

Appendix 8: Hungarton housing site assessments	1	2	3	4	5	6	7	8	9
	Paddock between Barley Leas, Main St and Church Lane	Washpit (<i>site d</i>)	Orchard at bottom of Church Lane	Hope Farm Paddock	Agricultural store at Hope Farm (<i>site b</i>)	Field between Town End and Manor House (<i>site e</i>)	Willowghyll (<i>site c</i>)	The Chapel, Main St (<i>site a</i>)	Edgson's field
Current use									
Site capacity									
Adjoining uses									Greenfield site
Topography									
Greenfield or previously developed									
Good quality agricultural land	N/K			N/K			N/A	N/A	
Site availability									
Landscape quality	N/K	N/K	N/K	N/K		N/K			
Important trees, woodlands, hedgerows				Silver birches?		N/K			
Relationship with existing pattern of built development									
Local wildlife considerations	N/K	N/K	N/K	N/K	N/K	N/K	N/K		N/K
Built heritage									
Impact on conservation area or its setting									Outside but would impact/outside limits
Safe pedestrian access		RED	RED						
Safe vehicular access		RED	RED						
Impact on existing traffic									
Safe access to public transport									
Distance to community facilities									
Current recreational opportunities on site									
Ancient monuments or archaeological remains	N/K	N/K	N/K	N/K	N/K	N/K	N/K		N/K
Public rights of way									
Gas/oil/electric pipelines/transmission on network	N/K	N/K	N/K	N/K	N/K	N/K	N/K	N/K	Gas
Noise issues									
Contamination issues					?				
Flooding issues									
Drainage issues	N/K	N/K	N/K	N/K					
Planning history									
Good points	Location to village centre	Redundant agricultural use; not highly visible; right size; good location	Small; only if adjoining site developed?	Location to village centre	location; topography; appetite of owner	Infill location Connects housing Good access	Attractive site with capacity for more than one home on the upper (flat) part	Sensitive conversion to a dwelling would save this important local building	Appetite of owner
Bad points	Identified by consultation as an important green space. Access	Access poor for vehicles and pedestrians	Access; bordered by footpath	Important open space/character of village; height in relation to neighbouring properties; impact on group of listed buildings	Gradient of access; foul drainage; planning history	Location of stream	Existing bungalow limits potential, unless demolished	Limited garden	Not infill, outside the village envelope across main road
Issues to consider		Foul drainage		Springs and wells		Drainage & sub station	How to use the sloping area		