

NQR Site Ref	UDC Site Ref	Location/description	Site area (ha)	Status in the SHLAA and application decisions	Current use	Dwelling yield per UDC	Summary of NhP assessment rationale	NhP assessment of suitability for allocation	For further details
01New15	01New15	The Piggeries Debden Rd, Newport	0.3	Rejected in SHLAA. Application for 7 properties was refused and appeal dismissed in 2014	Agricultural	9-15	Would not contribute to sustainable patterns of development. Agree with UDC assessment.	Site not suitable	UDC assessment 2015
02New15	02New15	Bricketts, London Rd, Newport	0.38	UTT/16/1290/OP for 11 houses. An application has been made to increase to 20 houses - UTT/18/1827/FUL	Residential – dwellings, garden and stables	11-19	Assessment not required	Permission granted	Not required
03New15	03New15	Bricketts south, London Road, Newport	0.82	Considered suitable, but not included in the draft Local Plan site allocations	Paddock	22-37	Ribbon development and distant from village facilities therefore not compliant with policy NQRHA1	Site not suitable	NQR Plan assessment
04New15	04New15	Land south of Wicken Rd, Newport	10.17, developable 6.1	'The suitability of the site depends on the council's assessment of the impact of development on the landscape.' It is not included in the draft Local Plan sites. Application UTT/17/2868/OP for 150 houses was refused in 2018 but has been taken to appeal, hearing mostly completed at time of writing. Air quality deferred.	Agricultural	137-229	Contrary to policies NQRHA1 (development outside of the Cam valley), NQRHA3 (damage to landscape character), NQRGSE1 (air quality in the village centre) and NQRGSE2 (damage to amenity of the Harcamlow Way)	Site not suitable	NQR Plan assessment not done as all matters considered at the appeal

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05New15	05New15	Land west of School Lane Newport	5.8	Considered unsuitable as development on the site would not contribute to sustainable patterns of development. (2018 assessment) Application UTT/18/1026/OP for 74 houses was refused in 2018 on grounds including damage to landscape and Conservation area views Taken to appeal March 2019	Agricultural	52-140	Contrary to policies including NQRHA1 (countryside views), NQRGSE1 and NQRGSE2 (air quality) and NQRGSE6 (adverse impact on footpaths)	Site not suitable	NQR Plan assessment
06New15	06New15	London Rd, Newport	4.6	UTT/15/1869/FUL for 94 houses and a commercial unit Permission granted on appeal	Agricultural	104-173	Assessment not required	Permission granted	Not required
07New15	07New15	Land between Bury Water Lane and Wicken Water, Newport	1.9	Considered unsuitable as development on this site would not contribute to sustainable patterns of development through the loss of important wildlife habitats.	Poplar plantation and designated Local Wildlife Site	19-32	Agree with UDC adverse assessment	Site not suitable	UDC assessment 2015
08New15	08New15	Bury Water Lane /Whiteditch Lane, Newport	1.98	UTT/16/0459/OP for a 40 room care home and 81 retirement flats and bungalows	Commercial nursery	45 houses or 120 bed care home	Assessment not required	Permission granted	Not required
09New15	09New15	Land to the rear of Branksome Bury Water Lane Newport	0.49 developable 0.34	UTT/16/0280/FUL, land to the rear of Branksome, for 1 house	Garden	10-17	Assessment not required	Permission granted	Not required
10New15	10New15	Whiteditch Lane south of Bury Grove/opposite Branksome, Newport	0.87 developable 0.61	UTT/16/2024/FUL, for 20 houses Permission granted on appeal	Paddock	16-27	Assessment not required	Permission granted	Not required

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11New15	11New15	Northern playing field Whiteditch Lane, Newport	1.14	Considered unsuitable as would introduce significant backland development on a site bordering the open countryside...development on this site would not contribute to sustainable patterns of development.	School playing field	31-51	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2015
12New15	12New15	Joyce Frankland Academy cricket ground and school car park, Bury Water Lane, Newport	0.52	In the UDC 2018 assessment it was 'not considered suitable due to loss of school land especially playing fields and car parking, and impact of noise from the railway.' In 2015 UDC assessed it as suitable for development, dependent on reducing the impact of the railway and 'how the residential development can be designed to fit within the school site' Application UTT/18/0739/FUL for 24 houses was refused in 2018	Playing field and school car park	14-23	Agree with UDC adverse assessment. Further, the application refusal reasons are also supported, being poor access, cumulative traffic impact, damage to landscape, the conservation area, the rural character of the lane and the setting of the nearby listed buildings.	Site not suitable	UDC assessments 2015 and 2017

