

Site Selection Document
Appendix E – Burton Joyce



May 2016

1.0 Number of Homes

- 1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that up to 260 new homes will be provided in or adjacent to the ‘Other Villages’¹ but no specific figure for Burton Joyce was identified. Paragraph 4.24 of the Housing Background Paper recommends that a housing target of 55 dwellings is appropriate for Burton Joyce during the period 2011 to 2028.
- 1.3 Table 1 below sets out the situation regarding housing numbers for Lambley. The information for this has been taken from the Housing Background Paper.

Table 1 – Housing Requirement Calculations	
Target	55
Completions (2011-2015)	3
Extant Planning Permissions (as of 31 st March 2015)	15
Left to find	37

- 1.4 The sites being considered could deliver in the region of 277 homes (based on a density of 25 dwellings per hectare). As this is in excess of the 37 homes left to be found in Burton Joyce decisions have been made about which of the sites should be allocated for development. Decisions have been made by comparing the sites across the whole range of factors identified on the Site Schedules. Additional weight has been given to brownfield land as required by paragraph 111 of the NPPF.

2.0 Sites Considered

- 2.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to Burton Joyce:

Table 2 – Reasonable Alternatives in and adjacent to Burton Joyce		
SHLAA Reference	Site Name	Size (ha)
6/29	Lambley Lane (23)	0.33
6/469	Millfield Close (Safeguarded Land)	0.74
6/537	Land to the North of Orchard Close	0.74
6/923	Orchard Close/Hillside Drive (land to the north of)	1.29
6/539	Glebe Farm, Burton Joyce	2.40
6/30	Woodside Road (Land Off)	2.44
6/31	Hillside Farm	5.19

- 2.2 A map of Burton Joyce showing these sites can be found below. The sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) and meet the criteria identified in paragraph 2.2 of the Main Report in terms of:
- Location;
 - Size;

¹ The ‘other villages’ are Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

- Planning Status; and
- SHLAA Assessment.

These are sites which have the potential to be allocated and which have been assessed in more detail through this site selection process.

- 2.3 The Site Schedules located at the rear of this appendix use a variety of evidence documents to assess the sites and consider whether they could be allocated for development. Following assessment, a number of the sites are no longer considered suitable for allocation for residential development. This may be because the site is not suitable for development or for other reasons (such as the size of the site or the lack of certainty that it will be developed); in these cases it may be that the site is developed for housing or other purposes, even though it is not allocated in the Local Planning Document.
- 2.4 The following sites are being considered further for allocation:
- 6/469 – Millfield Close (Safeguarded Land);
 - 6/537 – Land to the North of Orchard Close;
 - 6/923 – Orchard Close/Hillside Drive (land to the north of);
 - 6/539 – Glebe Farm (Burton Joyce); and
 - 6/31 – Hillside Farm.

3.0 Sites to be allocated

- 3.1 It is recommended that the following sites be allocated for development:
- Millfield Close – 20 homes; and
 - Orchard Close – 15 homes.

A map of the site to be allocated and our justification for the allocation are provided below. Discussion of the alternative options and why these have not been taken forward is also provided below. While this represents an oversupply of 3 dwellings compared to the left to find figure of 37 homes, targets in local plans are expressed as a minimum and it is not considered that there is significant harm created by the additional 3 homes across these locations. It is assumed that the site will be delivered at the minimum density identified in the proposed density policy (Policy LPD 33); a higher density could be proposed on site.

Millfield Close

- 3.3 This site comprises all of site 6/469. The site was removed from the Green Belt and safeguarded as part of the Replacement Local Plan process. It is considered that the sequential flooding test has been passed and there are no other constraints to development. In accordance with ACS Policy 3.2 the site is recommended for allocation in advance of Orchard Close.

Orchard Close

- 3.4 This site comprises the whole of site 6/537. Development of the site would form an extension to the existing cul-de-sac. Whilst the site is within the Green Belt and is currently free from development the need for new homes and the limited harm development would cause to the wider Green Belt mean it is considered there are

