

Comments on Matters 1.6 section 1.6.8

All sites were considered on the same assessment criteria, but when looking at the spread sheet for Grange under Summary of Assessment for site R68, R350, R672M and R89 we find that:-

R68 is stated as on the edge of Grange and the site is some distance from Granges services and facilities

R350M / R350 is stated as within Granges development boundary and the site is some distance from Granges services and facilities

R672M is stated on the edge of Grange and the site is some distance from Granges services and facilities. This site is within 200 metres of R89.

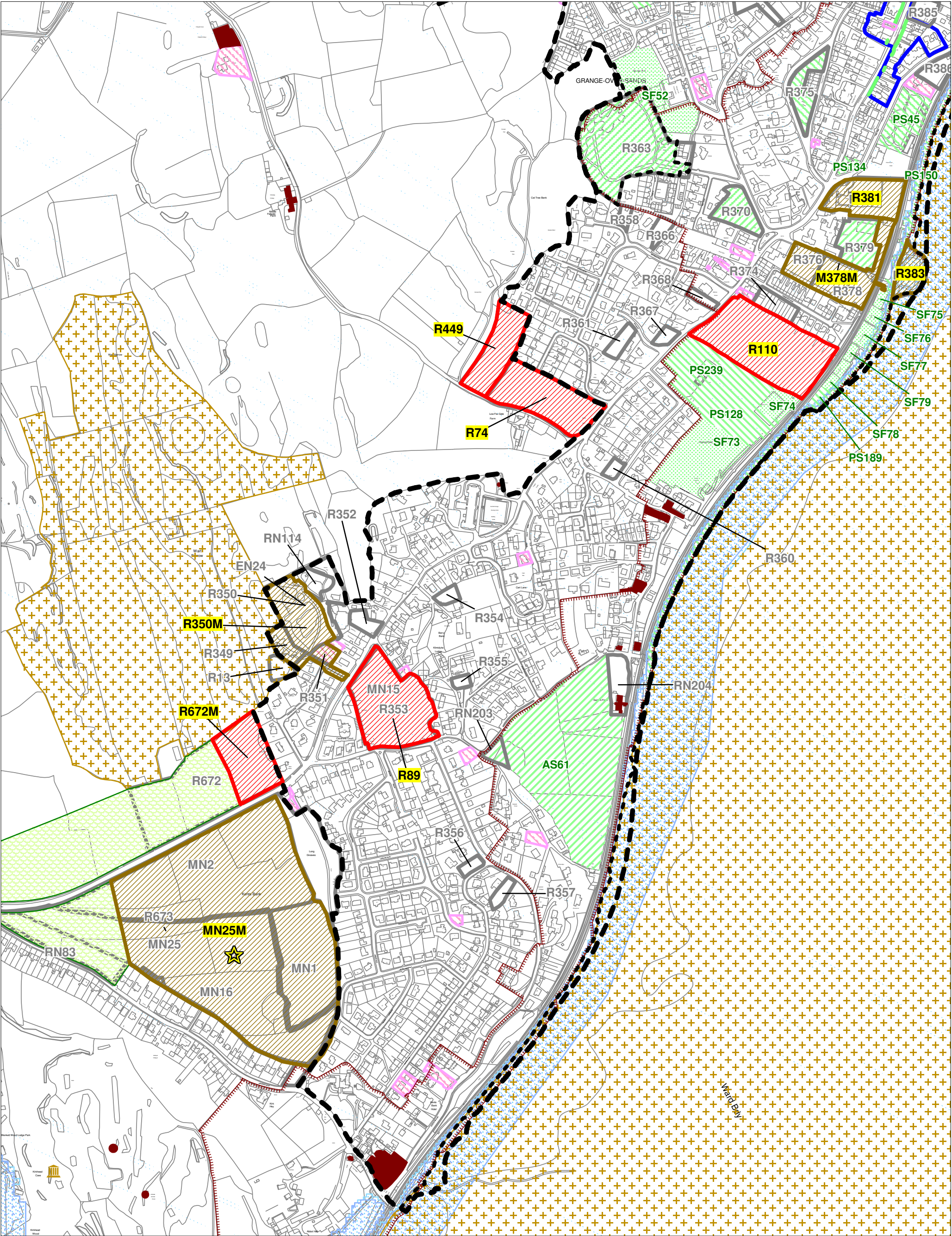
R89 is stated as within Grange and the site is relatively close to Granges services and facilities

These statement are incorrect as can be seen by SLDC's own maps. This is not the first time that R89 has been deliberately misrepresented in order to justify inclusion within the LDF.

