

Reference	Wsn003	S	Settlement:	W	/eston	Phase two SF	ILAA sites
Address	Land to the north of Hig	gh Road,	Weston				
Site area (Hectares)	6.11 Site capacity at 30 dph:	183	Site capacity at 25 dph:	153	Site capacity at 20 dph:	122 Site capacity from planning	ng
Availability	Is the site available	?	Yes			permissions	
Explanation	Planning permission (H: outstanding.	22-0101-	-16) has been gi	anted su	bject to a legal a	greement, which is cu	rrently
Achievability	Is the site achievab	le?	Yes				
Explanation	Good achievability. Value low. If it is allocated, the permission subject to N is assumed to begin in y	ere is a r HS finan	easonable pros cial contributio	pect that ns. Owing	it would be deve g to water and se	eloped since it has pla	nning
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			25 110			
Suitability	Is the site suitable?		Yes				
Explanation	The site is in scale with ENVIRONMENTAL IMPA change the appearance screened. INFRASTRUCTURE - is wopen space, green infra LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS across to the bypass whand not submitted to tattenuation on the bypatraffic noise. TRANSPORT - services a has a frontage to a good being on the inside of a Broadgate junctions. The Consequently, the site is	ACTS - it is of the virill not le structure ble to W efined so - The landich is we he SHLAA ass boun and facilit d standa bend. There should should be should be should should standa be should	is unlikely to ha illage when view ad to the loss of e, or community eston's existing ettlement limit) and is grade 1 agrell screened. The A) could form a dary, a suitable tes are potentiated of highway and be know accould be know accould be know accould.	ve adversived from  f, or place y facilities services cicultural e site, alce site runn e layout, ally access and could ald need a	se impacts on nata High Road but the undue burdens s. and facilities and land. The road bong with other landing along the bygowelling choice a sible on foot, bicy accommodate the tot conflict with the side of t	tural, built or heritage the view from the bypa on, existing infrastructured is located adjacent to bundary is open allowed (Wsn007, Wsn011 pass but this will required orientation to take yele and public transpine visibilty splays required.	assets. It will ass is well cture, such as D Weston's ing views and some re accoustic e account of ort. The site ired, despite
Classification	Deve	lopabl	e (11-15)				
Flood risk  Zone Zone Zone Zone:	2 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Wsn004	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the east of Small	Drove, Weston		
Site area (Hectares)	2.83 Site capacity at 30 dph:	85 Site capacity at 25 dph:	71 Site capacity at 20 dph:	57 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Planning permission (H22 outstanding.	2-0202-16) has been ք	ranted subject to a legal agr	eement, which is currently
Achievability	Is the site achievable	e? Yes		
Explanation	-	re is a reasonable pro		re costs are likely to be relatively oped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 7	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPAC located due east of a site monument, the Church v churchyard. The site is prexpressed the view that and churchyard. Further obligation).  INFRASTRUCTURE - it will open space, green infrast LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS - across to the bypass which hedge on that boundary, noise.  TRANSPORT - services and the site could be accesse access points. Access off	cTS - it is unlikely to he of significant heritage which is a Grade I lister resently an open field the development of the development of the loss of the loss. The loss of th	ave adverse impacts on nature value that includes a sched douilding and a number of good beyond which is the A151 by the site may impact on the track of the site has planning period, or place undue burdens of the facilities.  If it is services and facilities and it is services and facilities and it is services and facilities and it is services. The site is part of a field that the bypass may require some ally accessible on foot, bicycle development of the whole services.	grade II listed structures in the ypass. Historic England have aditional setting of the Church mission subject to a \$106  In, existing infrastructure, such as solocated adjacent to Weston's andary is open allowing views to runs to Delgate Bank, and has a accoustic attenuation for traffic the and public transport. Part of site would require additional require the crossing of a
