required, despite being on the inside of a bend. The junction would need not to conflict with the access to Wimberley Way or Broadgate junctions. There should be know access off Pinfold Lane.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Wsn004</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Small Drove, Weston			
<b>Site area (Hectares)</b>	2.83 <b>Site capacity at 30 dph:</b>	85 <b>Site capacity at 25 dph:</b>	71 <b>Site capacity at 20 dph:</b>	57 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Planning permission (H22-0202-16) has been granted subject to a legal agreement, which is currently outstanding.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		7	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is located due east of a site of significant heritage value that includes a scheduled ancient monument, the Church which is a Grade I listed building and a number of grade II listed structures in the churchyard. The site is presently an open field beyond which is the A151 bypass. Historic England have expressed the view that the development of the site may impact on the traditional setting of the Church and churchyard. Further investigation is needed (The site has planning permission subject to a S106 obligation).</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The land is grade 1 agricultural land. The road boundary is open allowing views across to the bypass which is also unscreened. The site is part of a field that runs to Delgate Bank, and has a hedge on that boundary. The boundary with the bypass may require some acoustic attenuation for traffic noise.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Part of the site could be accessed off Dean Close. The development of the whole site would require additional access points. Access off Small Drove or High Road could be possible but would require the crossing of a fairly substantial water course. Access off the A151 would not be acceptable.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn006</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of Small Drove, Weston								
<b>Site area (Hectares)</b>	0.62	<b>Site capacity at 30 dph:</b>	19	<b>Site capacity at 25 dph:</b>	16	<b>Site capacity at 20 dph:</b>	12	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Planning application H22-0970-15 was granted at appeal on 01 September 2016								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		12						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village when viewed from Delgate Bank as it will merge with the existing settlement.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. It is also part of Wsn015 and it would be appropriate for them to be developed as one owing to the narrowness of this site.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. Small Drove would not be acceptable to serve this site as it stands. Highway improvements and footway provision would be required from Broadgate up to the entrance into any new development.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	Zone 1		<b>No hazard</b>				<b>No Depth</b>		
	Zone 2		Low hazard				0m to 0.25m		
	Zone 3a		Danger for some				0.25m to 0.50m		
	Zone 3b		Danger for most				0.50m to 1.0m		
			Danger for all				1.0m to 2.0m		
							>2.0m		

<b>Reference</b>	<b>Wsn007</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Pinfold Lane, Weston			
<b>Site area (Hectares)</b>	3.29 <b>Site capacity at 30 dph:</b>	99 <b>Site capacity at 25 dph:</b>	82 <b>Site capacity at 20 dph:</b>	66 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 16 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is located to the rear of a site of significant heritage value that includes a scheduled ancient monument, the Church which is a Grade I listed building and a number of grade II listed structures in the churchyard. The site is presently an open field beyond which is the A151 bypass. The development of the site would impact on the traditional setting of the Church and churchyard.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The land is grade 1 agricultural land. The bypass is well screened. The site, along with other land (Wsn003, Wsn011 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require acoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The site must not be accessed from the Weston bypass or Pinfold Lane and so would have to be developed with adjacent land.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn008</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>				
<b>Address</b>	Land to the east of Broadgate, Weston								
<b>Site area (Hectares)</b>	3.78	<b>Site capacity at 30 dph:</b>	113	<b>Site capacity at 25 dph:</b>	94	<b>Site capacity at 20 dph:</b>	76	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>								
<b>Explanation</b>	Yes								
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>								
<b>Explanation</b>	Yes								
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 26 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>								
<b>Explanation</b>	No								
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. It will change the appearance of the countryside as it relates poorly to the existing built form.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. The site lies behind frontage development and has a narrow access where visibility splays are likely to cross adjacent property.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1	No hazard			No Depth				
	Zone 2	Low hazard			0m to 0.25m				
	Zone 3a	Danger for some			0.25m to 0.50m				