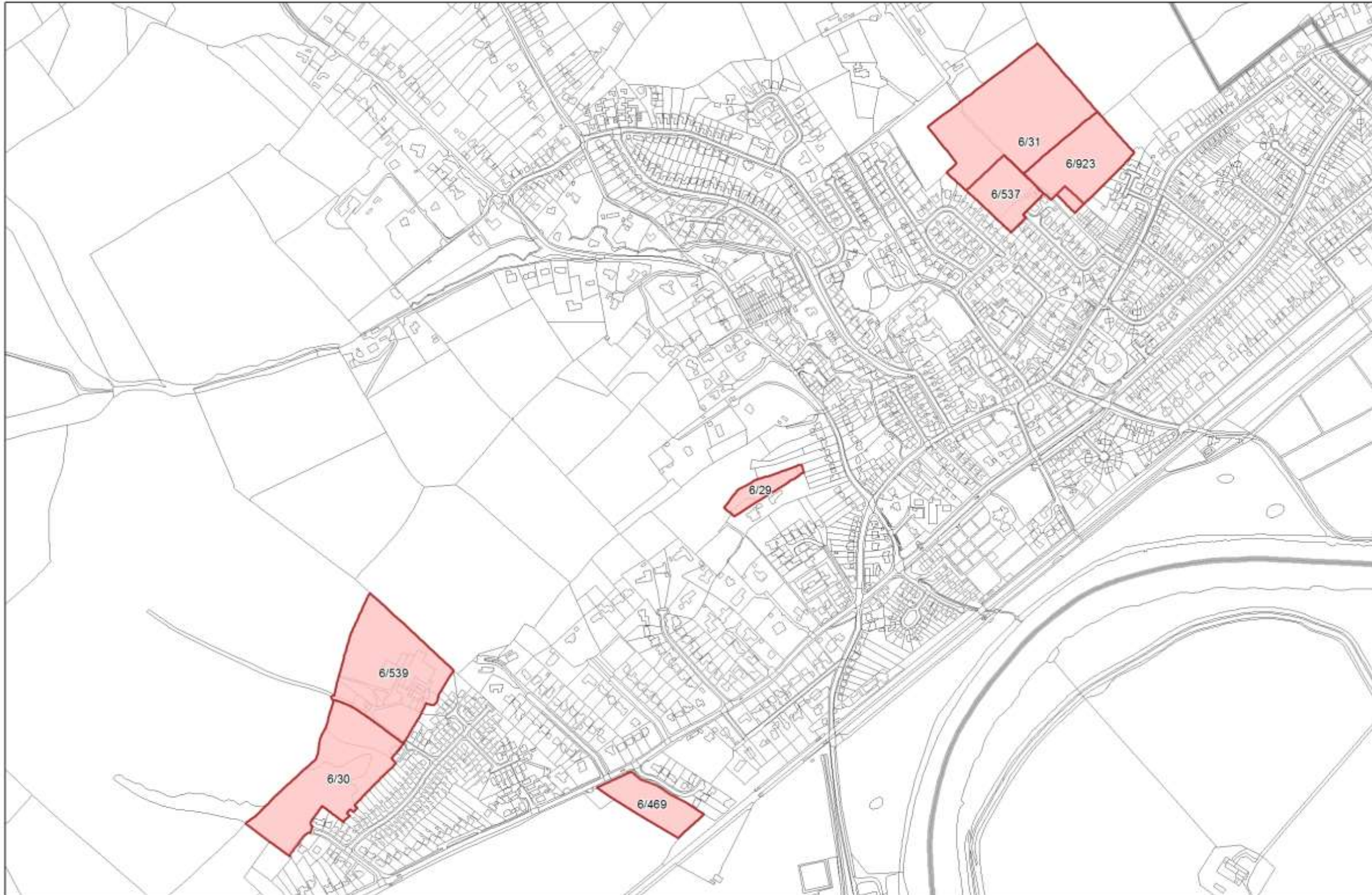
exceptional circumstances to amend the boundary. Development of the site would need to include proposals to manage surface water runoff.

Options not being taken forward

- 3.5 Additional development to the east of the Orchard Close site is not considered appropriate due to the necessary arrangements to access the site. Although there is currently development on the Glebe Farm site in the form of farm buildings, it is considered that its removal from the Green Belt and development would form an unacceptable intrusion into the countryside as it is surrounded on three sides by the Green Belt. Access to the site is not considered possible for development of the full site and there are no defensible features within the site which could be used to divide the site into a smaller parcel.

4.0 Next Steps

- 4.1 The sites identified for allocation will be included in the Publication Draft of the Local Planning Document. This will be issued for a 6 week period so that local residents, landowners, developers, business, organisations and any other individual or group can make representations on whether they support or object to the sites proposed to be allocated; comments can include support for the allocation of other sites not proposed for allocation. Further details of the next steps can be found in Section 6 of the Main Report.





Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Burton Joyce

 Reasonable Alternative Sites
 Borough Boundary



6/29	Lambley Lane (23)			
Size	0.33 ha	Number of Dwellings	10 homes	
Brownfield or Greenfield	Greenfield (residential garden land)			
SHLAA Conclusion	Not deliverable or developable. Part of the site has planning permission. The situation with the rest of the site is unknown but it is assumed it is no longer to be developed.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified.		
	Education	2 primary and 2 secondary school places would be generated. Estimated total cost £57,400. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Potential contribution to offsite open space.		
	Community Facilities	No requirements identified		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	++	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	+		

Green Belt	<u>0/20</u>	Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site is located within the village envelope and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	The site has no satisfactory access which could only be achieved with 3rd Party land.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. Respondents did make comments for and against the allocation of the site. Those making more favourable comments included that it was not in Green Belt, small and close to the Village Centre. Concerns raised about the possibility of the site giving rise to an increase in flood risk.	
Conclusion	The site is located within the village and in a sustainable location. The SA indicates there are no major negative impacts. However, the site is effectively landlocked with no obvious access to Lambley Lane without the use of third part land. The site is not being considered for allocation.	



Location Map



Aerial Photo



Constraints Map

6/469	Millfield Close (safeguarded land)		
Size	0.74 ha	Number of Dwellings	23 homes
Brownfield or Greenfield	Greenfield		
SHLAA Conclusion	Not deliverable or developable. The site is safeguarded land adjacent to a settlement where growth is proposed only to meet local need. Due to flooding issues the site is classed as not suitable until flood risk tests have been passed.		
Infrastructure	Utilities	No requirements identified.	
	Emergency Services	No requirements identified.	
	Education	5 primary and 4 secondary school places would be generated. Estimated total cost £126,300. The LEA has indicated that the Village School is at or very close to capacity.	
	Health	GP surgeries: 2 surgeries in the Village.	
	Green Infrastructure	Potential offsite contribution to open space.	
	Community Facilities	No requirements identified.	
	Other	No requirements identified.	
Sustainability Appraisal	Housing	++	Flooding --
	Health	+	Waste -
	Heritage and Design	0	Energy and Climate Change 0
	Crime	0	Transport +
	Social	+	Employment 0
	Environment, Biodiversity and GI	-	Innovation 0
	Landscape	0	Economic Structure 0
	Natural Resources	-	

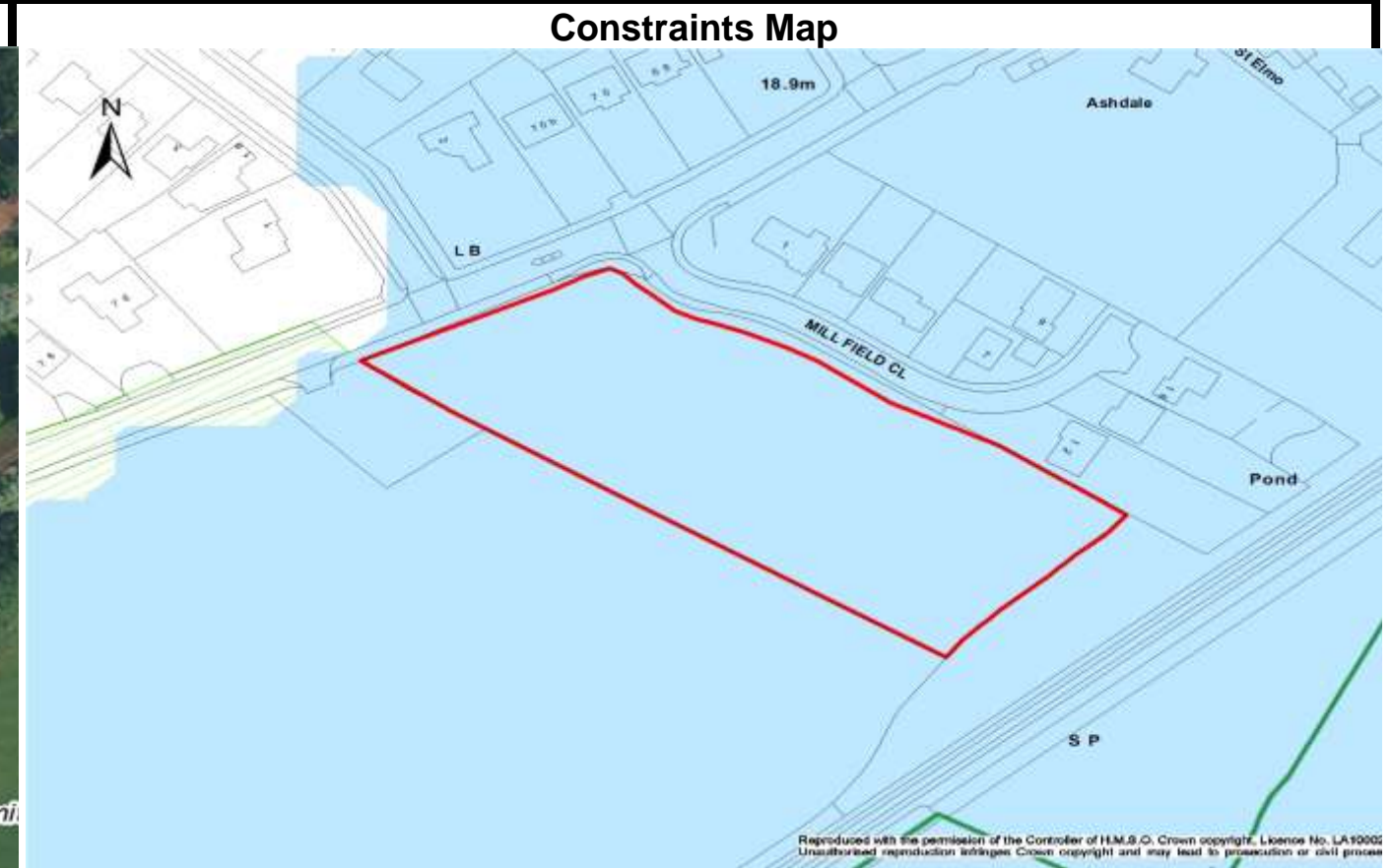
Green Belt	<u>0/20</u>	Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site is located within the village envelope and is therefore consistent with Policy 2.3d) of the ACS. Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access to Millfield Close would be acceptable for the scale of development proposed. The existing footway would need to be extended along the site frontage.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. Millfield Close was the most favoured option (just under 70 people). Comments included that it was a logical extension, not in Green Belt; flat with good access. Some respondents were opposed on the grounds that access was difficult and also due to concerns about flood risk	
Conclusion	<p>A planning application has been submitted which includes a site specific flood risk assessment. Planning Policy has accepted that the sequential test on flood risk has been passed and therefore the constraint identified by the SHLAA has been addressed. The site is located within the village envelope and is not in Green Belt. It was the most favoured option according to the results of the Community Workshop. Access is achievable and there are no infrastructural constraints.</p> <p>The site can be considered for allocation.</p>	