Classification  Flood risk  Zone Zone Zone	e 1 e 2 e 3a	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wsn006	S	ettlement:	W	eston	Phase two SHLAA sites
Address	Land to the south of Sm	nall Drove	e, Weston			
Site area (Hectares)	0.62 Site capacity at 30 dph:	19	Site capacity at 25 dph:	16	Site capacity at 20 dph:	12 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Planning application H2	2-0970-1	.5 was granted	at appea	on 01 Septemb	ber 2016
Achievability	Is the site achieval	le?	Yes			,
Explanation		a reasor				cture costs are likely to be very low. led (assumed to begin in year 7, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12		, 
Suitability	Is the site suitable?		Yes			
Explanation	ENVIRONMENTAL IMPA not change the appears settlement. INFRASTRUCTURE - is we open space, green infra LOCATION - It is accessive existing built-up area (consisting built-up area (consisting built-up area (consistency)). The consistency of the consequently of the consequently, the site is	ACTS - it in ance of the structure ble to Wellefined seen on the land facilities are directly as consider	s unlikely to have village when ad to the loss of a communit eston's existing ettlement limit d is grade 1 ag loped as one ces are potentiato serve this sitm Broadgate unered suitable.	ve advers viewed f f, or place y facilities g services cricultural wing to the ally access e as it sta	e impacts on na rom Delgate Ba e undue burden i. and facilities ar and. It is also p ne narrowness o ible on foot, bio nds. Highway ir	cycle and public transport. Small mprovements and footway
Classification	Deve	lopabl	e (06-10)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wsn007	Settleme	nt: \	Weston	Phase two SHLAA sites
Address	Land to the east of Pinf	old Lane, Westor			
Site area (Hectares)	3.29 Site capacity at 30 dph:	99 Site cap at 25 dp		Site capacity at 20 dph:	66 Site capacity from planning
Availability	Is the site available	??	es		permissions:
Explanation	Although there is no pla	anning permission	or allocation,	there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	ole?	es		
Explanation		igation costs are	ikely. If it is all	ocated, there is a	reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 16		
Suitability	Is the site suitable?	Y	es		
Explanation	ENVIRONMENTAL IMPA located to the rear of a monument, the Church churchyard. The site is a site would impact on the INFRASTRUCTURE - is we open space, green infrat LOCATION - It is accessive existing built-up area (consisting built-up area (consisting built-up area) with other land (WsnOCo along the bypass but the dwelling choice and oring TRANSPORT - services as	ACTS - it is unlikel site of significant which is a Grade presently an open the traditional sett will not lead to the structure, or comble to Weston's elefined settlemental, Wsn011 and sits will require acceptation to take and facilities are promiting the significant will be settlementation to take and facilities are promiting the weston of the westo	to have adver heritage value I listed building field beyond of ng of the Chur loss of, or plan munity facilities xisting services t limit). e 1 agricultura ome land not so oustic attenua ccount of traff otentially acces	rse impacts on na e that includes a si g and a number of which is the A151 rch and churchyar ce undue burdens es. s and facilities and I land. The bypass submitted to the St tion on the bypas fic noise ssible on foot, bic	f grade II listed structures in the bypass. The development of the
Classification	Deve	lopable (11-	.5)		
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	la Ba	Dang Dang	zard azard er for some er for most er for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn008	Se	ettlement:	Weston		Phase two SHLAA s	sites $\square$
Address	Land to the east of Bro	adgate, W	'eston				
Site area (Hectares)	3.78 Site capacity at 30 dph:		Site capacity at 25 dph:	94 Site capacity at 20 dph:	76	Site capacity from planning	
Availability	Is the site available	e?	Yes			permissions:	
Explanation	Although there is no pl	anning pe	rmission or all	ocation, there are no k	known legal	or ownership probl	ems.
