

Site Selection Document

Appendix G – Woodborough



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 Woodborough was identified. Paragraph 4.26 of the Housing Background Paper recommends that a housing target of 55 dwellings is appropriate for Woodborough during the period 2011 to 2028.

1.3 Table 1 below sets out the situation regarding housing numbers for Woodborough. The information for this has been taken from the Housing Background Paper.

Table 1 – Housing Requirement Calculations	
Target	55
Completions (2011-2015)	8
Extant Planning Permissions (as of 31 st March 2015)	30
Left to find	17

1.4 The sites being considered could deliver in the region of 660 homes (based on a density of 20 dwellings per hectare). As this is in excess of the 17 homes left to be found in Woodborough 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 Green Belt

2.1 At present the whole of Woodborough is washed over by the Green Belt. Paragraph 86 of the NPPF sets out that only where the open character of a settlement makes an important contribution to the openness of the Green Belt should the settlement be included in the Green Belt. If necessary, other policies should be used to restrict development in settlements for reasons such as impact on Conservation Areas and flooding.

2.2 An assessment of the contribution that the character of Woodborough makes to the openness of the Green Belt was carried out as part of the Green Belt Assessment (July 2015) and can be found in Appendix M of that document. Based on this assessment it is considered that there are parts of the Village that contribute to openness whilst some parts of the village mainly to the east are more compact and do not contribute to the openness of the Green Belt.

2.3 As such a settlement boundary has been identified using defensible features and it is recommended that the more compact built up area of Woodborough to the east of the Village should be excluded from the Green Belt. The remainder of the settlement to the west should continue to be washed over by Green Belt. A map of the proposed settlement boundary is provided below. This means that in the part of Woodborough which is excluded from the Green Belt there will be fewer restrictions in place on new developments such as new homes or extensions to existing homes in this part of the

Village. Policies in the Local Plan relating to design, heritage and infrastructure will still apply ensuring that any proposals will be suitable for Woodborough.

3.0 Sites Considered

3.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to Woodborough:

Table 2 – Reasonable Alternatives in and adjacent to Woodborough		
SHLAA Reference	Site Name	Size (ha)
6/874	Long Meadow Farm (Site A)	0.05
6/832	109 Main Street	0.09
6/836	Main Street (119)	0.12
6/833	111 Main Street	0.14
6/840	Plemont	0.14
6/876	Long Meadow Farm (Site C)	0.38
6/660	Land South of Smalls Croft	0.57
6/776	Land at Broad Close/Private Road	0.61
6/777	Land on Shelt Hill adj 67	0.72
6/875	Long Meadow Farm (Site B)	0.78
6/196	Ash Grove	0.89
6/762	Land at Grimesmoor Farm Shelt Hill (Phase 1)	1.16
6/826	Main Street/ Taylor's Croft	1.21
6/42	Lowdham Lane	1.41
6/827	Lingwood Lane (land adj Rose Marie cottage)	2.74
6/828	Park Avenue (land south of)	3.05
6/43	Old Manor Farm (Land adj to)	3.61
6/763	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	3.89
6/835	40 Shelt Hill	5.86
6/44	Bank Hill	6.12

3.2 A map of Woodborough 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;
- 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.

3.3 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

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

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.

3.4 The following sites are being considered further for allocation:

- 6/874 – Long Meadow Farm (Site A);
- 6/832 – 109 Main Street;
- 6/836 – Main Street (119);
- 6/833 – 111 Main Street;
- 6/840 – Plemont;
- 6/876 – Long Meadow Farm (Site C);
- 6/776 – Land at Broad Close/Private Road;
- 6/875 – Long Meadow Farm (Site B); and
- 6/196 – Ash Grove.

4.0 Sites to be allocated

4.1 It is recommended that the following sites be allocated for development:

- Ash Grove – 10 homes; and
- Broad 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.

Ash Grove

4.2 The site comprises site 6/196. The site has planning permission for residential development (2007/0831) and work has started on site; the developer has confirmed that the site will be marketed in the next year with completions following in subsequent years. The site is well connected with the settlement. The site is to be allocated to clarify the future use of the site.

Broad Close

4.3 This site is comprised of sites 6/776 and 6/840. The sites are currently residential gardens and together could provide 15 homes. Access to the site is via Broad Close which is suitable for the additional development. Although there would be an impact on the Conservation Area there is an identified need for new homes in Woodborough and this site would not cause any harm to the openness of the Green Belt as it is surrounded by existing houses.

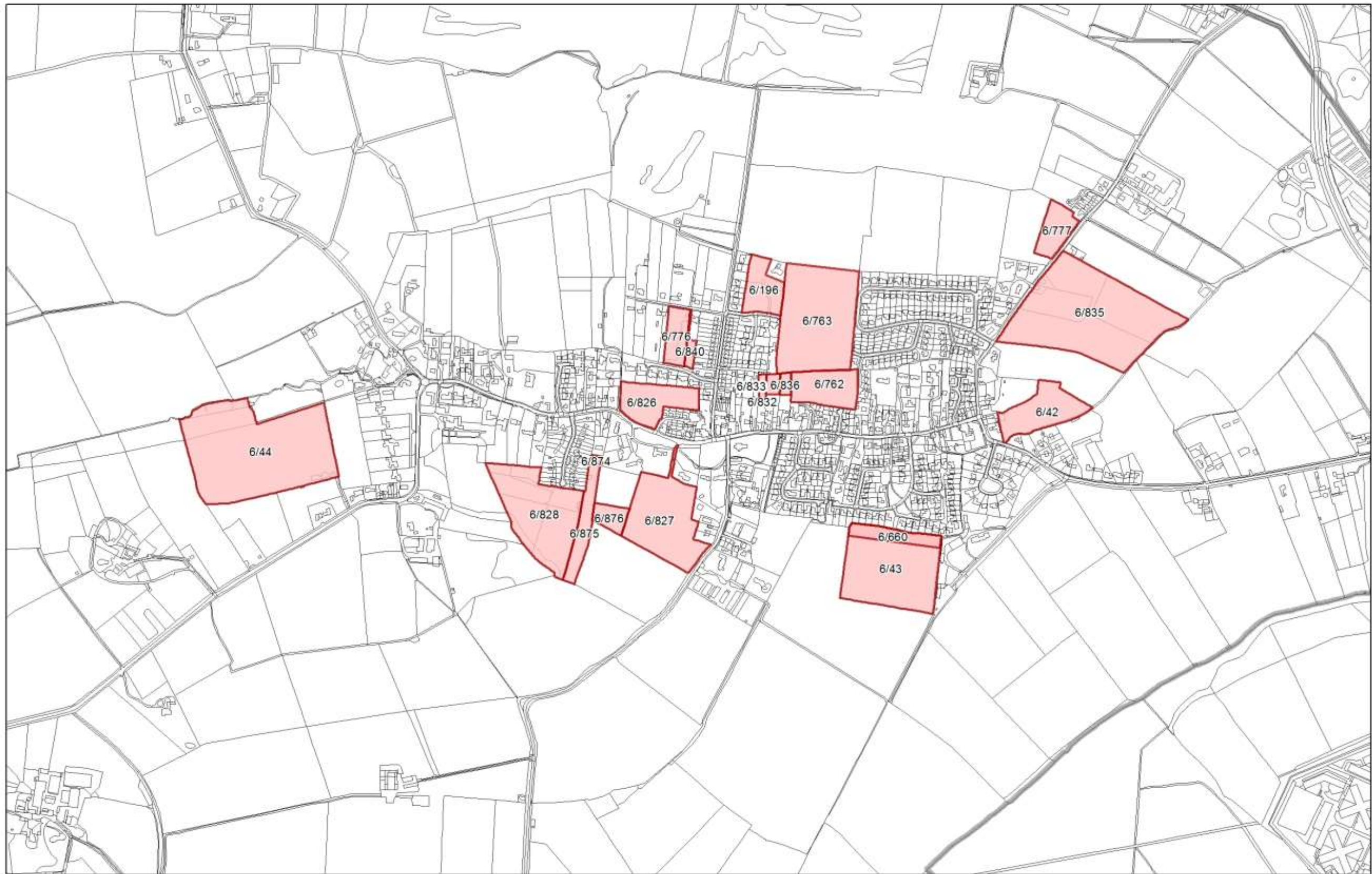
Options not being taken forward

4.3 Options to the south of Woodborough (the three Long Meadow Farm sites) are not accessible as they rely on adjacent sites (6/827 and 6/828) which are not considered suitable for allocation. Sites to the north-east (6/777 and 6/835) would unduly extend the settlement away from Main Street and give rise to significant landscape and visual harm. Development to the south of Smalls Croft (sites 6/43 and 6/660) would not follow defensible boundaries or cannot be accessed due to the width of the access track. Site 6/44 is separated from the existing settlements with poor access; it is also unclear if the

new landowner is promoting development. The three sites on Main Street (6/832, 6/833 and 6/836) require access along Field Lane, a private road which is not suitable for the cumulative level of development that would be provided; access via site 6/762 is not possible as the site is not being allocated.

5.0 Next Steps

5.1 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.