Location Map



Aerial Photo



Constraints Map

6/537	Land to the North of Orchard Close			
Size	0.74 ha	Number of Dwellings	16 homes	
Brownfield or Greenfield	Greenfield.			
SHLAA Conclusion	The site forms part of a larger site included in the SHLAA (site 6/31).The site would form an extension to Orchard Close. The site slopes to the North and would require sensitive development to ensure that dwellings were not overly prominent. Highways have indicated that the site could be developed. As the site is in the Green Belt it will be classed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	3 primary and 3 secondary school places would be generated. Estimated total cost £86,100. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Potential contribution to offsite open space.		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	++	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	++	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Forms part of Site 1 9/20	Being on the east side of Burton Joyce and away from any heritage assets, the Site does not contribute to historic character or lead to the reduction of a gap to another settlement. The Site does not contain much development other than that associated with farms. The Site has two boundaries with the settlement and some features to act as defensible boundaries but has limited containment.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access to Orchard Close would be acceptable for the level of development. County Highways have indicated that the necessary gradients required are possible with this smaller development.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	The site was included in the Issues and Options Consultation Document where opinions on the acceptability of the site as an option were equally divided. A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. Those opposed to Orchard Close raised concerns about surface water flooding, impact on landscape and Green Belt. Concerns about whether Orchard Close was wide enough to take the additional traffic. Respondents also mentioned a fault line ran through the site and could be prone to landslip.	
Conclusion	The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. The site is nestled in a corner between residential properties on Orchard Close and Olive Grove and is acceptable in landscape terms. There are no significant constraints. The site is on a relatively steep slope and will require good sustainable drainage systems to prevent flood risk elsewhere from surface water runoff. The site can be considered for allocation.	