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NQR1	13New15	Chalk Farm Lane, Newport	1.5 (developable 0.75-1)	The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Redundant quarry	20-45	The UDC assessment contains material factual errors and omissions and incorrectly applies the 2007 Historic Settlement Character Assessment to the site. The UDC site assessment was corrected as NQR1 and it is considered as potentially suitable for development	<p>Site suitable with medium constraints</p> <p>Included as a Recommendation only, because of lack of local need for market houses as 50% expansion of village in progress plus 25% more at appeal</p> <p>UDC has indicated in the Reg 19 second consultation that more sites may be needed. Should this happen this site should be considered</p>	See UDC assessment amended by NQR Plan
NQR2	N/A	Land south of Debden Road and east of Chalk Farm Lane, Newport	6.3	Not in Local Plan call for sites	Agricultural	141-236	Very poor and unsafe access Congestion and air quality impact in Newport Out of scale with village Contrary to the 2007 Historic Settlement Character Assessment	Site not suitable	NQR Plan assessment

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NQR3	N/A	Carros Nursery Cambridge Rd Newport	0.78 (developable 0.3)	Not in Local Plan call for sites. Owner approached by Steering Group	Redundant glass houses and two commercial buildings	9-15	Would contribute to sustainable patterns of development. The commercial provision can be retained. 100% social or Housing Association would be supported	Site suitable with minor constraints Owner declined	NQR Plan assessment
01Que15	01Que15	Land to Rear of White House Cambridge Road Quendon	0.4	This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Disused car park	11-18	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2015
NQR4	02Que15	Foxley House, Quendon	0.65	The site adjoins the adopted development limits .. and the conservation area. The site is in easy walking distance of the primary school. The site is sandwiched between developments and is considered a suitable site for development.	Greenfied with some buildings	17-28	Agree with UDC assessment as suitable for 19 houses	Site suitable with minor constraints	UDC assessment 2015 and further NQR Plan in 'Site assessment Process and Evidence'
03Que15	03Que15	Ventnor Lodge, Quendon	0.45	UTT/16/0873/FUL for 12 houses	Residential (single dwelling and garden)	12-20	Assessment not required	Constructed	Not required

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04Que15	04Que15	Land at Quendon Glebe (south) London Road Quendon	2.52 (developable 1.5)	The site is not considered suitable because development of the site would not contribute to sustainable patterns of development.	Grassland	41-68	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2015
05Que15	05Que15	Land at Quendon Glebe (north) London Road Quendon	0.85 (developable 0.5)	The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Grassland	14-23	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2015
06Que15	06Que15	Paddock to the west of Norbury and The Norden Quendon	0.98	The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Occasional grazing and beekeeping	26-44	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2015
07Que17	07Que17	Land to the south-west of Brick Kiln Lane Coney Acre	1.48	Although there is development opposite the site, the site is seen to relate more to the countryside than to the village and is therefore considered unsuitable for	Agriculture	40-67	Agree with UDC adverse assessment.	Site not suitable	UDC assessment 2017

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NQR6	08Que17	Land north east of Belchamp's Lane Quendon	6.35	The development of this site would extend development into the countryside and be of an inappropriate scale to the village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Playing field and agricultural land	143-238	Agree with UDC adverse assessment. As it was put it forward again in the NhP consultation it was subjected to a review of NhP specific criteria. Poorly located for most facilities, No employment, Out of scale with village, Ribbon development along B1383	Site not suitable	UDC assessment 2017 and NQRP Plan assessment

The Steering Group considers that Quendon does not meet all the criteria to be a type A village as it does not 'act as a local service centre' Therefore, the scale of development suggested for 08Que17 would not represent sustainable development.