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Civic Centre, Amet Hill Park, Arnold,
 Nottinghamshire, NG6 6LU

Woodborough

Reasonable Alternative Sites
 Borough Boundary

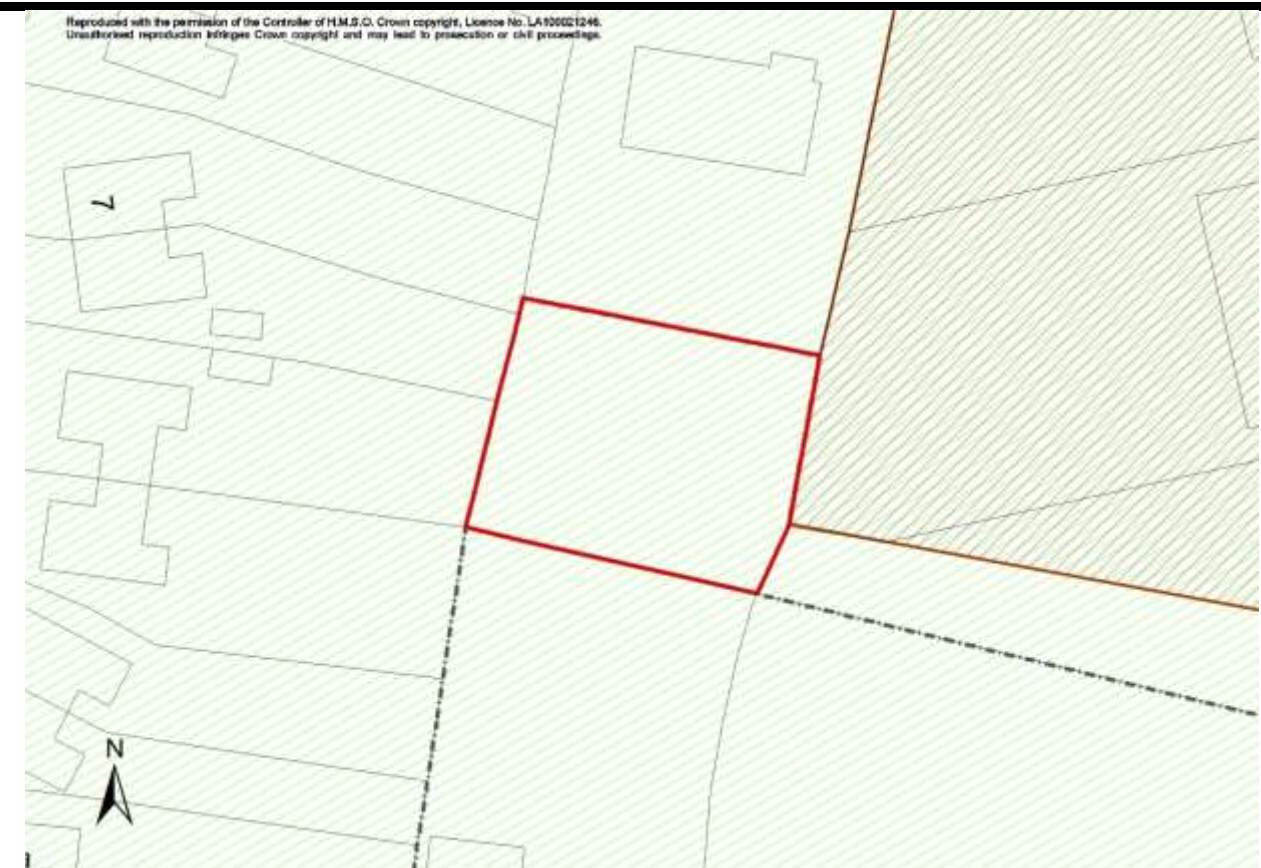


6/874	Long Meadow Farm (Site A)			
Size	0.05 ha	Number of Dwellings	1 home	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	May be suitable subject to policy change The site is adjacent to the village of Woodborough and would require a change in the Green Belt to be developed. Given the scale of the proposed development there are unlikely to be any significant constraints. Matters related to flood risk and surface water runoff to be considered. Overall the site is considered to be suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	Too small to allocate but potential contributions on a proportionate basis if considered together with 6/875. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Too small to allocate but potential contributions based on multiplier of £551 per dwelling estimate £551.		
	Green Infrastructure	Too small to allocate but potential offsite contribution to open space if considered together with 6/875 on a proportionate basis.		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	+	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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	Forms part of Site 9 <u>13/20</u>	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with little development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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 from Main Street along existing drive. Small scale development only.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area. The topography of rising land increases the impact here as it would make the development more visually prominent.	
Consultation Response	The site was not included within the Issues and options stage or identified at the Workshop. In general there is significant opposition to new development in Woodborough.	
Conclusion	<p>Unless developed in connection with adjacent sites (6/875) the site is too small to be considered for allocation.</p> <p>The site can be considered for allocation together with site 6/875.</p>	



Photo not available due to there being no public access to the site.



6/832	109 Main Street			
Size	0.09 ha	Number of Dwellings	3 homes	
Brownfield or Greenfield	Residential garden land			
SHLAA Conclusion	Access arrangements and impact on surface water flooding to be considered. Site is within the Conservation Area but no other significant issues. Likely to be linked to SHLAA sites to the north. As site is not limited infilling it will be classed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified		
	Education	1 primary school place estimate £11,455. If considered together with adjoining sites 6/833 and 6/836 the cumulative educational cost would need to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £1,700		
	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	--	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	Forms part of Site 3 11/20	The Site adjoins the settlement on three sides although the boundary to the north is not very strong. The open gap extends further north than this Site so there would not be any reduction of the gap to a settlement. The Site has no development and is covered by the Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Field lane is an unadopted private road substandard in width, geometry and construction.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would have a major impact on Woodborough Conservation Area.	
Consultation Response	Respondents at the workshop objecting raised concerns over access and an increase in flood risk from water runoff.	
Conclusion	<p>The site is within the infill boundary and does not contribute to the openness of the Green Belt. Access via Field Lane is not possible and would need to come through site 6/762. The site is within the Conservation Area. On its own the site is not large enough for allocation and would need to be allocated together with adjoining sites (6/762, 6/836 and 6/833).</p> <p>The site can be considered for allocation together with sites 6/762, 6/836 and 6/833.</p>	



Location Map



Aerial Photo



Constraints Map

6/836	Main Street (119)			
Size	0.12 ha	Number of Dwellings	3 homes	
Brownfield or Greenfield	Residential garden land			
SHLAA Conclusion	No significant issues. Access arrangements and impact on surface water run off to be considered. Site requires a change a policy to come forward - assessed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	1 primary school place cost estimate £11,455. If considered together with adjoining sites 6/832 and 6/833 the cumulative educational cost would need to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 estimate £1,700.		
	Green Infrastructure	Use open space standard of 10% of site area.		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	+	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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	Forms part of Site 3 11/20	Assessed with adjoining land. The Site adjoins the settlement on three sides although the boundary to the north is not very strong. The open gap extends further north than this Site so there would not be any reduction of the gap to a settlement. The Site has no development and is covered by the Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Field lane is an unadopted private road substandard in width, geometry and construction.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would have a major impact on Woodborough Conservation Area.	
Consultation Response	At the workshop those opposed to this site raised concerns over flood risk and traffic impacts.	
Conclusion	<p>The site is within the infill boundary and does not contribute to the openness of the Green Belt. Access via Field Lane is not possible and would need to come through site 6/762. The site is within the Conservation Area. On its own the site is not large enough for allocation and would need to be allocated together with adjoining sites (6/762, 6/832 and 6/833).</p> <p>The site can be considered for allocation together with sites 6/762, 6/832 and 6/833.</p>	



Location Map

Photo not available due to there being no public access to the site.



Aerial Photo



Constraints Map

6/833	111 Main Street			
Size	0.14 ha	Number of Dwellings	4 homes	
Brownfield or Greenfield	Residential garden land.			
SHLAA Conclusion	Issues of access and surface water flooding to be considered. Site is within the Conservation Area. Does not currently accord with infill policy and would need change in policy. May be suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	1 primary school place and 1 secondary school place cost estimate £13,200. If considered together with adjoining sites 6/832 and 6/836 the cumulative educational cost would need to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 estimate is £2,200.		
	Green Infrastructure	Potential contributions to offsite open space.		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	+	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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	Forms part of site 3 11/20	The Site is assessed with adjacent land and adjoins the settlement on three sides although the boundary to the north is not very strong. The open gap extends further north than this Site so there would not be any reduction of the gap to a settlement. The Site has no development and is covered by the Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Field lane is an unadopted private road substandard in width, geometry and construction.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would have a major impact on Woodborough Conservation Area.	
Consultation Response	Respondents at the workshop raised concerns about access and flood risk relating to surface water runoff.	
Conclusion	<p>The site is within the infill boundary and does not contribute to the openness of the Green Belt. Access via Field Lane is not possible and would need to come through site 6/762. The site is within the Conservation Area. On its own the site is not large enough for allocation and would need to be allocated together with adjoining sites (6/762, 6/832 and 6/836).</p> <p>The site can be considered for allocation together with sites 6/762, 6/832 and 6/836.</p>	



Location Map



Aerial Photo



Constraints Map

6/840	Plemont			
Size	0.14 ha	Number of Dwellings	2 homes	
Brownfield or Greenfield	Residential garden land			
SHLAA Conclusion	No significant issues - impact on surface water flooding to be considered. Site is within the Green Belt and requires a change in policy.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	If considered together with adjoining sites 6/776 the cumulative educational cost would need to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 estimate £1,100.		
	Green Infrastructure	Potential offsite contributions to open space.		
	Community Facilities	No requirements identified.		
	Other	No requirements identified		
Sustainability Appraisal	Housing	+	Flooding	-
	Health	+	Waste	-
	Heritage and Design	-	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	Forms part of Site 2. 4/10	The Site is surrounded by existing residential development and would therefore not reduce the gap to Calverton or constitute encroachment. There are strong defensible boundaries. The Site is on higher ground above the Conservation Area and there would be some adverse impact on the historic character of the village.
Compliance with the ACS	The site is located within the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access to the site can be achieved from Broad Close for this level of development.	
Historic Environment	<u>Minor impact on Historic Asset</u> - The development of this site would result in a minor impact on the Conservation Area if occurring in isolation with one low key building. However, the cumulative impact of developing both this and the adjoining sites would result in the erosion of the green fringe forming the setting of the Conservation Area and the impact would be major. The precedent would be set for other sites to come forward in this area if one small site was allowed.	
Consultation Response	Respondents at the workshop raised concerns about access and traffic on Roe Lane. Concerns also included drainage.	
Conclusion	The site is outside the infill boundary of the settlement but does not make an important contribution to the purposes of the Green Belt. Subject to caveats the site is considered to have a minor impact on the Conservation Area. There are no other significant issues. On its own the site is not large enough for allocation and would need to be allocated together with adjoining site (6/776). The site can be considered for allocation together with site 6/776	