	Zone 3b	Danger for most			0.50m to 1.0m				
		Danger for all			1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Wsn010</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Beggars Bush Lane, Weston			
<b>Site area (Hectares)</b>	3.17 <b>Site capacity at 30 dph:</b>	95 <b>Site capacity at 25 dph:</b>	79 <b>Site capacity at 20 dph:</b>	63 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 13 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will change the appearance of the village when viewed from High Road as it extends the built up area to the highway.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The site, along with other land (Wsn012 and Wsn021 along with some intervening land that has not been put forward to the SHLAA) could form a site running along High Road.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. The site only has a footway on Broadway where vehicular access would be suitable although the street lighting would need to be upgraded. Beggars Bush Lane would be suitable to provide a vehicular junction but would be somewhat separated from the village highway network. Pedestrian access would require a new footway, drainage, street lighting and the crossing of a fairly substantial watercourse running along the length of the site frontage. Access from High Road maybe possible but might conflict with the access to Baytree Nurseries. A footway would also be required.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn011</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of Pinfold Lane, Weston								
<b>Site area (Hectares)</b>	0.89	<b>Site capacity at 30 dph:</b>	27	<b>Site capacity at 25 dph:</b>	22	<b>Site capacity at 20 dph:</b>	18	<b>Site capacity from planning permissions:</b>	6
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes								
<b>Explanation</b>	The site has planning permission (H22-0218-16) for 6 dwellings.								
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes								
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. The site has planning permission for 6 dwellings and so if it is allocated, there is a reasonable prospect that it would be developed. Development is assumed to begin in year 8, and is likely to be completed before year 10, rather than 15 based on the original site capacity).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes								
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, or built assets. The site is near to Oakleigh Farmhouse and barn, both of which are listed grade II. The farmstead has long since lost its historic setting. The barn is separated from the farmhouse with its own curtilage and modern development flanks both buildings.</p> <p>The impact on the heritage assets at this location are minor. It will not change the appearance of the village when viewed from High Road or the view from the bypass which is well screened.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - SITE CHARACTERISTICS - The land is grade 1 agricultural land. The bypass is well screened. The site, along with other land (Wsn003, Wsn007, Wsn023, Wsn024 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require acoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Pinfold Lane is not suitable to provide access to this site. Any highway improvement to make it suitable would appear to require land from Wsn003.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1	<input checked="" type="checkbox"/>			No hazard	<input checked="" type="checkbox"/>			
	Zone 2	<input type="checkbox"/>			Low hazard	<input type="checkbox"/>			
	Zone 3a	<input checked="" type="checkbox"/>			Danger for some	<input type="checkbox"/>			
	Zone 3b	<input type="checkbox"/>			Danger for most	<input type="checkbox"/>			
		<input type="checkbox"/>			Danger for all	<input type="checkbox"/>			
		<input type="checkbox"/>			No Depth	<input checked="" type="checkbox"/>			
		<input type="checkbox"/>			0m to 0.25m	<input type="checkbox"/>			
		<input type="checkbox"/>			0.25m to 0.50m	<input type="checkbox"/>			
		<input type="checkbox"/>			0.50m to 1.0m	<input type="checkbox"/>			
		<input type="checkbox"/>			1.0m to 2.0m	<input type="checkbox"/>			
		<input type="checkbox"/>			>2.0m	<input type="checkbox"/>			



<b>Reference</b>	<b>Wsn012</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north-west of Broadgate, Weston			
<b>Site area (Hectares)</b>	1.12 <b>Site capacity at 30 dph:</b>	34 <b>Site capacity at 25 dph:</b>	28 <b>Site capacity at 20 dph:</b>	22 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		22	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village significantly as it is surrounded by development.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The site, along with other land (Wsn010 and Wsn021 along with some intervening land that has not been put forward to the SHLAA) could form a site running along High Road.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. The access onto Broadway has been taken up by a new bungalow. There maybe enough land remaining to be able to accommodate to accommodate a suitable access, but this requires a detailed survey. Access through Wsn021 may be possible, which has a footway on Broadgate.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1	<b>No hazard</b>	<b>No Depth</b>	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Wsn013</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the east of Delgate Bank, Weston				
<b>Site area (Hectares)</b>	0.9	<b>Site capacity at 30 dph:</b>	27	<b>Site capacity at 25 dph:</b>	22