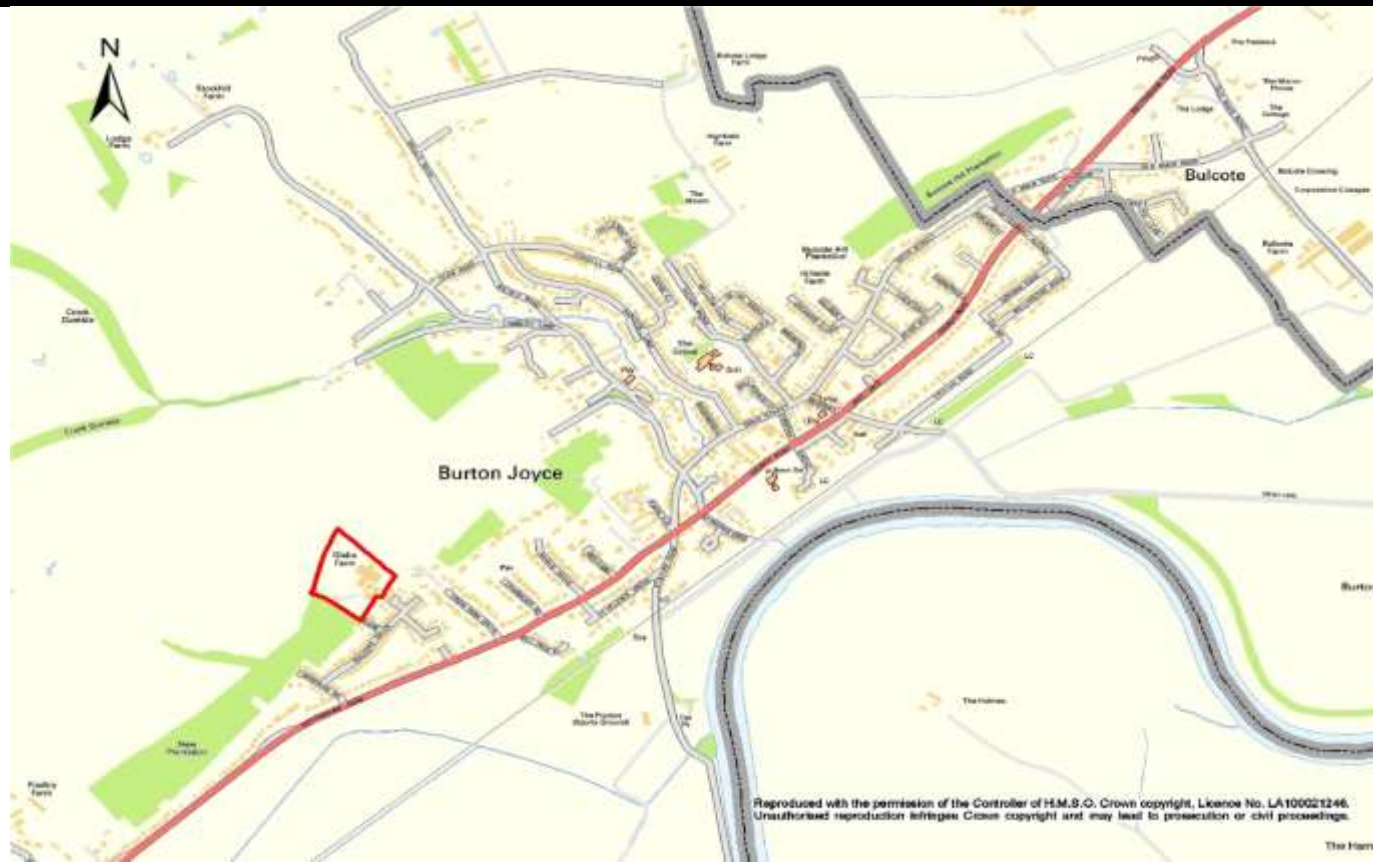
6/923	Orchard Close/Hillside Drive (land to the north of)			
Size	1.29 ha	Number of Dwellings	31 homes	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<u>May be suitable subject to policy change</u> Suitability of access, impact on landscape and impact on surface water runoff to be considered. No other significant constraints. Green Belt boundaries would have to change prior to development. Site will be classed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified.		
	Education	7 primary and 5 secondary school places would be generated. Estimated total cost £166,500. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Open space 10% of site area (0.13 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	++	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Forms part of Site 1 9/20	Being on the east side of Burton Joyce and away from any heritage assets, the Site does not contribute to historic character or lead to the reduction of a gap to another settlement. The Site does not contain much development other than that associated with farms. The Site has two boundaries with the settlement and some features to act as defensible boundaries but has limited containment.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access to Orchard Close would be acceptable for the level of development. County Highways have indicated that the necessary gradients required are possible with this smaller development.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	The site was included in the Issues and Options Consultation Document where opinions on the acceptability of the site as an option were equally divided. A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. Those opposed to Orchard Close raised concerns about surface water flooding, impact on landscape and Green Belt. Concerns about whether Orchard Close was wide enough to take the additional traffic. Respondents also mentioned a fault line ran through the site and could be prone to landslip.	
Conclusion	<p>The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. The site is somewhat nestled in a corner between residential properties on Orchard Close and Main Street and is acceptable in landscape terms. Access to the site would need to come through the adjacent site (6/537); while this may be technically possible it will be convoluted and lead to almost an additional 50 dwellings being accessed off Orchard Close. The site is on a relatively steep slope and will require good sustainable drainage systems to prevent flood risk elsewhere from surface water runoff.</p> <p>The site is being considered for allocation.</p>	