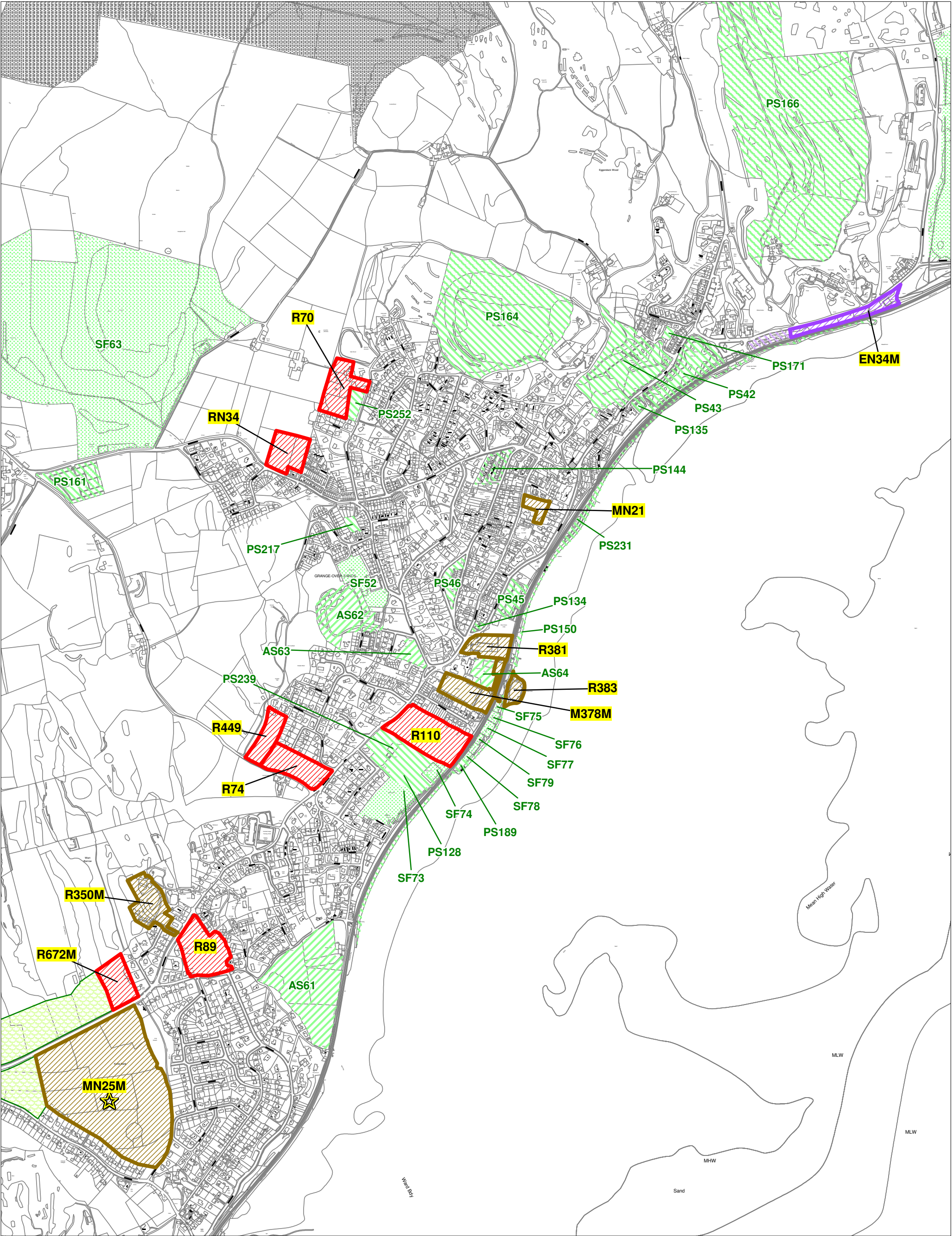
This method of assessment and "scoring" can be seen as biased and seriously flawed when the above sites are examined.