Achievability	Is the site achieval	ble?	Yes				
Explanation	Good achievability. Val low. If it is allocated, th and be completed befo	nere is a re	asonable pros				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 26			
Suitability	Is the site suitable	?	No				
	INFRASTRUCTURE - is vopen space, green infractoCATION - It is access existing built-up area (in SITE CHARACTERISTICS countryside as it related TRANSPORT - services lies behind frontage deproperty.  Consequently, the site	astructure, sible to We defined se i - The land is poorly to and facilite evelopmen	, or communit eston's existing ttlement limit d is grade 1 ag o the existing b es are potentia t and has a na	y facilities. g services and facilities ). ricultural land. It will choult form. ally accessible on foot, rrow access where visi	and is locat hange the ap	ed adjacent to Wes ppearance of the public transport. Tl	iton's
Classification	Unde	evelopa	ble				
Flood risk Zone Zone Zone	2 3a		No hazard Low hazard Danger for s Danger for a	nost	0m 0.2 0.5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m	

Reference	Wsn010	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the east of Beg	gars Bush Lane, Weston		
Site area (Hectares)	3.17 Site capacity at 30 dph:	95 Site capacity at 25 dph:	79 Site capacity at 20 dph:	63 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	low, although flood mit		is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ir 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 13	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA change the appearance highway. INFRASTRUCTURE - is wopen space, green infra LOCATION - It is accessive existing built-up area (consumers) of the site of the state of the same of the state of the	ACTS - it is unlikely to have of the village when viewed of the village when viewed will not lead to the loss of, structure, or community fible to Weston's existing selefined settlement limit).  - The land is grade 1 agricular in the land is grade 1 agricular in the constant of the constant of the constant of the constant of the village highway et lighting and the crossing age. Access from High Roal otway would also be requised to the considered suitable.	adverse impacts on na d from High Road as it or place undue burdens acilities. ervices and facilities an ultural land. The site, a as not been put forward r accessible on foot, bid access would be suital rould be suitable to pro- network. Pedestrian a g of a fairly substantial d maybe possible but n	seeks to be developed in Weston. Itural, built or heritage assets. It will extends the built up area to the s on, existing infrastructure, such as d is located adjacent to Weston's long with other land (Wsn012 and d to the SHLAA) could form a site cycle and public transport. The site ole although the street lighting ovide a vehicular junction but would ccess would require a new watercourse running along the night conflict with the access to
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn011	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the east of Pinfo	old Lane, Weston		
Site area (Hectares)	0.89 Site capacity at 30 dph:	27 Site capaci at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity 6 from planning
Availability	Is the site available	? Yes		permissions:
Explanation	The site has planning pe	ermission (H22-0218	-16) for 6 dwellings.	
Achievability	Is the site achievab	le? Yes		
Explanation	site has planning permis	ssion for 6 dwellings evelopment is assur	and so if it is allocated, the ned to begin in year 8, and	acture costs are likely to be low. The ere is a reasonable prospect that it is likely to be completed before year
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:		6	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	since lost its historic set development flanks bot The impact on the herit: when viewed from High INFRASTRUCTURE - is wopen space, green infra: LOCATION - It is accessil existing built-up area (d SITE CHARACTERISTICS screened. The site, alon submitted to the SHLAA attenuation on the bypatraffic noise. TRANSPORT - services a	ting. The barn is seph buildings. age assets at this loo Road or the view fr ill not lead to the lo structure, or commodule to Weston's exis efined settlement lines SITE CHARACTERIS g with other land (W.) could form a site r ass boundary, a suit and facilites are pote rovide access to this rom Wsn003.	cation are minor. It will not om the bypass which is we so of, or place undue burde unity facilities. A ting services and facilities a mit).  TICS - The land is grade 1 at a system of the bypass but able layout, dwelling choice intially accessible on foot, but is site. Any highway improves	e with its own curtilage and modern change the appearance of the village
Classification	Devel	opable (11-15)		
Flood risk Zone 1		No hazai Low haz		No Depth
Zone 2 Zone 3		Danger f		0m to 0.25m 0.25m to 0.50m
Zone3		Danger f	or most	0.50m to 1.0m