6/876	Long Meadow Farm (Site C)			
Size	0.38 ha	Number of Dwellings	11 homes	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<u>May be suitable subject to policy change</u> The site is located within the Green Belt adjacent to Woodborough which is defined as an 'Other Village' in the ACS. The scale of development at Woodborough will need to be established and Green Belt boundaries amended. Only constraints identified are access arrangements and flood mitigation work. Site is considered to be suitable subject to policy change.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	2 primary school places and 2 secondary school places. Estimated costs £57,400. If considered together with 6/875 or 6/827 educational costs would need to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier estimate £6,100.		
	Green Infrastructure	Contributions to offsite open space required.		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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 9 <u>13/20</u>	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with little development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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 does not link to the public highway and is undevelopable without the requirement of additional land.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village.	
Consultation Response	The site was not included within the Issues and options stage or identified at the Workshop. In general there is significant opposition to new development in Woodborough.	
Conclusion	<p>The site is located away from the edge of the settlement in open countryside and development would have a major impact on the nearby Conservation Area. The site would need to be developed in connection with adjacent sites (6/828 and 6/875 or 6/827) to allow access to the public highway.</p> <p>The site can be considered for allocation together with sites 6/875 or 6/827.</p>	

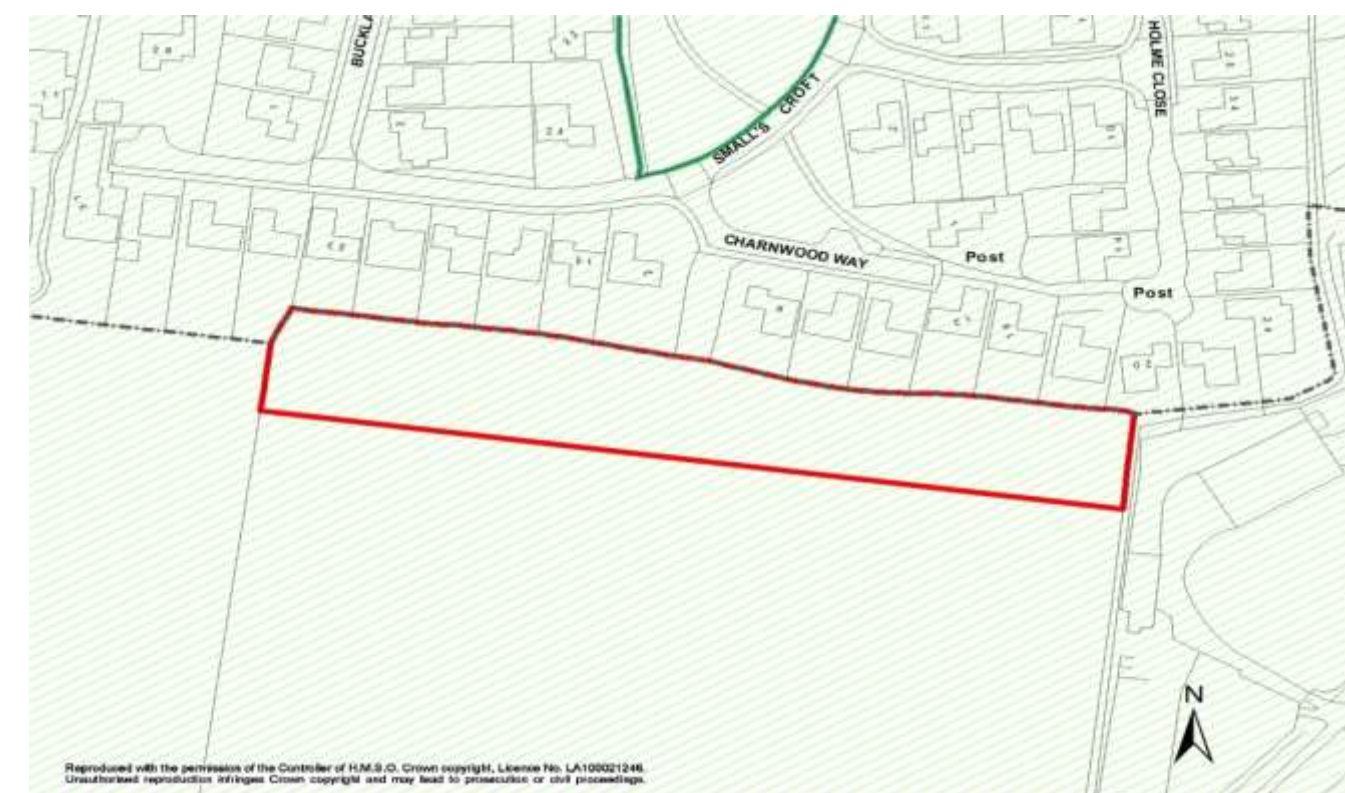
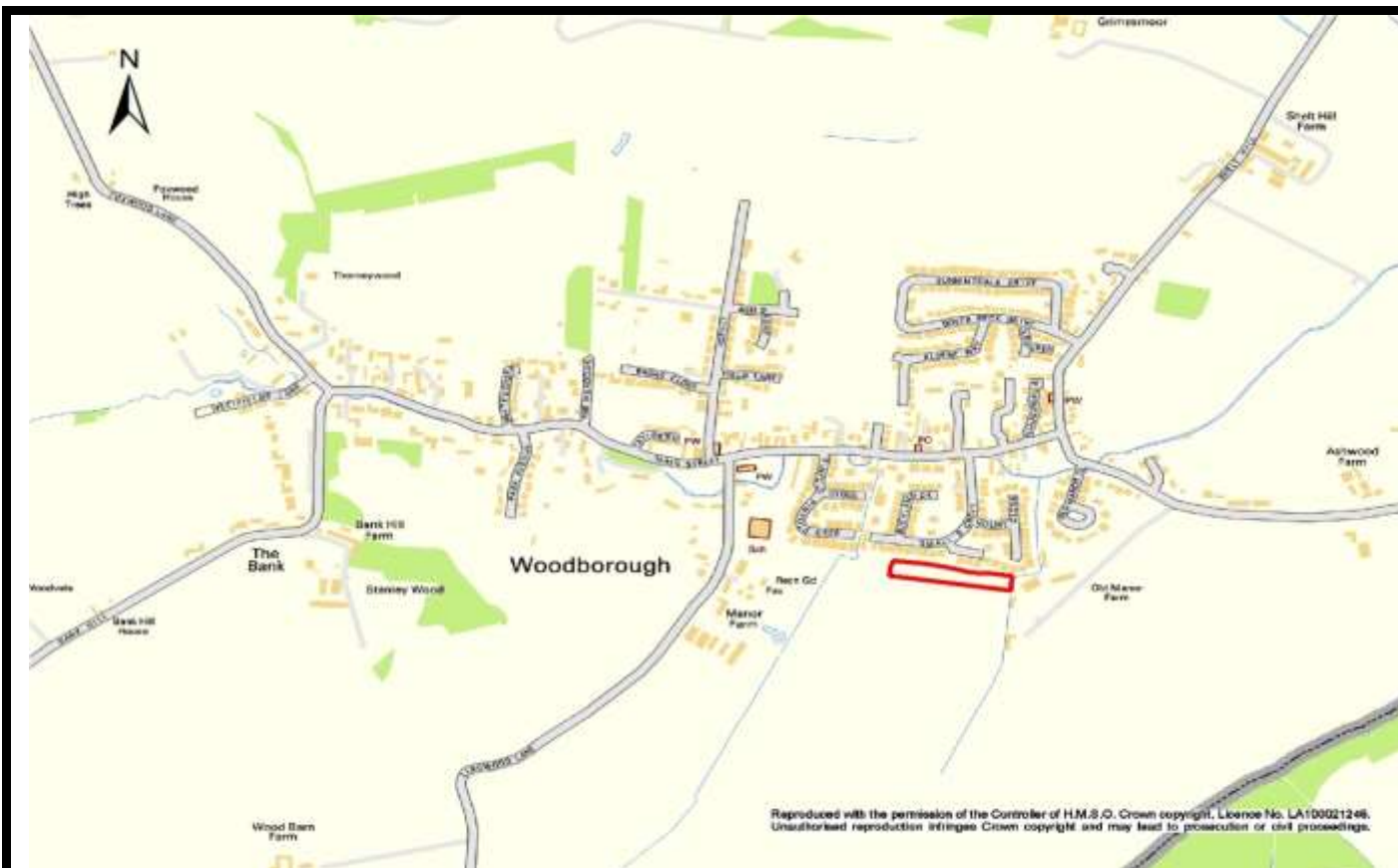


Photo not available due to there being no public access to the site.