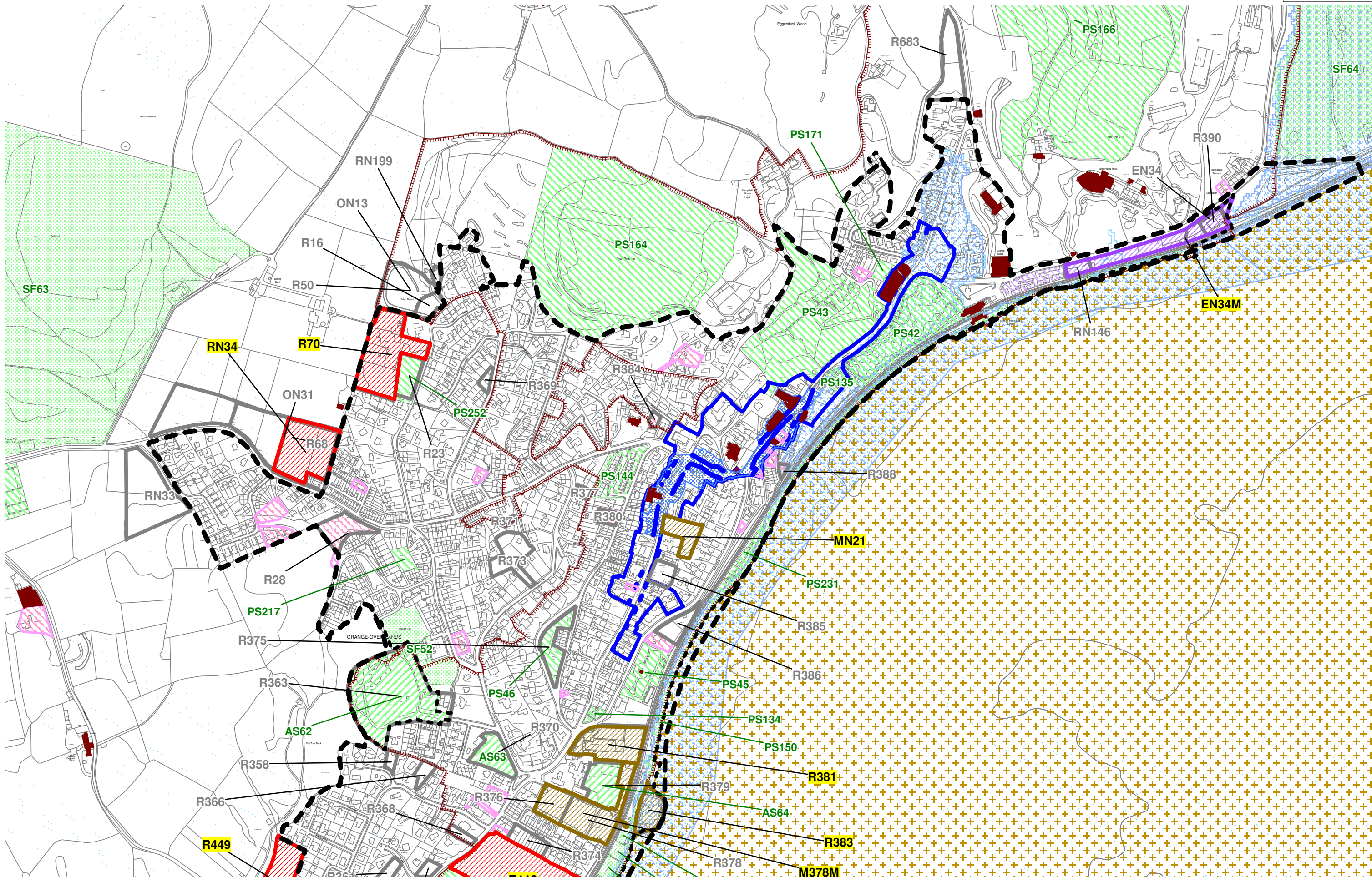
Attached are the relevant plans.