		Danger f	or all	1.0m to 2.0m >2.0m
ı		ı		ı

Reference	Wsn012	S	ettlement:	Weston	Phase two SHLAA sites
Address	Land to the north-west	of Broad	gate, Weston		
Site area (Hectares)	1.12 Site capacity at 30 dph:	34	Site capacity at 25 dph:	28 Site capacity at 20 dph:	22 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla Two owners, but they a			ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation		easonabl			cture costs are likely to be low. If it (assumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			22	
Suitability	Is the site suitable?	•	Yes		
Explanation	ENVIRONMENTAL IMPA not change the appears INFRASTRUCTURE - is we open space, green infra LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS Wsn021 along with son running along High Roa TRANSPORT - services a access onto Broadway in	ACTS - it in ance of the fill not less structure ble to Wilefined so - The lanne interved.  and facilitinas been o accome possible	s unlikely to have village signified to the loss of e, or communities eston's existing ettlement limitied is grade 1 agrening land that taken up by a modate a suitae, which has a	ve adverse impacts on n icantly as it is surrounde if, or place undue burder y facilities. If services and facilities and icultural land. The site, is has not been put forwardly accessible on foot, because bungalow. There makes access, but this required	n seeks to be developed in Weston. latural, built or heritage assets. It will d by development. Ins on, existing infrastructure, such as and is located adjacent to Weston's along with other land (Wsn010 and and to the SHLAA) could form a site dicycle and public transport. The along hand remaining to be dires a detailed survey. Access
Classification	Deve	lopabl	e (06-10)		
Flood risk Zone 2 Zone 3	2 3a		No hazard Low hazard Danger for s Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wsn013	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the east of De	lgate Bank, Weston		
Site area (Hectares)	0.9 Site capacity at 30 dph:	27 Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or alloo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		nere is a reasonable prospe		ture costs are likely to be very eloped (assumed to begin in year 7,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		12 6	
Suitability	Is the site suitable	No No		
	open space, green infr LOCATION - It is not as to Weston's existing b SITE CHARACTERISTICS countryside as it relate TRANSPORT - services The site is frontage de	astructure, or community accessible to Weston's exuilt-up area (defined settle 5 - The land is grade 1 agrices poorly to the existing buand facilites have less pot	facilities. isting services and facili ment limit). cultural land. It will chan ilt form. ential to be accessible o	s on, existing infrastructure, such as ties as other sites located adjacent age the appearance of the n foot, bicycle and public transport. ch is narrow and unsuitable.
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for me Danger for all		No Depth  0m to 0.25m  0.25m to 0.50m  0.50m to 1.0m

Reference	Wsn015	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the south of Sn	nall Drove, Weston		
Site area (Hectares)	1.93 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	39 Site capacity from planning permissions:
Availability	Is the site available	Yes		politication.
Explanation	Planning application H2	22-0970-15 was granted	at appeal on 01 Septembe	er 2016
Achievability	Is the site achieval	Yes Yes		
Explanation		s a reasonable prospect		ure costs are likely to be very low. d (assumed to begin in year 8, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 21	
Suitability	Is the site suitable	? Yes		
Explanation	ENVIRONMENTAL IMPA not change the appears settlement. INFRASTRUCTURE - is w open space, green infra LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS appropriate for them to TRANSPORT - services a	ACTS - it is unlikely to ha ance of the village when will not lead to the loss of astructure, or communitible to Weston's existing defined settlement limit) - The land is grade 1 agroup to be developed as one. and facilites are potential offset as much as possible.	ve adverse impacts on nat viewed from Delgate Banl f, or place undue burdens y facilities. It is services and facilities and it is also paidly accessible on foot, bicy	seeks to be developed in Weston. ural, built or heritage assets. It will k as it will merge with the existing on, existing infrastructure, such as is located adjacent to Weston's rt of Wsn006 and it would be rcle and public transport. The via an improved Small Drove from
Classification		lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wsn016	Settlement:	Weston	Phase two SHLAA sites
Address	Land adjacent to 204 H	ligh Road, Weston		
Site area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	e?		permissions:
Explanation	Full planning permission	on (ref H22-0170-13) is unde	er construction for 1 dv	welling.
