














Ref: LPR/CS4/DEV/007 Site Name Rectory Road

Planning History:	N/A
Settlement / Parish:	Rocklands
Gross Area:	0.91ha
Net Area (as submitted):	0.911ha
Type of development:	Residential: To add
Description of any other development:	N/A
Landowner estimate: dwellings):	13 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	13 dwellings

Site description The site consists of three separate sites located on Rectory Road. To the north of the sites, lies dwelling houses and agricultural fields, whilst to the east, lies small agricultural fields, clusters of trees and dwelling houses, as well as agricultural fields expanding to the south. All three sites lie adjacent to dwelling houses on Rectory Rd.














Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrows on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	High - the site is visually open and has high intervisibility with the surrounding landscape	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Outside and not connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	Yes - the site would notably grow the settlement	
Settlement tiers	Not in proximity to a recognised settlement and could not form part of a new settlement.	
Any known legal, ownership constraints to availability	N/A	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area
Scenarios E and F in the Development Scenarios consultation align with the site.

Ref: LPR/CS4/DEV/062 Site Name West of Rectory Road

Planning History:	N/A
Settlement / Parish:	Rocklands
Gross Area:	0.91ha
Net Area (as submitted):	0.911ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings):	13 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	13 dwellings

Site description The site is part of a wider cultivated field with hedging to the north and east of the site. Rectory Road is located along the eastern boundary with no footpath.















Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	Some - with improvements to access from site	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Outside and not connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No covenants	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area
Scenarios E and F in the Development Scenarios consultation align with the site.

Ref: LPR/CS4/DEV/064 Site Name South of Bell Road

Planning History:	N/A
Settlement / Parish:	Rocklands
Gross Area:	0.77ha
Net Area (as submitted):	0.7315ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings):	15 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/45dph urban):	15 dwellings

Site description The site is a section of a wider cultivated agricultural field, where the west and south is open to the remainder of the field. The northern boundary is verge that is connected to the narrow road. To the eastern boundary is a hedge followed by a house.














Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrows on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area
Scenarios E and F in the Development Scenarios consultation align with the site.

Ref: LPR/CS4/DEV/065 Site Name The Street

Planning History:	N/A
Settlement / Parish:	Rocklands
Gross Area:	0.77ha
Net Area (as submitted):	0.77ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings):	10 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	10 dwellings

Site description The site is an agricultural field. To the south of the site is a hedged boundary followed by a narrow road. On the west boundary is a mix of trees and hedging and to the east is a mix of hedging and fencing, followed by a detached house. To the north of the site is open to the rest of the field.














Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrows on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No covenants	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 6 to 10 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area
Scenarios E and F in the Development Scenarios consultation align with the site.

Ref: LPR/CS4/DEV/251 Site Name Magna Farm

Planning History:	None
Settlement / Parish:	Rocklands
Gross Area:	0.52ha
Net Area (as submitted):	0.5ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings):	5 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	5 dwellings

Site description The site is a field for livestock and a wired boundary. Across the southwest is a narrow road with a pavement. Across the field is a telephone wire and polls. Outside of the site to the east is a dwelling and outside the northwest boundary are agricultural fields.














Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Outside and not connected to the existing built-up area	
Settlement boundaries	Outside and not connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	N/A	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Outside and not connected to the existing built-up area
No scenarios in the Development Scenarios consultation align with the site.

Ref: LPR/CS4/DEV/365 Site Name North of Chapel Street

Planning History:	3PL/2023/0702/F Proposed 1no. equestrian dwelling with cartlodge, stables and paddocks (Undecided)
Settlement / Parish:	Rocklands
Gross Area:	0.40ha
Net Area (as submitted):	0.4ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings):	5 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	5 dwellings

Site description The site is a cultivated agricultural field. On the southern boundary is a narrow road followed by houses that view across the field. To the west of the site is a mix of trees and hedging, on the east boundary is a verge with a section being a mix of trees on the boundary. To the north of the site is open to the rest of the field.

Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrows on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No covenants leases	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area
Scenarios E and F in the Development Scenarios consultation align with the site.