Grange South



Grange Main Proposals





GRANGE OVER SANDS				SITE ASSESSMENT																											
Site Details				Core Data				SA	AA	Evidence Base Studies				Suitability Criteria								Other Issues/Factors									
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y			
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape Impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
M378M	R383 / M378M / R381	Berners Close, Grange over Sands	1.12	1		W		P	P	NA	NA	NA	O	P	P	O	O	O	P	P	P	NA	N/ A	N/A	Y	P	P	Part of Berners regen site	The site performs well SA wise. It is within Grange's development boundary and is a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. Being a brownfield site, redevelopment has potential to contribute positively to heritage (conservation area) and landscape. It has some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was positive feedback about the site.	Recommended for mixed use allocation (part of R383/M378M/R381)	X
R376	R383 / M378M / R381	Berners Close Car Park & Former Nursery site	0.3206	1	BR	W		P	P	1	NA	NA	O	P	P	O	O	O	P	P	P	NA	N/ A	N/A	Y	P	O	Site already has planning permission but forms part of wider Berners site and thus not excluded	The site performs well SA wise. It is within Grange's development boundary and is a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. Being a brownfield site, redevelopment has potential to contribute positively to heritage (conservation area) and landscape. It has some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was positive feedback about the site.	Recommended for mixed use allocation (part of R383/M378M/R381)	X
R378	R383 / M378M / R381	BERNERS CLOSE CAR PARK	0.7841	1	GR	W		P	P	1	NA	NA	O	P	P	O	O	O	P	P	P	NA	N/ A	N/A	Y	P	O	Part of Berners regen site	The site performs well SA wise. It is within Grange's development boundary and is a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. Being a brownfield site, redevelopment has potential to contribute positively to heritage (conservation area) and landscape. It has some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was positive feedback about the site.	Recommended for mixed use allocation	X
R381	R383 / M378M / R381	Berners Pool Site	0.779	1	BR	W		P	P	1	NA	NA	P	P	P	O	O	O	P	P	P	NA	N/ A	N/A	Y	P	O	Part of Berners regen site	The site performs well SA wise. It is within Grange's development boundary and is a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. Being a brownfield site, redevelopment has potential to contribute positively to heritage (conservation area) and landscape. It has some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was positive feedback about the site.	Recommended for mixed use allocation (part of R383/M378M/R381)	X
R383 / M378M / R381	R383 / M378M / R381	MIXED USE ALLOCATION AT BERNERS POOL, GRANGE-over-SANDS	1.8672	1 / 3a (82:18)		W		P	P	Part Cat 1 Part Cat 3	NA	NA	O	P	P	O	O	O	P	P	P	NA	N/ A	N/A	Y	P	O	Only part not in FZ1 is lido which will not be developed for incompatible uses	The site performs well SA wise. It is within Grange's development boundary and is a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is predominantly in Flood Zone 1 (see exceptional circumstances) and there are very limited surface water issues. Being a brownfield site, redevelopment has potential to contribute positively to heritage (conservation area) and landscape. It has some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was positive feedback about the site.	Recommended for mixed use allocation	X

GRANGE OVER SANDS				SITE ASSESSMENT																											
Site Details				Core Data				SA	AA	Evidence Base Studies				Suitability Criteria										Other Issues/Factors							
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Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment Land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
R383 / R383#	R383 / M378M / R381	MIXED USE ALLOCATION AT BERNERS POOL, GRANGE-over-SANDS	0.3459	3a	BR	W		P	P	3	NA	NA	O	P	P	O	O	O	P	P	P	N/A	N/A	N/A	Y	P	O	Recently listed lido-redevelopment as part of wider Berners site will help secure the future of this structure	The site performs well SA wise. It is a disused lido within Grange's development boundary and is part of a key regeneration site for Grange. The site is close to Grange's services and facilities. The site is in Flood Zone 3a and there are some surface water issues. Redevelopment has potential to contribute positively to heritage (see exceptional circumstances) and landscape (view from the Bay/across the Bay). It may have some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have access limitations and infrastructure constraints that are surmountable as part of wider redevelopment. There was generally positive feedback about the site.	Recommended for mixed use allocation (part of R383/M378M/R381)	Site R383/R383# being assessed - sequential test.
MN15	R89		1.6892	1	GR	W		O	P	NA	NA	NA	P	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O	N/A	The site performs relatively well SA wise. It is within Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 but there are no surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. The site does not perform a settlement separation function. It has no known hazard constraints, although there is a need to be aware of the proximity of the former landfill site to the west. It is thought to have surmountable access limitations and infrastructure constraints. There was objection to the site but also some support.	Recommended for residential allocation (R89)	X
R353	R89		1.6755	1	GR	W		O	P	1	NA	NA	P	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O	N/A	The site performs relatively well SA wise. It is within Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 but there are no surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. The site does not perform a settlement separation function. It has no known hazard constraints, although there is a need to be aware of the proximity of the former landfill site to the west. It is thought to have surmountable access limitations and infrastructure constraints. There was objection to the site but also some support.	Recommended for residential allocation (R89)	X
R89	R89	NORTH OF CARTER ROAD	1.6784	1	GR	W		O	P	1	NA	NA	P	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O	N/A	The site performs relatively well SA wise. It is within Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 but there are no surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. The site does not perform a settlement separation function. It has no known hazard constraints, although there is a need to be aware of the proximity of the former landfill site to the west. It is thought to have surmountable access limitations and infrastructure constraints. There was objection to the site but also some support.	Recommended for residential allocation	X