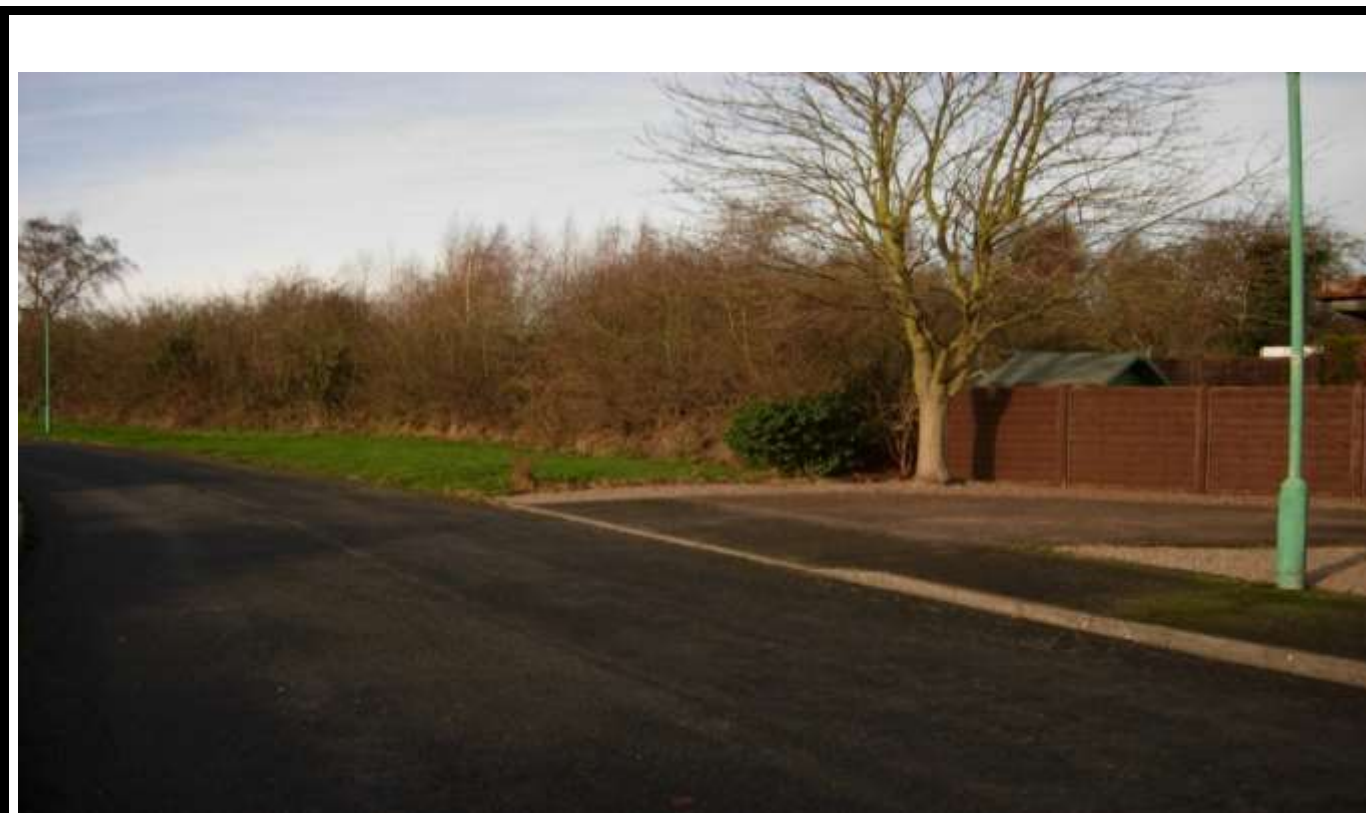
6/660	Land South of Small's Croft		
Size	0.57 ha	Number of Dwellings	15 homes
Brownfield or Greenfield	Greenfield		
SHLAA Conclusion	The site is on the edge of a village with limited facilities but is small scale. A decision to amend Green Belt boundaries would need to be taken and as such the site will be classed as suitable if policy changes.		
Infrastructure	Utilities	No requirements identified.	
	Emergency Services	No requirements identified.	
	Education	3 primary school places and 2 secondary school places. Estimated costs £68,900. The LEA has indicated that the Village School is at or very close to capacity.	
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling £8,300.	
	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	-	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 8 11/20	There is only one boundary with the settlement and little connection to it; there are few defensible features and the Site is very open in character with no built development on it. There would be no impact on the gap to another settlement or impact on historic character.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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 roads are substandard in width but it may be possible to provide access for up to 15 dwellings.	
Historic Environment	<u>Minor impact on Historic Asset</u> - The development of the site would result in a minor impact on the Conservation Area.	
Consultation Response	At the workshop respondents objections included that the site floods regularly, impact on the Green Belt and access issues.	
Conclusion	<p>The site is very open with no defensible Green Belt boundaries to the south. Whilst there is one boundary with the edge of the village the site would not provide a logical extension to the village. It would also result in the loss of grade 2 agricultural land, although the amount would be relatively modest, and is an area that has suffered from surface water run off issues.</p> <p>The site is not being considered for allocation.</p>	



6/776	Land at Broad Close/Private Road			
Size	0.61 ha	Number of Dwellings	20 homes	
Brownfield or Greenfield	Residential garden land			
SHLAA Conclusion	The site is within the Green Belt but adjacent to a settlement with limited facilities. Scale of development at the village to be considered through Site Specific DPD. May be suitable subject to policy change.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	4 primary school places and 3 secondary school places. Estimated costs £97,600. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £11,000.		
	Green Infrastructure	Potential contributions to offside open space.		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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 4/20	The Site is surrounded by existing residential development and would therefore not reduce the gap to Calverton or constitute encroachment. There are strong defensible boundaries. The Site is on higher ground above the Conservation Area and there would be some adverse impact on the historic character of the village.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access to the site can be achieved from Broad Close for this level of development.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area. The development of a low key dwelling would not have too much of an impact on its own on the Conservation Area if also single storey and small in footprint and the hedge to the south is retained. However, it would set a precedent for other rear gardens to be developed and erode the softer green edge to the village and the Conservation Area.	
Consultation Response	Respondents objecting raised drainage, flood risk and access issues.	
Conclusion	The site is outside the infill boundary of the settlement but does not make an important contribution to the purposes of the Green Belt. The site is considered to have a major impact on the Conservation Area although it is noted that sporadic development has already taken place nearby. There would also be some increase in the risk of flooding. The site can be considered for allocation.	



6/777	Land on Shelt Hill adj 67		
Size	0.72 ha	Number of Dwellings	32 homes
Brownfield or Greenfield	100% Greenfield		
SHLAA Conclusion	<p><u>Not deliverable or developable.</u></p> <p>The site is within the Green Belt - separate but close to existing settlement with limited facilities. It would form ribbon development. Development at Woodborough will be to meet local needs only - exact scale to be determined through the Part 2 Local Plan. As site is not immediately adjacent (gap to existing settlement boundary is about 20m) to the settlement boundary it must be classed as unsuitable.</p>		
Infrastructure	Utilities	No requirements identified	
	Emergency Services	No requirements identified.	
	Education	7 primary school places and 5 secondary school places. Estimated costs £166,500. The LEA has indicated that the Village School is at or very close to capacity.	
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £17,600.	
	Green Infrastructure	Potential contributions to offsite open space.	
	Community Facilities	No requirements identified	
	Other	No requirements identified	
Sustainability Appraisal	Housing	++	Flooding --
	Health	+	Waste -
	Heritage and Design	--	Energy and Climate Change 0
	Crime	0	Transport +
	Social	+	Employment 0
	Environment, Biodiversity and GI	0	Innovation 0
	Landscape	-	Economic Structure 0
	Natural Resources	--	

Green Belt	Forms part of Site 5 11/20	The Site has only one boundary to the settlement and would form a limb into the countryside. There is a small amount of development along Shelt Hill although the majority of the area is open. There would be no reduction in the gap to another settlement or impact on historic character.
Compliance with the ACS	The site is close but does not adjoin the village as there is a significant gap. The site is therefore not consistent with Policy 2.3 d) 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.	
Highways	Access for this level of development may be suitable.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on Woodborough Conservation Area.	
Consultation Response	At the workshop respondents objecting raised issues about traffic using the narrow lane on Shelt Hill, traffic and pedestrian safety and congestion on Main Street.	
Conclusion	<p>Development would have an unacceptable impact on the Green Belt linking the village with ribbon type development further north along Shelt Hill spreading the built form further north impacting on the openness of the Green Belt. Development of the site would also have a major impact on the Conservation Area, a landscape and visual impact, result in the loss of grade 2 agricultural land and increase the risk of surface water flooding elsewhere.</p> <p>The site is not being considered for allocation.</p>	