		<b>Site capacity at 20 dph:</b>	18	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>				
	Yes				
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b>				
	Yes				
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>				
	No				
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is not as accessible to Weston's existing services and facilities as other sites located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. It will change the appearance of the countryside as it relates poorly to the existing built form.</p> <p><b>TRANSPORT</b> - services and facilities have less potential to be accessible on foot, bicycle and public transport. The site is frontage development and is accessed from Delgate Bank which is narrow and unsuitable.</p> <p>Consequently, the site is considered unsuitable.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

<b>Reference</b>	<b>Wsn015</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Small Drove, Weston			
<b>Site area (Hectares)</b>	1.93 <b>Site capacity at 30 dph:</b>	58 <b>Site capacity at 25 dph:</b>	48 <b>Site capacity at 20 dph:</b>	39 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Planning application H22-0970-15 was granted at appeal on 01 September 2016			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 21 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village when viewed from Delgate Bank as it will merge with the existing settlement.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. It is also part of Wsn006 and it would be appropriate for them to be developed as one.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. The access will need to be offset as much as possible from St Mary's Close or via an improved Small Drove from Broadgate with Wsn006.</p> <p>Consequently, the site is suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Wsn016</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land adjacent to 204 High Road, Weston								
<b>Site area (Hectares)</b>	0.11	<b>Site capacity at 30 dph:</b>	3	<b>Site capacity at 25 dph:</b>	3	<b>Site capacity at 20 dph:</b>	2	<b>Site capacity from planning permissions:</b>	1
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Full planning permission (ref H22-0170-13) is under construction for 1 dwelling.								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. Permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		1						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the countryside as it is within the built up area.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land and has planning permission for the construction of one dwelling which is being implemented.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Wsn021</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of High Road, Weston			
<b>Site area (Hectares)</b>	1.23 <b>Site capacity at 30 dph:</b>	37 <b>Site capacity at 25 dph:</b>	31 <b>Site capacity at 20 dph:</b>	25 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 1 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village significantly as it is surrounded by development.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The site, along with other land (Wsn010 and Wsn012 along with some intervening land that has not been put forward to the SHLAA) could form a site running along High Road.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. High Road is suitable to provide access to this site but there is currently no frontage footway to provide pedestrian access. If a frontage footway could be provided and extended as far as the existing traffic calming bollards, this could then provide a suitable pedestrian crossing to the footway on the opposite site and therefore pedestrian access to the site.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn022</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Small Drove, Weston			
<b>Site area (Hectares)</b>	3.88 <b>Site capacity at 30 dph:</b>	116 <b>Site capacity at 25 dph:</b>	97 <b>Site capacity at 20 dph:</b>	78 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Planning permission (H22-0202-16) has been granted subject to a legal agreement, which is currently outstanding.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively high owing to water and sewerage network improvements, improvements to the primary school and contributions to a new secondary school and flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed but owing to water and sewerage network improvements it is assumed to begin in year 10 and be completed before year 15.			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 35 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is located due east of a site of significant heritage value that includes a scheduled ancient monument, the Church which is a Grade I listed building and a number of grade II listed structures in the churchyard. The site is presently an open field beyond which is the A151 bypass. Historic England have expressed the view that the development of the site may impact on the traditional setting of the Church and churchyard. The Conservation Officer considers development is likely to have a negative effect. (The site has planning permission subject to a S106 obligation).</p> <p>INFRASTRUCTURE - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The land is grade 1 agricultural land. The road boundary is open allowing views across to the bypass which is also unscreened. The site is part of a field that runs to Delgate Bank, and has a hedge on that boundary. The boundary with the bypass may require some acoustic attenuation for traffic noise.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. This site contains Wsn004 and is only accessible through it. Access from the redundant section of the A151 would not be acceptable.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn023</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the South of A151 Weston By-pass off Pinfold Lane			