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Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment Land Search and Assessment	Flood risk	Landscape Impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Proposed as part of Berners Regeneration site (M378MR381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
MN1	MN25M		1.8359	1	GR	E		O	P	NA	H	NA	O	O	P	O	O	O	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about this site in isolation but significant objection to the site as part of MN25M.	Recommended for mixed use allocation (part of MN25M)	X
MN16	MN25M		6.362	1	GR	E		O	P	NA	H	NA	O	O	O	O	O	O	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some limited surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. Parts of the site perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about this site in isolation but significant objection to the site as part of MN25M.	Recommended for mixed use allocation (part of MN25M) - part designated green gap	X
MN2	MN25M		4.7652	1	GR	E		O	P	NA	H	NA	O	O	O	O	O	O	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some limited surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. Parts of the site perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about this site in isolation but significant objection to the site as part of MN25M.	Recommended for mixed use allocation (part of MN25M) - part designated green gap	X
MN25	MN25M		14.1545	1	GR	E		O	P	NA	H	NA	O	O	O	O	O	N	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has low heritage impacts and moderate landscape impacts and clear biodiversity value due to the Limestone Pavement Order in the north east of the site. Parts of the site perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about this site in isolation but significant objection to the site as part of MN25M.	Recommended for mixed use allocation (part of MN25M) - part designated green gap	X

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Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment Land Search and Assessment	Flood risk	Landscape Impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
MN25M	MN25M	MIXED USE ALLOCATION AT LAND SOUTH OF ALLITHWAITE ROAD, KENT'S BANK, GRANGE-over-SANDS	11.1441	1		E		O	P	NA	H	NA	O	O	O	O	O	O	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has low heritage impacts and moderate landscape impacts and clear biodiversity value. Parts of the site perform a settlement separation function. It has no contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was significant	Recommended for mixed use allocation	X
R673	MN25M		13.0062	1	GR	E		O	P	NA	H	NA	O	O	O	O	O	O	P	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. Parts of the site perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about this site in isolation but significant objection to the site as part of MN25M.	Recommended for mixed use allocation (part of MN25M) - part designated green gap	X
EN24	R350M		1.3487	1	BR	W		O	P	1	NA	NA	O	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O	Site mostly in public ownership	The site performs relatively well SA wise. It is within Grange's development boundary and is brownfield land. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and has very limited surface water issues. It has low heritage impacts, moderate landscape impacts and some biodiversity value. The site does not perform a settlement separation function. It has some contamination potential but no hazard constraints. It has some surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Recommended for mixed use allocation (part of R350M)	X
EN34			0.3093	1	BR	W		O	P	NA	NA	NA	P	P	P	NVE	O	O	P	O	P	N/A	N/A	N/A	NK	P	NVE		The site performs relatively well SA wise. It is within Grange's development boundary and is brownfield land. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are no surface water issues. It has low heritage and landscape impacts but some biodiversity value. The site does not perform a settlement separation function. It has some contamination potential but no hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation	N
ON13	R50		0.8826	1	BR	E		O	P	2	N	NA	O	O	P	NVE	O	N	O	NVE	P	N/A	N/A	N/A	NK	NVE	NVE	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 but there are some minimal surface water issues. The site has moderate heritage and landscape impacts and clear biodiversity/eediversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation/designation	N

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Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment Land Search and Assessment	Flood risk	Landscape Impact	Settlement separation and green gap	Site Access	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Proposed as part of Berners Regeneration site (M378M/R383/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)			
ON31			1	1	GR	E																							Not proposed or assessed for development and not recommended for designation as open space	N			
R110	R110	SOUTH OF THORNFIELD ROAD	2.1537	1	GR	W		O	P	1	NA	NA	O	O	P	O	O	O	N	VE	P	N/A	O	N/A	Y	N	O	N/A		The site performs relatively well SA wise. It is within Grange and is a greenfield site. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are some very minimal surface water issues. The site has moderate heritage and landscape impacts as well as moderate biodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was mixed feedback about the site.	Recommended for residential allocation	X	
R23			0.3009	1	GR	W		O	P	1	NA	NA	P	O	P	N	VE	O	N	P	N	VE	P	N/A	N/A	N/A	NK	NVE	NVE	N/A	The site performs relatively well SA wise. It is within Grange and is a heavily wooded greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are no recorded surface water issues. The site has limited heritage impacts and moderate landscape impacts but clear biodiversity and goodiversity value (limestone pavement). The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was very limited feedback about the site.	Not recommended for allocation - designated as open space	N
R349	R350M		0.2115	1	BR	W		O	P	1	NA	NA	O	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	NVE	N/A		The site performs relatively well SA wise. It is within Grange's development boundary and is brownfield land. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and has no surface water issues. It has low heritage impacts, limited landscape impacts and some biodiversity value. The site does not perform a settlement separation function. It has some contamination potential but no hazard constraints. It has some surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Recommended for mixed use allocation (part of R350M)	X	
R350	R350M		1.3524	1	BR	W		O	P	1	NA	NA	O	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O	Site mostly in public ownership		The site performs relatively well SA wise. It is within Grange's development boundary and is brownfield land. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. It has low heritage impacts, moderate landscape impacts and some biodiversity value. The site does not perform a settlement separation function. It has some contamination potential but no hazard constraints. It has some surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Recommended for mixed use allocation (part of R350M)	X	