Location Map



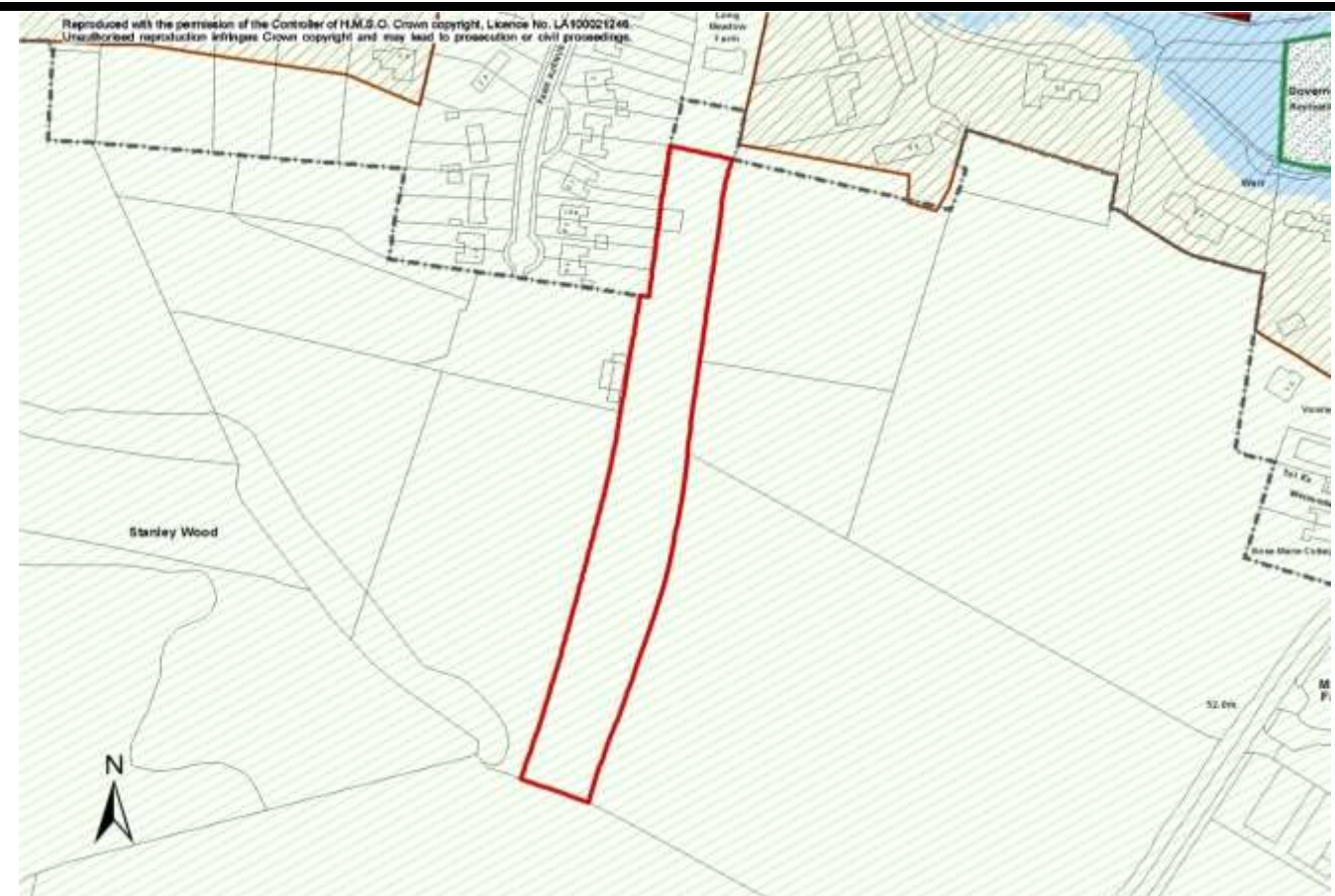
Aerial Photo



Constraints Map

6/875	Long Meadow Farm (Site B)			
Size	0.77 ha	Number of Dwellings	23 homes	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<u>May be suitable subject to policy change</u> The site is located within the Green Belt adjacent to Woodborough which is defined as an 'Other Village' in the ACS. The scale of development at Woodborough will need to be established and Green Belt boundaries amended. Only constraints identified are access arrangements and flood mitigation work. Site is considered to be suitable subject to policy change.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	5 primary school places and 4 secondary school places. Estimated costs £126,300. If considered together with 6/88 educational costs would ned to be split proportionately. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £12,700.		
	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	--	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 9 <u>13/20</u>	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with little development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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 does not link to the public highway and is undevelopable without the requirement of additional land.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village.	
Consultation Response	The site was not included within the Issues and options stage or identified at the Workshop. In general there is significant opposition to new development in Woodborough.	
Conclusion	<p>The site forms a narrow finger into open countryside and development would have a major impact on the nearby Conservation Area. The site would need to be developed in connection with an adjacent site (6/828) to allow access to the public highway.</p> <p>The site can be considered for allocation together with site 6/828.</p>	



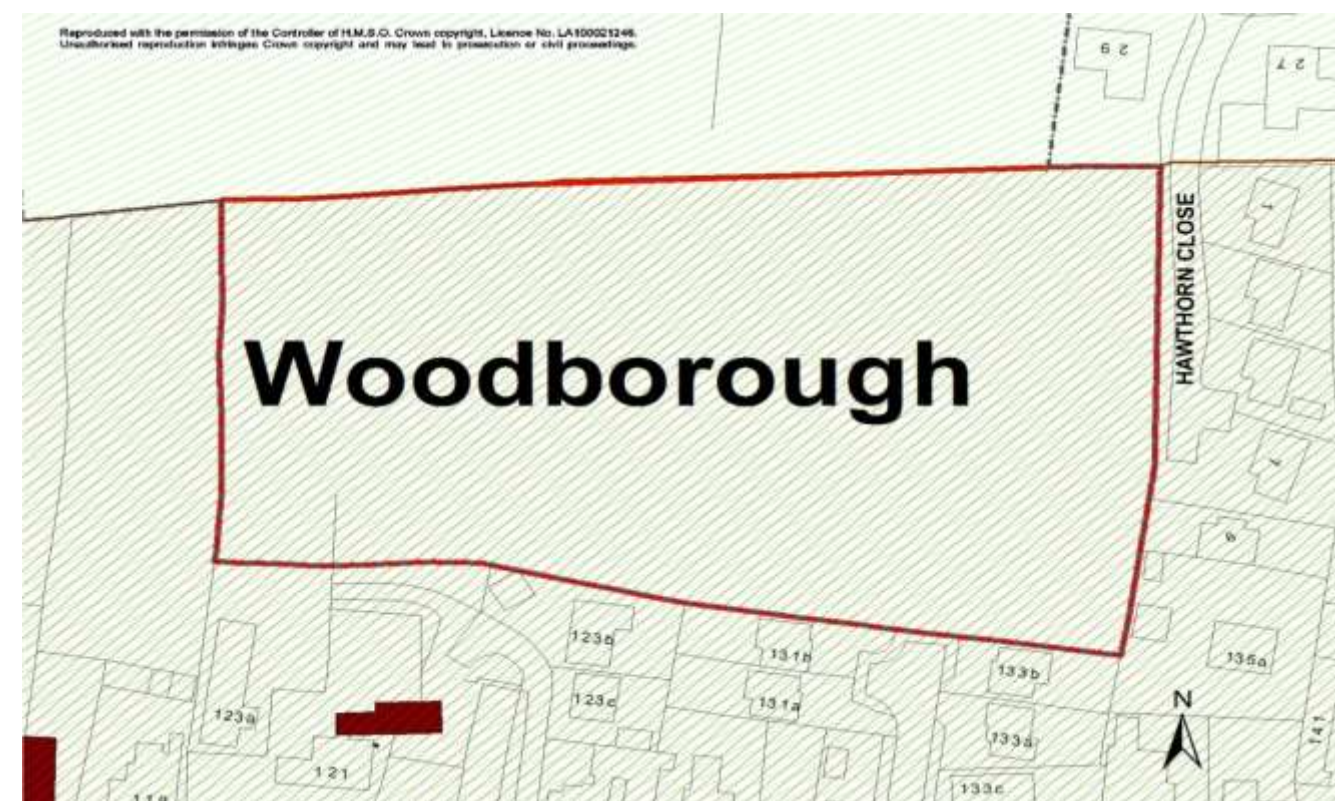
6/196	Ash Grove			
Size	0.89 ha	Number of Dwellings	12 homes	
Brownfield or Greenfield	Residential garden land – 100% greenfield			
SHLAA Conclusion	Site has planning permission. Deliverable.			
Infrastructure	Utilities	Infrastructure requirements have been addressed through the grant of planning permission.		
	Emergency Services	Ditto		
	Education	Ditto		
	Health	Ditto		
	Green Infrastructure	Ditto		
	Community Facilities	Ditto		
	Other	Ditto		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	-	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	The site has extant planning permission and has not been assessed.
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	Planning Permission has been granted for this site. Access arrangements have been considered and deemed acceptable.
Historic Environment	<u>Impact on Historic Asset</u> - The development of the site would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area. There is limited opportunity for a small amount of development that retains the hedgerow, perhaps one unit (single storey) on garden, mowed land in front of the bungalow on only part of the site.
Consultation Response	At the workshop respondents favouring the site did so because it has planning permission and was within the Village. Objections related to it being on a hill.
Conclusion	The site has planning permission and is located on the edge of Woodborough. The site can be considered for allocation.



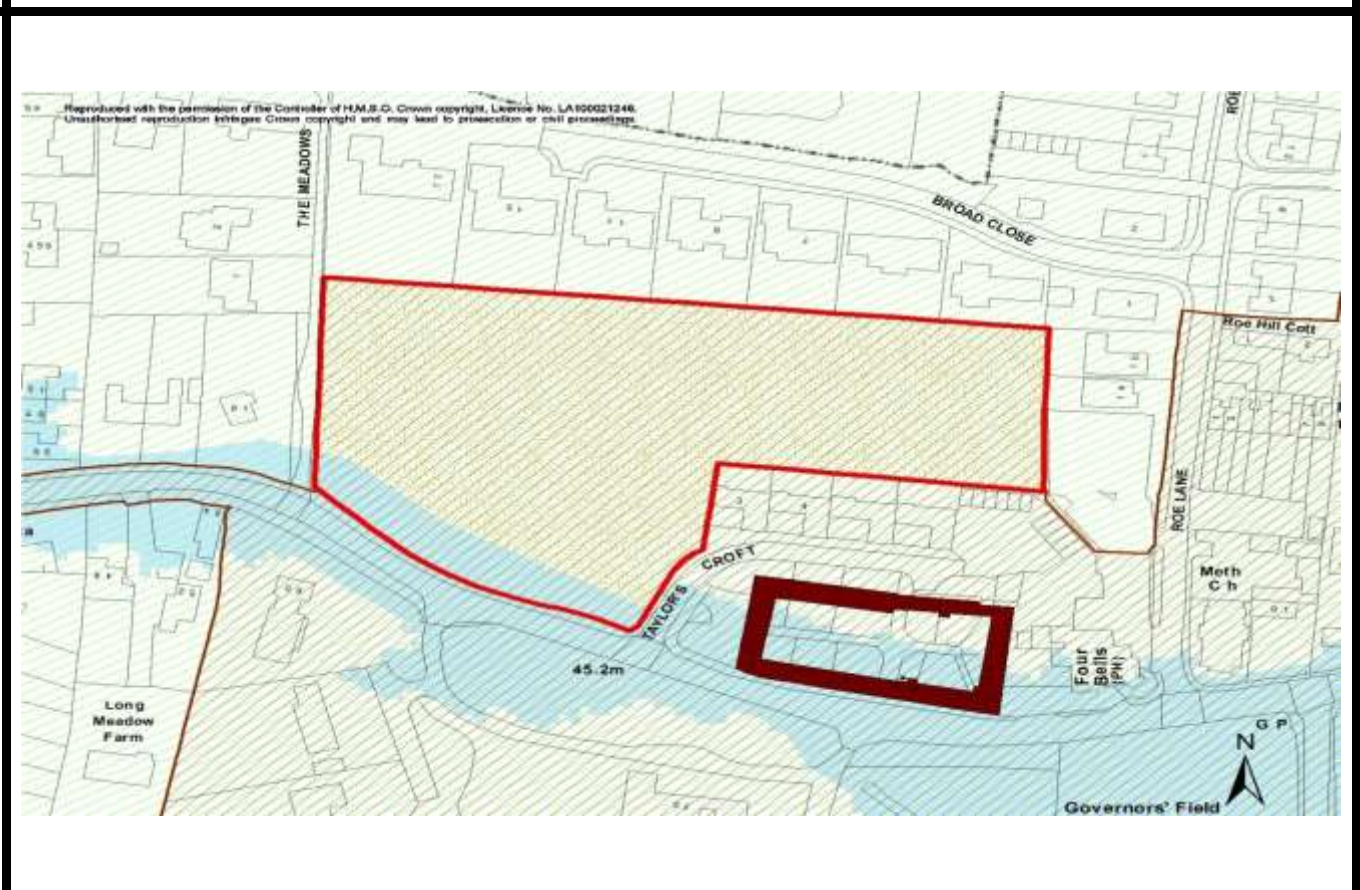
6/762	Land at Grimesmoor Farm Shelt Hill (phase 1)			
Size	1.16 ha	Number of Dwellings	34 homes	
Brownfield or Greenfield	Agricultural land - 100% greenfield			
SHLAA Conclusion	Potential links to adjacent site (6/763). Adjacent to a small village. The ACS proposes that development at Woodborough is to meet local need only. Scale of development to be addressed through Part 2 Local Plan. The site is suitable for development but will require Green Belt release will be needed. Part of the site is within a Conservation area and will need to be sensitively designed. May be suitable subject to policy change.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	7 primary school places and 5 secondary school places. Estimated costs £166,500. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling £18,700.		
	Green Infrastructure	Public open space 10% of site (0.11 ha)		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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 11/20	The Site adjoins the settlement on three sides although the boundary to the north is not very strong. The open gap extends further north than this Site so there would not be any reduction of the gap to a settlement. The Site has no development and is covered by the Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access can be achieved from Main Street.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area.	
Consultation Response	At the workshop those respondents objecting to the site considered the site would increase flood risk and flooding on Main Street, loss of openness, impact on heritage and access issues along Main Street.	
Conclusion	<p>The boundary to the north of the site is not very defensible for Green Belt purposes. Development would have a major impact on the Conservation Area. This impact would include direct impacts on the Conservation Area including loss of views to open farmland. Respondents objecting raised concerns about problems associated with surface water runoff onto Main Street. Development would also result in the loss of grade 2 agricultural land. Overall there are considered to be too many constraints to development.</p> <p>The site is not being considered for allocation.</p>	