Achievability	Is the site achieva	ble? Yes		
Explanation	Permission is outstand		e prospect that it will s	ture costs are likely to be very low. soon be developed (assumed to
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		1	
Suitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - is vopen space, green infraction - It is accessed existing built-up area (SITE CHARACTERISTICS construction of one dw	astructure, or community fa sible to Weston's existing se defined settlement limit). 6 - The land is grade 1 agricu velling which is being impler and facilites are potentially	r place undue burdens cilities. rvices and facilities and Itural land and has pla nented.	s on, existing infrastructure, such as d is located adjacent to Weston's nning permission for the
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

Reference	Wsn021	Se	ettlement:	Weston	Phase two SHLAA sites
Address	Land to the south of Hi	gh Road, V	Veston		
Site area (Hectares)	1.23 Site capacity at 30 dph:		Site capacity at 25 dph:	31 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site available	?	Yes		permissions
Explanation	Although there is no pla Two owners, but they a			ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation		easonable			cture costs are likely to be low. If it assumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 1	
Suitability	Is the site suitable?		Yes		
	not change the appears INFRASTRUCTURE - is w open space, green infra LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS Wsn012 along with son running along High Roa TRANSPORT - services a Road is suitable to prov pedestrian access. If a f calming bollards, this co and therefore pedestria Consequently, the site	ance of the vill not lea structure, ble to We lefined set - The land ne interved. In did access rontage fould then an access to s consider	e village signification to the loss of or communities ston's existing attlement limit. It is grade 1 agrining land that the sare potentials to this site but the site of the site. The site of the site.	cantly as it is surrounder f, or place undue burder y facilities. It is services and facilities are circultural land. The site, a has not been put forwar ally accessible on foot, bis at there is currently no froe provided and extended.	atural, built or heritage assets. It will by development. It is on, existing infrastructure, such as and is located adjacent to Weston's along with other land (Wsn010 and id to the SHLAA) could form a site cycle and public transport. High contage footway to provide id as far as the existing traffic to the footway on the opposite site
Classification	Deve	юраые	(11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn022	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the east of Sma	ll Drove, Weston		
Site area (Hectares)	3.88 Site capacity at 30 dph:	Site capacity at 25 dph:	97 Site capacity at 20 dph:	78 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Planning permission (Harmoutstanding.	22-0202-16) has been gra	anted subject to a legal ag	reement, which is currently
Achievability	Is the site achievab	Yes		
Explanation	high owing to water an contributions to a new reasonable prospect th	d sewerage network imp secondary school and flo	rovements, improvement od mitigation costs are lik but owing to water and s	s to the primary school and sely. If it is allocated, there is a sewerage network improvements
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		25	
	Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		35	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA located due east of a simonument, the Church churchyard. The site is pexpressed the view that and churchyard. The Cosite has planning permi INFRASTRUCTURE - is wopen space, green infrat LOCATION - It is accessive existing built-up area (COSITE CHARACTERISTICS across to the bypass whedge on that boundarnoise.  TRANSPORT - services a contains Wsn004 and is not be acceptable.  Consequently, the site is	ACTS - it is unlikely to have the of significant heritage which is a Grade I listed presently an open field but the development of the inservation Officer considers on subject to a \$106 of will not lead to the loss of structure, or community ble to Weston's existing defined settlement limit) The land is grade 1 agriculation is also unscreened. The boundary with the and facilities are potential to only accessible through its considered suitable.	re adverse impacts on nativalue that includes a sche building and a number of eyond which is the A151 ke site may impact on the traderes development is likel bligation).  The or place undue burdens a facilities.  The services and facilities and cultural land. The road both he site is part of a field the bypass may require some ly accessible on foot, bicy	eeks to be developed in Weston. ural or built assets. The site is duled ancient grade II listed structures in the bypass. Historic England have raditional setting of the Church y to have a negative effect. (The on, existing infrastructure, such as is located adjacent to Weston's undary is open allowing views at runs to Delgate Bank, and has a e accoustic attenuation for traffic cle and public transport. This site dant section of the A151 would
Classification		No hazard		No Danth
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	a	Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wsn023	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the South of A1	.51 Weston By-pass off P	infold Lane	