6/539	Glebe Farm, Burton Joyce			
Size	2.4 ha	Number of Dwellings	20 homes	
Brownfield or Greenfield	Greenfield some existing buildings on site.			
SHLAA Conclusion	Not deliverable or developable. Agent indicates that 20 dwellings (inc 3 conversions) can be provided on site. New dwellings would not be suitable as the site is located in a Mature Landscape Area. County Highways indicate that small scale conversion would be acceptable. At present development would need to demonstrate that the need for development outweighs the value of the MLA. Site is located in Green Belt and within a Mature Landscape Area.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	4 primary school places and 2 secondary places. Estimated contribution £80,300. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Open space 10% of site area (0.24 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Forms part of Site 2 <u>13/20</u>	The Site is within the narrow, sensitive gap between Burton Joyce and the Urban Area and has limited encroachment. There are few features to act as strong defensible boundaries and little containment; the site would form a wedge into the countryside. The site contributes little to the historic character and setting of Burton Joyce.
Compliance with the ACS	The site is located adjoining the village and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Glebe Drive is substandard being of insufficient width and unsuitable gradients. Development traffic would feed onto Woodside Drive which is unsuitable for significant new development.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. About 25 people though it was a suitable option. Those against the site considered it was visually intrusive on a hill side, access onto the A612 would be difficult and Woodside Road could not cope with the additional traffic.	
Conclusion	The site has a relatively high Green Belt score and is located close to the narrow sensitive gap between Burton Joyce and the Urban Area and crucially there is a lack of defensible boundaries to the north. Woodside Road is not suitable for the level of development potential on the site and the lack of defensible Green Belt boundaries within the site means that removing part of the site from the Green Belt is not an option. Whilst in landscape terms the site is generally acceptable there is a localised high point towards the northern edge of the site which is more sensitive than the remainder. The site is on a relatively steep slope and will require good sustainable drainage systems to prevent flood risk elsewhere from surface water runoff. Recommend the site is not considered for allocation.	



Location Map



Aerial Photo



Constraints Map

6/30	Woodside Road (land off)			
Size	2.44 ha	Number of Dwellings	44 homes	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	The site is within the Green Belt and a MLA. The site is distant from the village centre and is not sustainable. Access is a major issue and is not capable of supporting more dwellings. Not deliverable or developable.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	9 primary and 7 secondary school places would be generated. Estimated total cost £223,900. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Open space 10% of site area (0.24 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	--	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

Green Belt	Forms part of Site 2. <u>13/20</u>	The Site is within the narrow, sensitive gap between Burton Joyce and the Urban Area and has limited encroachment. There are few features to act as strong defensible boundaries and little containment; the site would form a wedge into the countryside. The site contributes little to the historic character and setting of Burton Joyce.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Woodside Road is not suitable for this level of development.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	A workshop was held at Burton Joyce in March 2015 and attended by 177 people. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. Respondents did not generally support the allocation of this site with only about 15 people choosing this option. Those making unfavourable comments included: loss of Green Belt, landscape impact, flood risk, landslip and access. Those favouring the site include comments that it is flat, located on the edge of the village and could be accessed.	
Conclusion	The site has a relatively high Green Belt score and lies close to the narrow and sensitive gap between Burton Joyce and the Urban area where there are few defensive boundaries. There are significant constraints to development including a Local Wildlife Site and Tree Preservation Orders which both cover the site. County Highways consider that Woodside Road is not suitable for significant additional development. The site is not being considered for allocation.	