<b>Site area (Hectares)</b>	0.69 <b>Site capacity at 30 dph:</b>	21 <b>Site capacity at 25 dph:</b>	17 <b>Site capacity at 20 dph:</b>	14 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		12	
	<b>Delivered in yrs 11-15:</b>		2	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village when viewed from High Road or the view from the bypass which is well screened.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The bypass is well screened. The site, along with other land (Wsn007, Wsn011 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require accoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise</p> <p><b>TRANSPORT</b> - services and facilites are potentially accessible on foot, bicycle and public transport. Access from the A151 would not be accessible.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn024</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the South of A151 Weston By-pass off Pinfold Lane			
<b>Site area (Hectares)</b>	0.56 <b>Site capacity at 30 dph:</b>	17 <b>Site capacity at 25 dph:</b>	14 <b>Site capacity at 20 dph:</b>	11 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 11 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village when viewed from High Road or the view from the bypass which is well screened.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The bypass is well screened. The site, along with other land (Wsn003, Wsn011 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require accoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport. Access to this site would be acceptable via Wsn003 but not Pinfold Lane or the A151 Weston bypass.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	



<b>Reference</b>	<b>Wsn025</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the South of A151 Weston By-pass			
<b>Site area (Hectares)</b>	4.17 <b>Site capacity at 30 dph:</b>	125 <b>Site capacity at 25 dph:</b>	104 <b>Site capacity at 20 dph:</b>	83 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 33 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets. It will not change the appearance of the village when viewed from High Road or the view from the bypass which is well screened.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land. The bypass is well screened. The site, along with other land (Wsn003, Wsn024 and some land not submitted to the SHLAA) could form a site running along the bypass but this will require accoustic attenuation on the bypass boundary, a suitable layout, dwelling choice and orientation to take account of traffic noise. However, without the land to the south, the site is not as well related to the settlement as other sites.</p> <p><b>TRANSPORT</b> - services and facilites are potentially accessible on foot, bicycle and public transport. Access from the A151 Weston bypass would not be acceptable.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn029</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	Land off High Road, Weston								
<b>Site area (Hectares)</b>	2.83	<b>Site capacity at 30 dph:</b>	85	<b>Site capacity at 25 dph:</b>	71	<b>Site capacity at 20 dph:</b>	57	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively high owing to water and sewerage network improvements, improvements to the primary school and contributions to a new secondary school and flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed but owing to water and sewerage network improvements it is assumed to begin in year 10 and be completed before year 15.								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		25						
	<b>Delivered in yrs 11-15:</b>		32						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It will change the appearance of the village when viewed from High Road but the view from the bypass is well screened.</p> <p>INFRASTRUCTURE - is will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value and is likely to be sufficiently distant from the A151 that acoustic attenuation to take account of traffic noise will not be necessary. However, it is not previously developed, it is grade 1 agricultural land,</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The Highway Authority comments that the carriageway of High Road (formerly the A151) is suitable to accommodate the addition vehicle movements associated with the development of this site for residential use and the site's frontage is long enough to be able to accommodate a suitable estate road junction with the required radii and visibility splays. The frontage contains a horizontal speed attenuation feature (a 'build-out') but the presence of the build-out would not be expected to preclude the provision of a suitable junction. There is an existing footway on the site side of High Road.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1	<input checked="" type="checkbox"/>		No hazard	<input checked="" type="checkbox"/>		No Depth	<input checked="" type="checkbox"/>	
	Zone 2	<input type="checkbox"/>		Low hazard	<input type="checkbox"/>		0m to 0.25m	<input type="checkbox"/>	
	Zone 3a	<input checked="" type="checkbox"/>		Danger for some	<input type="checkbox"/>		0.25m to 0.50m	<input type="checkbox"/>	