Site area (Hectares)	0.69 Site capacity at 30 dph:	21 Site capacity at 25 dph:	Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla Two owners, but they a		cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		easonable prospect that		cture costs are likely to be low. If it assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2	
Suitability	Is the site suitable?	Yes		
	not change the appears is well screened. INFRASTRUCTURE - is wopen space, green infra LOCATION - It is accessivating built-up area (continued in the continued	ance of the village when will not lead to the loss of structure, or community ble to Weston's existing lefined settlement limit).  The land is grade 1 agrious, Wsn011 and some larging will require accousticate action to take account and facilites are potential of be accessible.	viewed from High Road  f, or place undue burden facilities. services and facilities ar icultural land. The bypas and not submitted to the attenuation on the bypa of traffic noise	atural, built or heritage assets. It will or the view from the bypass which is on, existing infrastructure, such as ad is located adjacent to Weston's is well screened. The site, along SHLAA) could form a site running is boundary, a suitable layout, cycle and public transport. Access
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn024	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the South of A151	Weston By-pass off P	infold Lane	
Site area (Hectares)	0.56 Site capacity at 30 dph:	17 Site capacity at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann Two owners, but they are		cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		sonable prospect that		ture costs are likely to be low. If it assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		11	
Suitability	Is the site suitable?	Yes		
	open space, green infrastr LOCATION - It is accessible existing built-up area (defi SITE CHARACTERISTICS - T with other land (Wsn003, along the bypass but this with dwelling choice and orient	ucture, or community to Weston's existing ned settlement limit). he land is grade 1 agri Wsn011 and some lar will require accoustic attaition to take account facilites are potential ble via Wsn003 but no	facilities. services and facilities an cultural land. The bypass d not submitted to the s attenuation on the bypas of traffic noise. ly accessible on foot, bio	s on, existing infrastructure, such as d is located adjacent to Weston's is well screened. The site, along SHLAA) could form a site running so boundary, a suitable layout, cycle and public transport. Access to 51 Weston bypass.
Classification	Develo	pable (06-10)		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn025	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the South of A1	51 Weston By-pass		
Site area (Hectares)	4.17 Site capacity at 30 dph:	125 Site capacity at 25 dph:	104 Site capacity at 20 dph:	83 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla Two owners, but they a		cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		easonable prospect that		ture costs are likely to be low. If it assumed to begin in year 9, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 33	
Suitability	Is the site suitable?	Yes		
	is well screened. INFRASTRUCTURE - it wopen space, green infra LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS with other land (Wsn00 along the bypass but th dwelling choice and oriethe site is not as well re TRANSPORT - services a from the A151 Weston	rill not lead to the loss of structure, or community ble to Weston's existing lefined settlement limit).  - The land is grade 1 agri 13, Wsn024 and some lar is will require accoustic a entation to take account lated to the settlement and facilites are potentia bypass would not be account.	, or place undue burden facilities. services and facilities and icultural land. The bypas and not submitted to the stattenuation on the bypas of traffic noise. However as other sites.	or the view from the bypass which s on, existing infrastructure, such as id is located adjacent to Weston's is sis well screened. The site, along SHLAA) could form a site running so boundary, a suitable layout, er, without the land to the south, cycle and public transport. Access
Classification  Flood risk  Zon Zon Zon	e 1 e 2 e 3a	No hazard Low hazard Danger for mo	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
				2.0

Reference	Wsn029	Settlement:	Weston	Phase two SHLAA sites
Address	Land off High Road, We	eston		
Site area (Hectares)	2.83 Site capacity at 30 dph:	85 Site capacity at 25 dph:	71 Site capacity at 20 dph:	57 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	ole? Yes		
Explanation	high owing to water an contributions to a new reasonable prospect th	d sewerage network impr secondary school and floo	ovements, improvement od mitigation costs are lik but owing to water and s	ure costs are likely to be relatively s to the primary school and sely. If it is allocated, there is a sewerage network improvements
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 32	
Suitability	Is the site suitable	Yes		