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R350M	R350M	MIXED USE ALLOCATION AT GUIDE'S LOT, GRANGE-over-SANDS	1.2632	1		W		O	P	1	NA	NA	O	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	O		The site performs relatively well SA wise. It is within Grange's development boundary and is brownfield land. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are very limited surface water issues. It has low heritage impacts, moderate landscape impacts and some biodiversity value. The site does not perform a settlement separation function. It has some contamination potential but no hazard constraints. It has some surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Recommended for mixed use allocation (R350M)	X		
R363			2.2229	1	BR	W		P	P	NA	NA	NA	P	O	P	N	VE	O	O	N	VE	P	N/A	N	N/A	NK	NVE	NVE	N/A	The site performs well SA wise. It is within Grange and is a greenfield site. It consists of a hotel and it's grounds. The site is close to Grange's services and facilities. The site is in Flood Zone 1 but there are no recorded surface water issues. The site has moderate landscape impacts and biodiversity value but a more significant heritage impact given the nature of the site and it's location in the conservation area. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation	N	
R370			0.3965	1	BR	W		O	P	NA	NA	NA	O	O	P	N	VE	O	O	N	VE	P	N/A	N	N/A	NK	NVE	O	N/A	The site performs relatively well SA wise. It is within Grange and is a greenfield site. It is the garden of a large house. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are some minimal surface water issues. The site has moderate landscape and heritage impacts and moderate biodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site although this was predominantly objection.	Not recommended for allocation - designated as open space	N	
R375			0.3725	1	GR	W		O	P	2	NA	NA	P	O	P	N	VE	O	N	O	N	VE	P	N/A	N	N/A	NK	NVE	N	N/A	The site performs relatively well SA wise. It is within Grange and is a greenfield site. The site is close to Grange's services and facilities. The site is in Flood Zone 1 and there are no recorded surface water issues. The site has moderate landscape and heritage impacts but clear biodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have access limitations and infrastructure constraints. There was limited feedback about the site although this was predominantly objection.	Not recommended for allocation - designated as open space	N
R50	ON13		0.7072	1	BR	E		O	P	2	N	NA	O	O	P	N	VE	O	N	O	N	VE	P	N/A	N/A	NK	NVE	NVE	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 but there are some minimal surface water issues. The site has moderate heritage and landscape impacts and clear biodiversity/geodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation	N	

GRANGE OVER SANDS				SITE ASSESSMENT																												
Site Details				Core Data				SA	AA	Evidence Base Studies				Suitability Criteria								Other Issues/Factors										
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y				
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Proposed as part of Berners Regeneration site (M378/MR381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)	
R672	R672M		2.8525	1	GR	E		O	P	NA	H	NA	O	N	O	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	N	N/A		The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 but there are some surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. Parts of the site perform a settlement separation function. It has no known hazard constraints but there is a need to be aware of the former landfill site to the north east. It is thought to have surmountable access limitations and infrastructure constraints. There was significant objection to the site.	Part of site recommended for residential allocation (R672M)	X
R672M	R672M	WEST OF CARDRONA ROAD	1.016	1		E		O	P	NA	H	NA	P	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	NVE	N	N/A		The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are no recorded surface water issues. The site has low heritage impacts and moderate landscape impacts and biodiversity value. The site does not perform a settlement separation function. It has no known hazard constraints but there is a need to be aware of the former landfill site to the north east. It has surmountable access limitations and infrastructure constraints. There was significant objection to the site.	Recommended for residential allocation	X
R68			2.7543	1	GR	E		O	P	NA	H	NA	O	N	P	N	VE	O	N	VE	P	N/A	N/A	N/A	Y	N	N	N/A		The site performs relatively well SA wise. It is on the edge of Grange, extending west and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has heritage impacts due to the nearby listed barn. The site has clear landscape impacts and moderate biodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have some access limitations and infrastructure constraints. There was significant objection about this site.	Not recommended for allocation	N
R683			0.5696	1	GR	E		N	P	NA	N	NA	O	O	P	O	O	N	O	N	VE	P	N/A	N/A	NK	NVE	N	N/A		The site performs poorly SA wise. It is on the edge of Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate heritage impacts and clear biodiversity/geodiversity value. It is heavily wooded and in the conservation area. The site has moderate landscape impacts. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It has some access limitations and infrastructure constraints. There was limited feedback about this site but this was predominantly objection.	Not recommended for allocation	X
R74	R74 / R449		1.2655	1	GR	E		O	P	1	H	NA	O	O	P	O	O	O	P	P	P	N/A	N/A	N/A	Y	NVE	O	N/A		The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate landscape impacts, limited heritage impacts and some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was mixed feedback about the site.	Recommended for residential allocation (part of R74/R449)	X