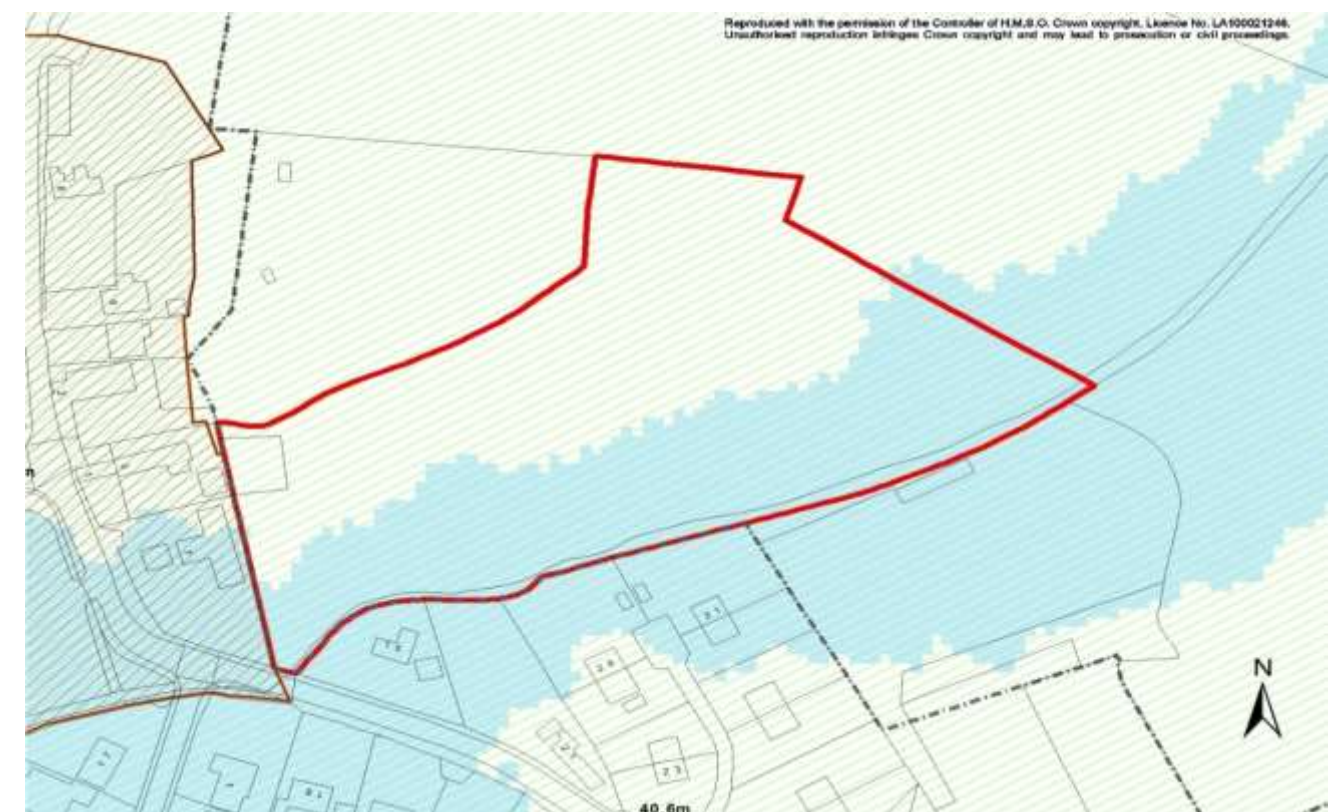
6/826	Main Street/Taylor’s Croft			
Size	1.21 ha	Number of Dwellings	36 homes	
Brownfield or Greenfield	Grazing land – 100% Greenfield			
SHLAA Conclusion	The site is identified as an important open space in the Conservation Area and as such is not suitable for development.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	8 primary school places and 6 secondary school places. Estimated costs £195,200. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £19,800.		
	Green Infrastructure	Public open space 10% site area (0.12 ha)		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	--	Waste	-
	Heritage and Design	--	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	8/20	The Site is wholly within the infill boundary of the village and would not cause encroachment into the countryside or reduce the gap to another settlement. The Site is designated as an important open space in the Conservation Area and its loss would have a significant adverse impact on the historic character of Woodborough.
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. As the site is an important open space within the Conservation Area there is conflict with ACS Policy 11 (The Historic Environment).	
Highways	Access to the site can be achieved via Taylor's Croft or via Main Street.	
Historic Environment	<u>Major impact on Historic Asset</u> - Major impact on heritage assets, both Conservation Area and Listed Buildings (Grade II).	
Consultation Response	Respondents at the workshop objecting on the grounds that it would result in the loss of a valued open space within the Conservation Area.	
Conclusion	<p>The development would result in a major impact on the Conservation Area. Respondents at the workshop opposed the development of the site as they considered it would result in the loss of a valued open space. Part of the site is located within an area at risk of flooding and this part of the site would also be the location for the access which could be impacted in times of flooding. The site has been proposed for designation as a Local Green Space.</p> <p>The site is not being considered for allocation.</p>	



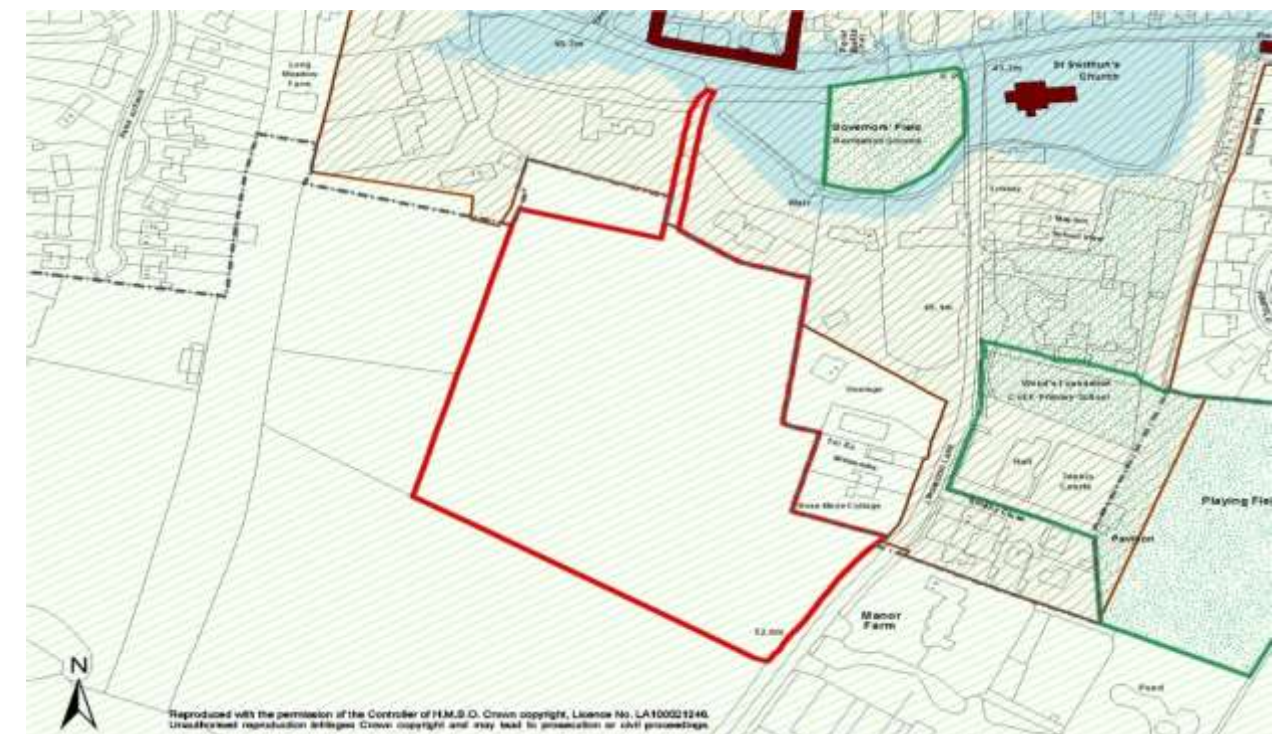
6/42	Lowdham Lane			
Size	1.41 ha	Dwellings	42 homes	
Brownfield or Greenfield	Agricultural land – 100% greenfield			
SHLAA Conclusion	The site is a Green Belt site with access and flooding issues. The site is not suitable for residential development and is not thought to be available. Not deliverable or developable.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	9 primary school places and 7 secondary school places. Estimated costs £224,000. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier estimate £23,100.		
	Green Infrastructure	Open space 10% site area (0.14 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	+	Waste	-
	Heritage and Design	--	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 7 11/20	The Site has no built development and adjoins the settlement on two sides; the trees to the north offer a strong boundary but there are limited features to the east. There would no reduction in the gap to another settlement but a moderate impact on the Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access to the site cannot be achieved without third party land and potentially demolition of properties.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area.	
Consultation Response	At the workshop respondents objected to this site largely on grounds that it would increase flood risk and that the site was waterlogged.	
Conclusion	<p>This site has significant constraints and may not be available. The site would result in a significant impact on the setting of the Conservation Area. A large part of the site is located within a high flood risk area and according to respondents at the workshop is often waterlogged. It is unlikely that satisfactory access to the site could be achieved without additional land. There is a significant impact on biodiversity given the presence of TPOs on the eastern side.</p> <p>The site is not being considered for allocation.</p>	