	Zone 3b	<input type="checkbox"/>		Danger for most	<input type="checkbox"/>		0.50m to 1.0m	<input type="checkbox"/>	
		<input type="checkbox"/>		Danger for all	<input type="checkbox"/>		1.0m to 2.0m	<input type="checkbox"/>	
		<input type="checkbox"/>			<input type="checkbox"/>		>2.0m	<input type="checkbox"/>	

<b>Reference</b>	<b>Wsn030</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the south of High Road, Weston			
<b>Site area (Hectares)</b>	1.54 <b>Site capacity at 30 dph:</b>	46 <b>Site capacity at 25 dph:</b>	38 <b>Site capacity at 20 dph:</b>	31 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (including site clearance costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		7	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings sought to be developed in Weston.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It would not have adverse impacts upon the character and appearance of the village - it, together with sites Wsn010, Wsn012 and Wsn021 is contained by strong physical boundaries (High Rd, Beggar's Bush Lane, and Broad gate).</p> <p>INFRASTRUCTURE - will not lead to the loss of, or place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to Weston's services &amp; is located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value and has no nearby 'bad neighbour' uses. However, it is not previously developed, it is grade 1 agricultural land.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The Highway Authority comments that the site is presently in use for the production of plants &amp; presumably there will have been access to this site by both private cars and HGVs. The site's frontage is long enough to be able to accommodate a suitable adoptable estate road junction with the required radii and visibility splays. There is no footway on the site side of High Road but the road is straight enough for pedestrians to be able to see approaching traffic. If the site were to be allocated for development however, it would be prudent to require the provision of a frontage footway so that it may be joined-up with other frontage footways on any adjacent land along High Road that may also come forward for residential development. There is street lighting along this road. The site also has a frontage to Broadgate which may be long enough to provide a suitable adoptable estate road junction with the required radii and visibility splays. Some thought would need to be given to the possibility of whether the development of this site should include a through route between High Road and Broadgate.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn033</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the south of High Road, Weston			
<b>Site area (Hectares)</b>	0.1 <b>Site capacity at 30 dph:</b>	3 <b>Site capacity at 25 dph:</b>	2 <b>Site capacity at 20 dph:</b>	2 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 2 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and will not have adverse impacts upon the character and appearance of the village - it, together with sites Wsn010, Wsn012 and Wsn021 is contained by strong physical boundaries (High Rd, Beggar's Bush Lane, and Broad Gate).</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Weston's existing services and facilities, but is not located either within or adjacent to Weston's existing built-up area (defined settlement limit). If considered together with site Wsn012, however, it abuts the village's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value and there are no nearby 'bad neighbour' uses. However, it is not previously developed, it is best and most versatile agricultural land.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport, and it is unlikely to create or exacerbate traffic problems.</p> <p>Despite the issues with its location and site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Wsn036</b>	<b>Settlement:</b>	Weston	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land between High Road and Broad Gate, Weston				
<b>Site area (Hectares)</b>	7.06	<b>Site capacity at 30 dph:</b>	212	<b>Site capacity at 25 dph:</b>	176
				<b>Site capacity at 20 dph:</b>	141
<b>Availability</b>	<b>Is the site available?</b>				
<b>Explanation</b>	Yes				
	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b>				
<b>Explanation</b>	Yes				
	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed. Owing to likely water and sewerage network improvements it is assumed to begin in year 10 and be completed before year 15.				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 116 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>				
<b>Explanation</b>	Yes				
	<p>The site is in scale with the 310 dwellings which the emerging Local Plan seeks to be developed in Weston.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural, built or heritage assets, nor upon the character of the area.</p> <p><b>INFRASTRUCTURE</b> - is will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure, or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Weston's existing services and facilities and is located adjacent to Weston's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - The land is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - services and facilities are potentially accessible on foot, bicycle and public transport, and it is unlikely to create or exacerbate traffic problems.</p> <p>Consequently, the site is considered suitable.</p>				
<b>Classification</b>	<b>Developable (11-15)</b>				
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		