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Site Details				Core Data			SA	AA	Evidence Base Studies				Suitability Criteria								Other Issues/Factors											
				A	B	C	D			G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y				
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)		
R449	R74 / R449		0.8028	1	GR	E		O	P	NA	H	NA		O	O	P	O	O	O	P	P	P	N/A	N/A	Y	NVE	O	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate landscape impacts, limited heritage impacts and some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was mixed feedback about the site.	Recommended for residential allocation (part of R74/R449)	X	
R74 / R449	R74 / R449	OPPOSITE LITTLE FELL GATE FARM	2.0366	1		E		O	P	Part Cat 1	H	NA		O	O	P	O	O	O	P	P	P	N/A	N/A	Y	NVE	O	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate landscape impacts, limited heritage impacts and some biodiversity value. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was mixed feedback about the site.	Recommended for residential allocation	X	
RN204 / RN204#			0.311	1	BR	W		O	P	NA	NA	NA		O	O	P	N	O	O	N	N	N	N/A	O	N/A	Y	P	NVE	N/A	The site performs relatively well SA wise. It is within Grange's development boundary and consists of a listed farm and it's curtilage. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate landscape impacts and moderate biodiversity value but potential for more significant heritage impacts. The site does not perform a settlement separation function. It has no contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation	X
RN260#			0.8252	1	GR	E		N	P	NA	O	NA		O	O	P	N	VE	O	N	N	P	P	N/A	N/A	NK	O	O	N/A	The site performs poorly SA wise. It is on the edge of Grange and forms part of the large grounds of a hotel, parts of which are listed. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are some surface water issues. The site has moderate landscape impacts but potential for more significant heritage and biodiversity impacts. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It has surmountable access limitations and infrastructure constraints. There was mixed feedback about the site.	Not recommended for allocation	N
RN268#			0.6059	1	GR	E		O	P	NA	O	NA		P	O	P	N	VE	O	O	P	O	P	N/A	N/A	NK	O	O	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are no known surface water issues. The site has moderate landscape impacts and biodiversity value and limited heritage impacts. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have severe access limitations and some infrastructure constraints. There was mixed feedback about the site.	Not recommended for allocation	N

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Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape Impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (Iido) . Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)			
RN33			1.1731	1	GR	E		N	P	NA	O	NA	P	N	P	N	VE	O	O	P	N	VE	P	N/A	N/A	N/A	NK	NVE	NVE	N/A	The site performs poorly SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 and there are no known surface water issues. The site has clear landscape impacts, moderate biodiversity value and limited heritage impacts. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and infrastructure constraints. There was limited feedback about the site.	Not recommended for allocation	N
RN332#			1.1703	1	GR	W		O	P	NA	NA	NA	P	O	P	O	O	O	P	O	P	N/A	N/A	N/A	Y	O	O	Part of site already has permission	The site performs relatively well SA wise. It is within Grange and consists of two large houses and their large gardens. The site is relatively close to Grange's services and facilities. The site is in Flood Zone 1 and there are no known surface water issues. The site has moderate landscape impacts and biodiversity value and limited heritage impacts. The site does not perform a settlement separation function. It has no known hazard constraints but there is a need to be aware of the former landfill site to the west. It has access limitations and infrastructure constraints. There was mixed feedback about the site.	Not recommended for allocation	N		
RN34			1.0069	1	GR	E		O	P	NA	H	NA	O	N	P	N	VE	O	O	N	P	P	N/A	N/A	N/A	Y	N	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 but there are some surface water issues. The site has clear landscape impacts and moderate biodiversity value. The site does not perform a settlement separation function. It has no known contamination or hazard constraints. It is thought to have some access limitations and infrastructure constraints. There was significant objection about this site.	Not recommended for allocation	N	
RN83			0.8146	1	GR	E		O	P	NA	H	NA	O	O	N	N	VE	O	O	P	N	VE	P	N/A	N/A	N/A	Y	NVE	N	N/A	The site performs relatively well SA wise. It is on the edge of Grange and is a greenfield site. The site is some distance from Grange's services and facilities. The site is in Flood Zone 1 but there are some surface water issues. The site has limited heritage impacts and moderate landscape impacts and biodiversity value. The site performs a settlement separation function. It has no known contamination or hazard constraints. It is thought to have surmountable access limitations and some infrastructure constraints. There was limited feedback about this site but this was predominantly objection.	Not recommended for allocation (designated as green gap)	N
EN34M			0.81				1																					Excluded from assessment	X				
MN21			0.3115	1	GR		1																					Excluded from assessment	X				