6/827	Lingwood Lane (land adj Rose Marie cottage)			
Size	2.74 ha	Number of Dwellings	82 homes	
Brownfield or Greenfield	Agricultural land – 100% greenfield			
SHLAA Conclusion	Potential issues with access/highways and flooding. Green Belt boundaries would need to be changed. Involves loss of Grade 2 Agricultural land.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	17 primary school places and 13 secondary school places. Estimated costs £419,100. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 estimate £45,200.		
	Green Infrastructure	Open space 10% of site area (0.27 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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 9 13/20	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with little development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access cannot be achieved. Lingwood Lane is substandard in width and visibility is limited for the speed of vehicles approaching from the south.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the heritage asset local interest buildings (non-designated) and Conservation Area.	
Consultation Response	Respondents objecting referred to visual impacts including skyline, impact on the Manor House, ridge and farrow. Insufficient width of access was also cited.	
Conclusion	<p>The site makes an important contribution to the functions of the Green Belt. Potential major impacts on biodiversity due to the presence of TPOs on site. Development would also have a direct and major impact on the Conservation Area and its setting. Highways access is a major constraint as Lingwood Lane is of insufficient size for the size of the site. Development would also result in the loss of grade 2 agricultural land and increase the risk of surface water flooding.</p> <p>The site is not being considered for allocation.</p>	



6/828	Park Avenue (land south of)			
Size	3.05 ha	Number of Dwellings	92 homes	
Brownfield or Greenfield	Paddock – 100% Greenfield			
SHLAA Conclusion	Impact of flooding to be considered. Access issues may reduce number of dwellings possible on site. Site is within the Green Belt and involves loss of Grade 2 agricultural land. May be suitable subject to policy change.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	19 primary school places and 15 secondary school places. Estimated costs £476,500. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier based on £551 per dwelling estimate £50,700.		
	Green Infrastructure	Open space 10% of site area (0.3 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	-	Waste	-
	Heritage and Design	--	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 9 10/20	The Site adjoins the settlement on one side although there is some connection and containment due to the sloping nature of the Site. There are stables present and due to this, and the connection with the adjacent residential street, the site is considered to be urban fringe. There would be no reduction in the gap to a settlement although there would be a slight impact on the adjacent Conservation Area.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Satisfactory access cannot be achieved. The width of Park Avenue is substandard in places. The site entrance is substandard in width and would require 3rd Party land for widening and existing cul-de-sac arrangement would need reconfiguring	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in major impacts on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent.	
Consultation Response	At the workshop respondents objected on the basis that the access was too narrow and the road could not cope with more traffic as well as impacts on countryside and Green Belt.	
Conclusion	Development of this site is considered to have a major impact on the Conservation Area by removing views of the countryside. The site would also have a major impact on the environment and biodiversity due to the presence of TPOs within the site. Access issues may reduce the number of dwellings on site due to the limited width of Park Avenue. A reduced site area is not an option because of the absence of a defensible Green Belt boundary within the site. The site is not being considered for allocation.	



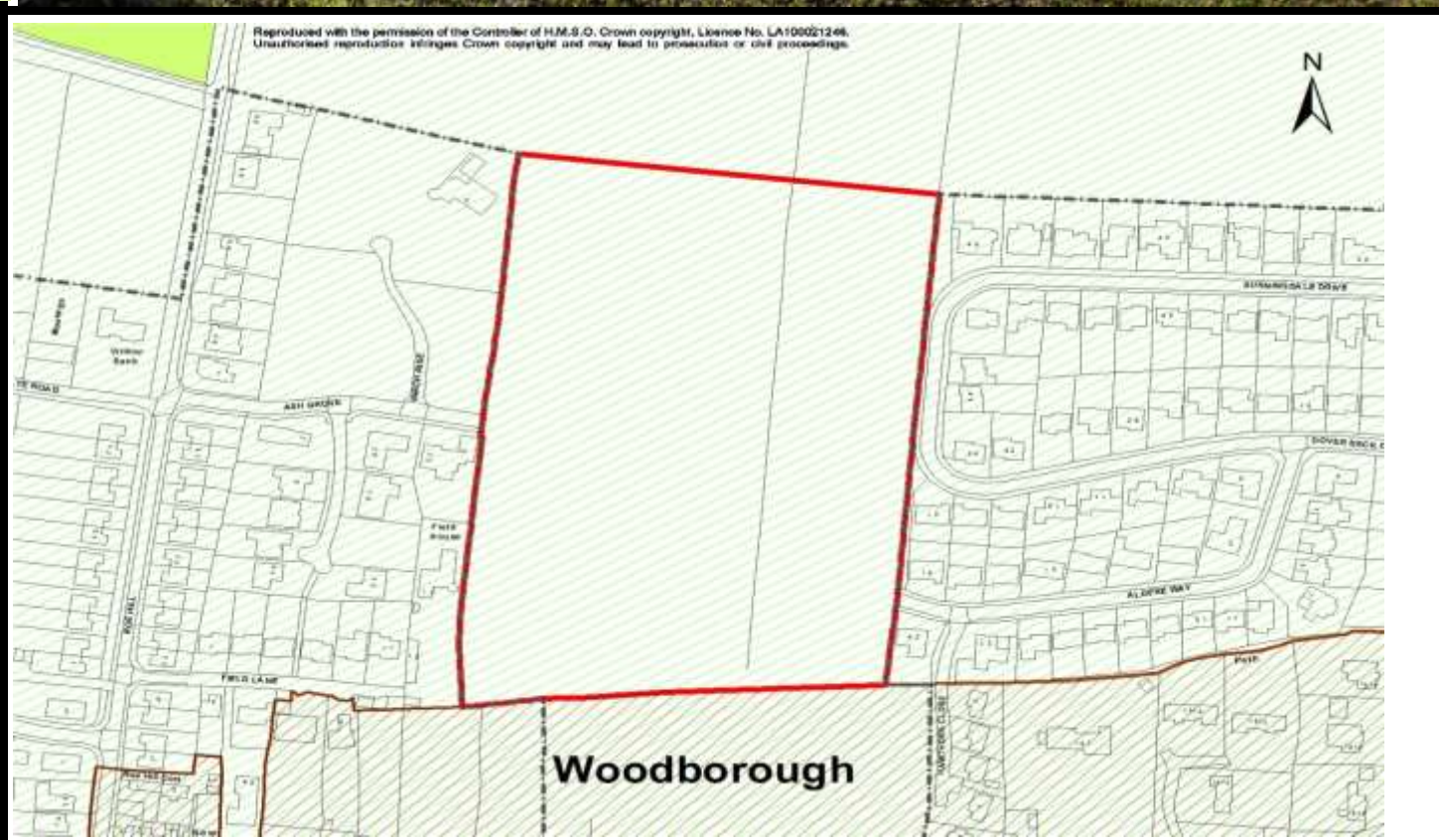
6/43	Old Manor Farm (Land adj to)		
Size	3.61 ha	Number of Dwellings	108 homes
Brownfield or Greenfield	Agricultural land – 100% Greenfield		
SHLAA Conclusion	Access issues mean that the site is unlikely to be suitable although alternatives may be possible. No other significant issues. Until access issues are resolved site is deemed not to be suitable for development. Not deliverable or developable.		
Infrastructure	Utilities	No requirements identified	
	Emergency Services	No requirements identified	
	Education	23 primary school places and 17 secondary school places. Estimated costs £556,900. The LEA has indicated that the Village School is at or very close to capacity.	
	Health	Contribution to primary health care likely based on multiplier of £551 per dwelling estimate £59,500.	
	Green Infrastructure	Open space 10% of site area (0.36 ha).	
	Community Facilities	No requirements identified	
	Other	No requirements identified	
Sustainability Appraisal	Housing	++	Flooding --
	Health	+	Waste -
	Heritage and Design	-	Energy and Climate Change 0
	Crime	0	Transport +
	Social	+	Employment 0
	Environment, Biodiversity and GI	0	Innovation 0
	Landscape	-	Economic Structure 0
	Natural Resources	--	

Green Belt	Site 8 <u>11/20</u>	There is only one boundary with the settlement and little connection to it; there are few defensible features and the Site is very open in character with no built development on it. There would be no impact on the gap to another settlement or impact on historic character.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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 roads are of insufficient width for the scale of development. Satisfactory access to the site cannot be achieved without third party land and potentially demolition of properties.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would have an impact on the setting of the heritage asset (Conservation Area). The site is not adjacent to the Conservation Area, or really visible from the Conservation Area. A more restrictive amount of development concentrated on the northern part of the site and a less rigid boundary, accompanied by tree planting belts, could reduce the impact on the Conservation Area	
Consultation Response	At the workshop respondents objected considering the site to be at risk of flooding and that it was outside the settlements in Green Belt.	
Conclusion	Access to the site cannot be satisfactorily achieved. There is a surface water flood route that impacts on this site and which would need to be addressed together with surface water runoff from the site itself. Development would also result in the loss of grade 2 agricultural land. The site is not being considered for allocation.	