	screened. INFRASTRUCTURE - is w LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS the A151 that accoustic previously developed, i TRANSPORT - services a Highway Authority com accommodate the addi use and the site's front the required radii and w 'build-out') but the pres	vill not lead to the loss of, ible to Weston's existing s defined settlement limit).  - the site has no intrinsic attenuation to take accost is grade 1 agricultural langed facilities are potentially ments that the carriagewation vehicle movements age is long enough to be a visibility splays. The frontasence of the build-out wor isting footway on the site	or place undue burdens of ervices and facilities and amenity value and is like unt of traffic noise will not a coessible on foot, bicy ay of High Road (formerly ssociated with the development of the coessible to accommodate a sugge contains a horizontal suld not be expected to pr	e view from the bypass is well on, existing infrastructure. is located adjacent to Weston's ly to be sufficiently distant from ot be necessary. However, it is not cle and public transport. The y the A151) is suitable to opment of this site for residential uitable estate road junction with speed attenuation feature (a reclude the provision of a suitable
Classification	Deve	lopable (11-15)		
Zor Zor	ne 1 ne 2 ne 3a ne 3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn030	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the south of H	igh Road, Weston		
Site area (Hectares)	1.54 Site capacity at 30 dph:	46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	31 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(including site clearand		, there is a reasonable pr	ture costs are likely to be moderate ospect that it would be developed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		24 7	
Suitability	Is the site suitable	Yes Yes		
	and Broad gate). INFRASTRUCTURE - wi LOCATION - accessible SITE CHARACTERISTICS uses. However, it is no TRANSPORT - services Highway Authority cor there will have been a be able to accommod splays. There is no foo be able to see approac prudent to require the footways on any adjac There is street lighting to provide a suitable a thought would need to	Il not lead to the loss of, to Weston's services & is - the site has no intrins it previously developed, if and facilites are potential ments that the site is process to this site by both ate a suitable adoptable tway on the site side of the ching traffic. If the site we provision of a frontage is ent land along High Road along this road. The site doptable estate road jun	or place undue burdens of is located adjacent to the ic amenity value and and it is grade 1 agricultural law ally accessible on foot, bic resently in use for the proprivate cars and HGVs. The estate road junction with High Road but the road is ere to be allocated for defootway so that it may be did that may also come forwalls also has a frontage to Bruction with the required raity of whether the develo	built-up area. has no nearby 'bad neighbour'
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a	No hazard Low hazard Danger for s Danger for s	some	No Depth 0m to 0.25m 0.25m to 0.50m

Reference	Wsn033	Settlement:	Weston	Phase two SHLAA sites
Address	Land to the south of Hig	gh Road, Weston		
Site area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		easonable prospect that		cture costs are likely to be low. If it (assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA not have adverse impact Wsn010, Wsn012 and Vand Broad Gate). INFRASTRUCTURE - it was LOCATION - it is accessiful adjacent to Weston's exwisted with the wind of the win	ACTS - it is unlikely to hat all supon the character a Wsn021 is contained by solid in the loss of the loss of the best of the loss of the	ve adverse impacts on n nd appearance of the vil strong physical boundari f, nor place undue burde services and facilities, b fined settlement limit). If o area. ic amenity value and and eveloped, it is best and it illy accessible on foot, bi	an seeks to be developed in Weston. atural or heritage assets, and will lage - it, together with sites ies (High Rd, Beggar's Bush Lane, ens on, existing infrastructure. but is not located either within or if considered together with site d there are no nearby 'bad most versatile agricultural land. icycle and public transport, and it is ensidered suitable.
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wsn036	Settlement:	Weston	Phase two SHLAA sites
Address	Land between High Ro	ad and Broad Gate, West	on	
Site area (Hectares)	7.06 Site capacity at 30 dph:	212 Site capacity at 25 dph:	176 Site capacity at 20 dph:	141 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	low. If it is allocated, t	here is a reasonable prosp	pect that it would be dev	cture costs are likely to be relatively veloped. Owing to likely water and be completed before year 15.
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		25 116	
Suitability	Is the site suitable	Yes Yes		
	open space, green infr LOCATION - It is acces existing built-up area ( SITE CHARACTERISTIC TRANSPORT - services unlikely to create or e	astructure, or community sible to Weston's existing defined settlement limit). S - The land is grade 1 agr	y facilities. services and facilities ar icultural land. Ily accessible on foot, bio	is on, existing infrastructure, such as and is located adjacent to Weston's cycle and public transport, and it is
Classification	Dev	elopable (11-15)		
Flood risk	Zone 1 Zone 2 <b>Zone 3</b> a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m