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				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y			
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) - Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
R13			0.1305	1	GR		1																						Excluded from assessment		X
R16			0.174	1	GR		1																						Excluded from assessment		X
R28			0.3679	1	GR		11																						Excluded from assessment		X
R351			0.1075	1	GR		1																						Excluded from assessment		X
R352			0.1425	1			1																						Excluded from assessment		X
R354			0.0903	1			1																						Excluded from assessment		X
R355			0.0598	1			1																						Excluded from assessment		X
R356			0.0784	1			1																						Excluded from assessment		X

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Site Details				Core Data				SA	AA	Evidence Base Studies				Suitability Criteria										Other Issues/Factors							
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y			
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) Proposed as part of Berrers Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
R357			0.1032	1			1																						Excluded from assessment	X	
R358			0.0664	1			1																						Excluded from assessment	X	
R360			0.0764	1			1																						Excluded from assessment	X	
R361			0.1398	1			1																						Excluded from assessment	X	
R366			0.1086	1			1																						Excluded from assessment	X	
R368			0.0829	1			1																						Excluded from assessment	X	
R369			0.066	1			1																						Excluded from assessment	X	

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Site Details				Core Data				SA	AA	Evidence Base			Suitability Criteria									Other Issues/Factors									
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y			
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscap	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
R371			0.0324	1			1																							Excluded from assessment	X
R373			0.4511	1			1																							Excluded from assessment	X
R374			0.2306	1	GR		1																							Excluded from assessment	X
R377			0.0524	1			1																							Excluded from assessment	X
R379			0.5074	1	BR		4																							Excluded from assessment	X
R380			0.0974	1			1																							Excluded from assessment	X
R384			0.0452	1			1																							Excluded from assessment	X
R385			0.179	1			1																							Excluded from assessment	X
R386			0.2295	1			1																							Excluded from assessment	X
R387			0.3091	1	GR		4																							Excluded from assessment	X

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Site Details				Core Data				SA	AA	Evidence Base Studies				Suitability Criteria								Other Issues/Factors									
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y			
Site Ref. No.	Site Ref. Relationship	Site name	Size (ha) (gross)	Flood Risk Zone	Greenfield or brownfield	Sequential Location	Exclusion criteria	SA overall (comparison to other sites in settlement)	Appropriate Assessment	SHLAA	EHLSS	Knowledge Based Employment land Search and Assessment	Flood risk	Landscape impact	Settlement separation and green gap	Site Access	Infrastructure	Biodiversity	Heritage	Contamination	Hazards	Strategic Employment Site	Open Space Value	Existing Employment Land	Availability	Town/Parish Council views	Community views	Exceptional circumstances	SUMMARY OF ASSESSMENT	Conclusion of assessment	Sequential Test - Site R383 / R383# (lido) . Proposed as part of Berners Regeneration site (M378M/R381/R383 mixed use) for safeguarding of structure and potential community uses such as performance/exhibition space (located in Zone 3a)
R388			0.0329	1/2/3a 50:30:20			1																						Excluded from assessment	X	
R390			0.1535	1	BR		1																						Excluded from assessment	X	
R70			1.2244	1	BR		11																						Excluded from assessment	X	
RN114			0.2007	1	GR		1																						Excluded from assessment	X	
RN146			0.1071				1																						Excluded from assessment	X	
RN199			0.0587		BR		1																						Excluded from assessment	X	
RN203			0.112		GR		1																						Excluded from assessment	X	
RN264#			0.15				1																						Excluded from assessment	X	