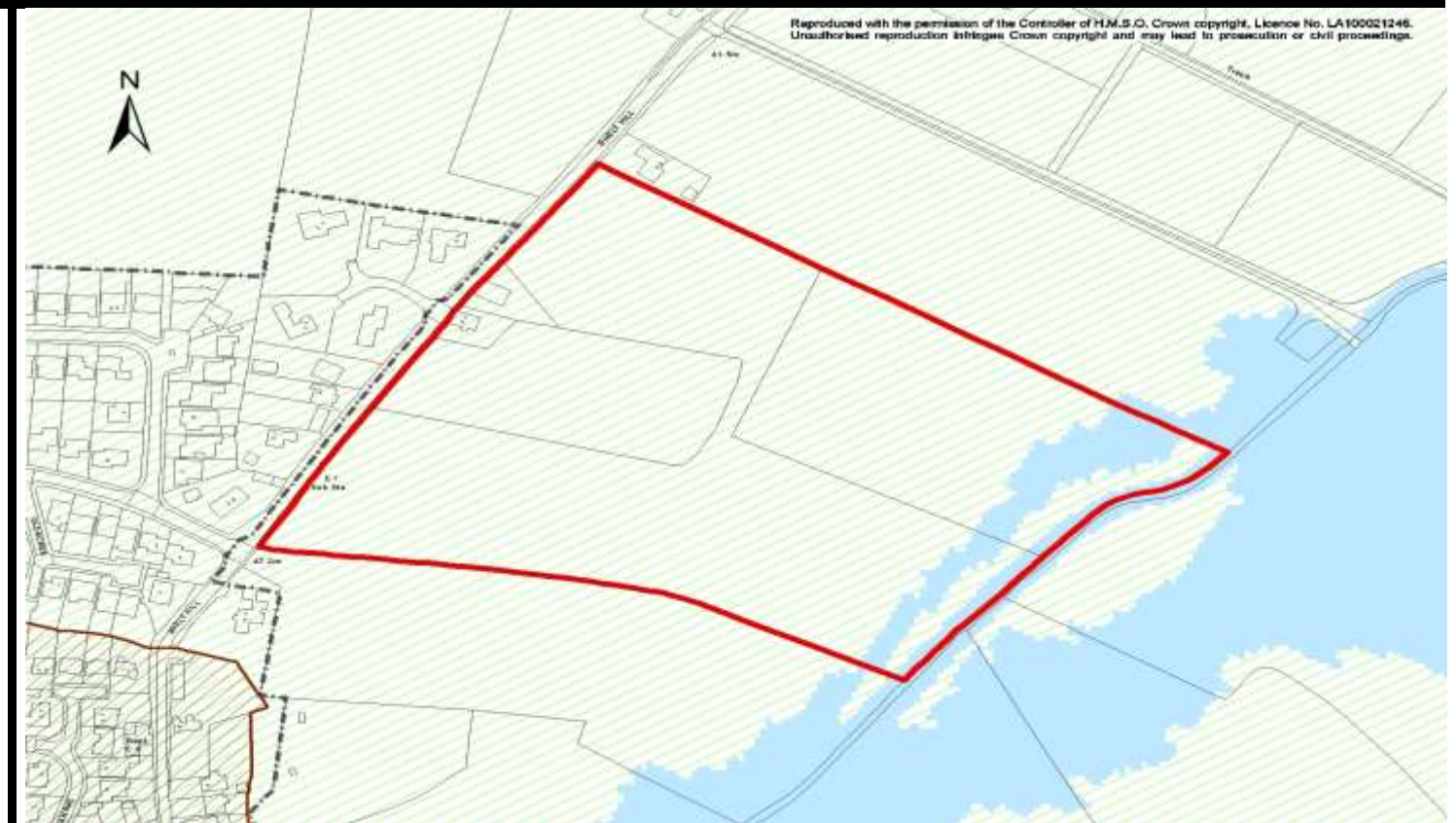
6/763	Land at Grimesmoor Farm Shelt Hill (phase 2,3,4)			
Size	3.89 ha	Number of Dwellings	116 homes	
Brownfield or Greenfield	Agricultural land – 100% Greenfield			
SHLAA Conclusion	Potential links to adjacent site (6/762). Adjacent to a small village. The ACS proposes that development at Woodborough is to meet local need only. Scale of development to be addressed through Part 2 Local Plan. The site is suitable for development but will require Green Belt release will be needed. Highways and flooding issues to be considered and addressed.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	24 primary school places and 19 secondary school places. Estimated costs £602,900. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £63,900.		
	Green Infrastructure	Open space 10% of site area (0.38 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	--	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	Site 4 11/20	As an extension to Site 3, this Site has three boundaries with the settlement although there is no clear feature along the northern edge. The Site adjoins the Conservation Area and is on higher land increasing the impact and does not have any built development on it. There would be no reduction of the gap to another settlement.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Due to existing development two points of access will be required. This should be achievable although a through route from Ash Grove to Sunningdale Ave may not be appropriate.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the setting of the Conservation Area.	
Consultation Response	At the workshop those respondents objecting to the site considered the site would increase flood risk and flooding on Main Street, loss of openness, impact on heritage and access issues along Main Street.	
Conclusion	Development would have a major impact on the Conservation Area and increase the risk of flooding due to surface water run-off. The potential impact on existing hedgerows and TPOs is considered to result in a major negative impact on biodiversity although this could be mitigated. Development would also result in the loss of grade 2 agricultural land. Overall there are considered to be too many constraints to development. The site is not being considered for allocation.	



6/835	40 Shelt Hill			
Size	5.86 ha	Number of Dwellings	176 homes	
Brownfield or Greenfield	Agricultural land – 100% greenfield			
SHLAA Conclusion	No significant issues - impact on flooding and suitability of access to be considered. Site is in the Green Belt and would need a change in policy - site assessed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified.		
	Education	37 primary school places and 28 secondary places. Estimated costs £907,100. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £97,000.		
	Green Infrastructure	Open space 10% of site area (0.58 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	+	Waste	-
	Heritage and Design	--	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	12/20	The Site has only one boundary to the settlement and would form a limb into the countryside. There is a small amount of development along Shelt Hill although the majority of the area is open. There would be no reduction in the gap to another settlement or impact on historic character.
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Shelt Hill is substandard in terms of width for the level of development. Substantial improvements to Shelt Hill would be required particularly at the bend but there is limited carriageway space in this vicinity. A satisfactory access cannot be achieved.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would result in a major impact on the wider setting and context of the Conservation Area.	
Consultation Response	One of the least favoured sites. Respondents at the workshop objected on the basis that the site would have an unacceptable impact on the Green Belt, would be intrusive and would cause traffic problems.	
Conclusion	<p>The site makes an important contribution to Green Belt purposes and development would form a limb into the countryside. Development would result in a major impact on the Conservation Area and its setting. There is a major impact on the landscape setting of the Village and its landscape character. Part of the site is located within a high risk flood area. The site capacity is far larger than the estimated local needs of the Village and the size of site would be likely to require improvements to Shelt Hill. Development would result in the loss of grade 2 agricultural land. This was one of the least favoured sites amongst local residents.</p> <p>The site is not being considered for allocation.</p>	



6/44	Bank Hill			
Size	6.12 ha		Number of Dwellings	184 homes
Brownfield or Greenfield	Agricultural land – 100% Greenfield			
SHLAA Conclusion	The site is only accessible via a narrow track. The site is not suitable for residential development. Alternative access would need to be provided Not deliverable or developable.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No abnormal requirements		
	Education	39 primary school places and 29 secondary school places. Estimated costs £947,300. The LEA has indicated that the Village School is at or very close to capacity.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate £101,400.		
	Green Infrastructure	Open space 10% of site area (0.61 ha)		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	+	Waste	-
	Heritage and Design	--	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 11/20	The Site would reduce the gap to the Urban Area slightly and is largely open in character although there is some encroachment. There are defensible boundaries to the south and north of the site. Although part of the Conservation Area is within the Site and there are listed buildings close by there is only a moderate contribution to historic character.
Compliance with the ACS	The site is located close to but not immediately adjacent to the village and is therefore consistent with Policy 2.3 d) 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	Two points of access onto the same stretch of road would be required. A change in speed limits would be required to address visibility issues. Proposed access is not considered practical as it would result in a long access road from Bank Hill via a reasonable steep slope.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area as the site would not relate to the Conservation Area in any way, and would detract from the rural approach to the Woodborough Conservation Area. Foxwood Scheduled Ancient Monument is too far away to be affected by this site.	
Consultation Response	At the workshop respondents' objections related to the site being intrusive in the countryside, away from the village and loss of good quality agricultural land. The potential of the site for natural flood management was also mentioned.	
Conclusion	The site is separated from the village and would be intrusive as the village is approached from Bank Hill. The development is considered to have a major impact on the Conservation Area. Part of the site is located within a high flood risk area. The loss of grade 2 agricultural land and the presence of TPOs on the northern side of the site result in major impacts on the environment and biodiversity. The site is not being considered for allocation.	





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