Location Map



Aerial Photo

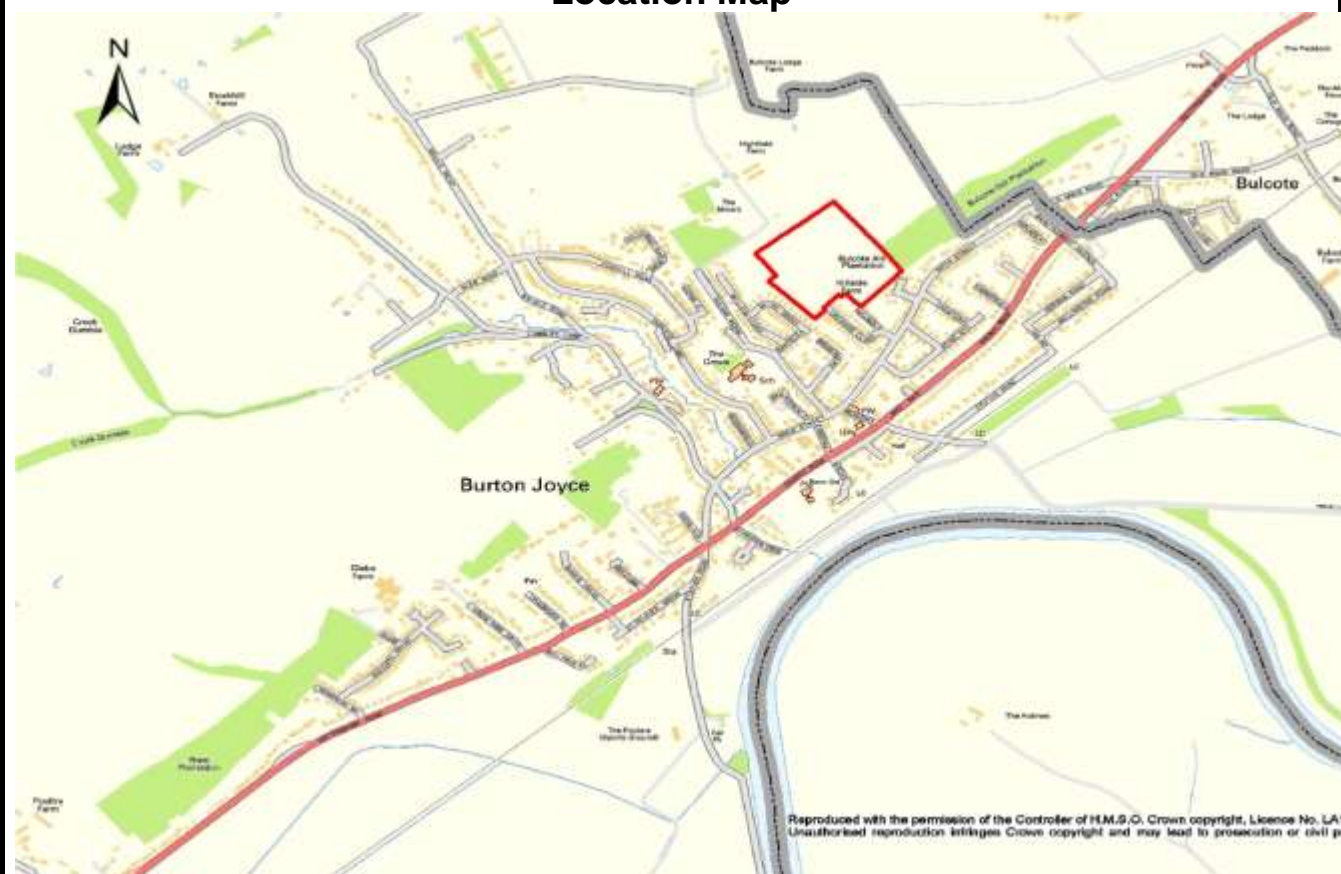


Constraints Map

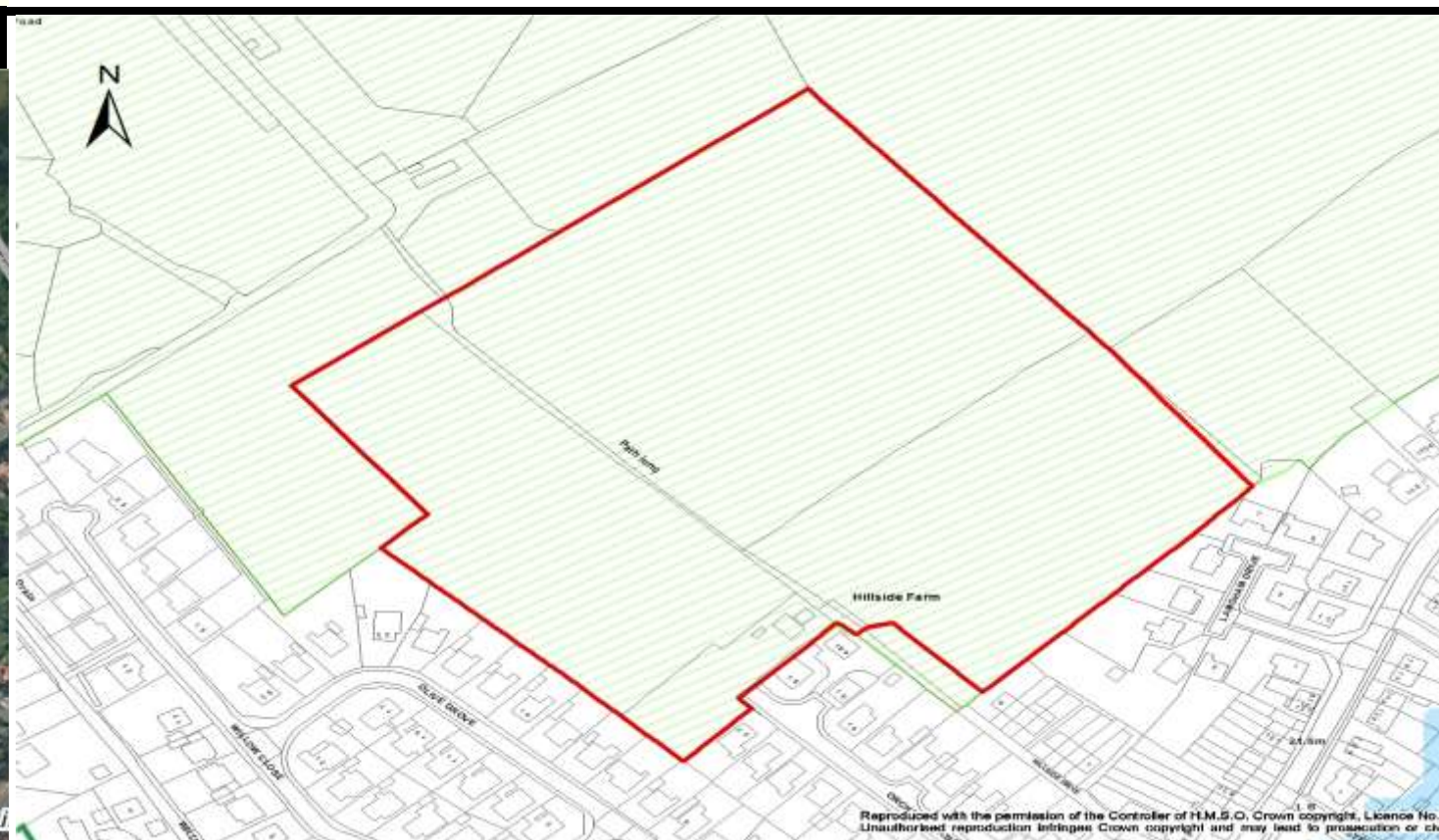
6/31	Hillside Farm			
Size	5.19 ha	Number of Dwellings	75 homes	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	The site is within the Green Belt and would be very prominent on the skyline of Burton Joyce. Work is underway to assess the impact on the landscape and visual impact of the site and also the Green Belt value. Access would need to be via Orchard Close or involve demolition. Not deliverable or developable.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	16 primary and 12 secondary school places would be generated. Estimated total cost £390,400. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	GP surgeries: 2 surgeries in the Village.		
	Green Infrastructure	Open space 10% of site area (0.51 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	++	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

Green Belt	Forms part of Site 1 9/20	Being on the east side of Burton Joyce and away from any heritage assets, the Site does not contribute to historic character or lead to the reduction of a gap to another settlement. The Site does not contain much development other than that associated with farms. The Site has two boundaries with the settlement and some features to act as defensible boundaries but has limited containment.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Access to Orchard Close would be acceptable for the level of development. Only up to 150 dwellings (including existing ones) should be served by a single access.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	A workshop was held at Burton Joyce in March 2015. Some consultees were opposed to any further housing at Burton Joyce being opposed on Green Belt grounds and/or there being insufficient infrastructure and some questioned whether there was a need for more homes. This option was the least favoured by people. Concerns were raised about impact on the landscape and Green Belt the steep topology. Surface water run off was considered a problem. Respondents also mentioned a fault line ran through the site and could be prone to landslip.	
Conclusion	Development on the site would cause an extension of the settlement up the hill and an erosion of the strong rural edge. The impact on landscape character can be mitigated to an extent by including a landscape buffer in the northern part of the site. The southern field is more acceptable in landscape terms. Access would have to be through adjoining site (6/537) which would result in an oddly configured site. The site is on a relatively steep sloping catchment with the risk of surface war flooding considered a minor negative. Sustainable drainage systems would be required which might reduce the developable area in the southern area. The site can be considered for allocation.	

Location Map



Aerial Photo



Constraints Map





Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Policy LPD 68
Burton Joyce

 Housing sites
 Borough Boundary

