

# Site Selection Document

## Appendix F – Lambley



March 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'<sup>1</sup> but no specific figure for Lambley was identified. 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**

Completions (2011-2015)	10
Extant Planning Permissions (as of 31 <sup>st</sup> March 2015)	7

- 1.2 The sites being considered could deliver in the region of 305 homes (based on a density of 20 dwellings per hectare). 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 Lambley 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 Lambley 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 G of that document. Based on this assessment it is considered that the open character of Lambley does not make a sufficient contribution to the openness of the Green Belt to justify all of the village being included in the Green Belt.
- 2.3 As such a settlement boundary has been identified using defensible features and it is recommended that the built up area of Lambley within this area is excluded from the Green Belt. A map of the proposed settlement boundary is provided below. Policies in the Local Plan relating to design, heritage and infrastructure will still apply ensuring that any proposals will be suitable for Lambley.

## 3.0 Sites Considered

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

**Table 2 – Reasonable Alternatives in and adjacent to Lambley**

SHLAA Reference	Site Name	Size (ha)
6/672	Land adj Steeles Way/Orchard Rise	0.89

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

A1	Hill Close Farm, Lambley	1.08
6/838	Stables - Site A	1.09
6/839	Spring Lane (Land Off) - Site B	2.72
6/831	Catfoot Lane	3.48
6/538	Land Off Spring Lane	4.46
6/917	Catfoot Lane (land adj Orchard Rise/Steeles Way)	5.94

- 3.2 A map of Lambley 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 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.

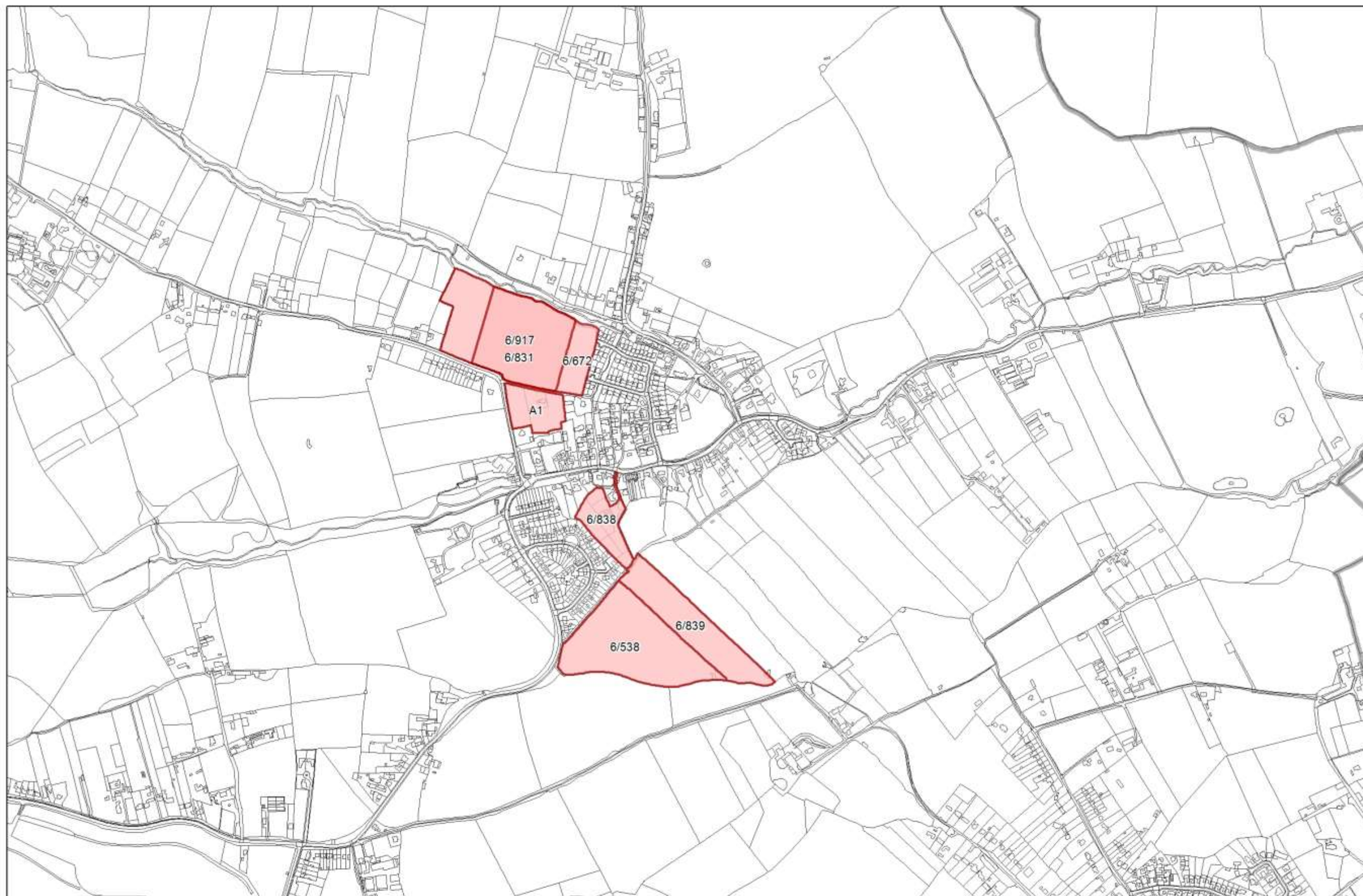
## 4.0 Sites to be allocated

- 4.1 After careful consideration, none of the sites at Lambley are capable of being allocated. It is accepted that this means that the housing need for Lambley will not be met. However, some small scale development may be possible.
- 4.2 Options to the north of Lambley were considered to be either too large for the village in terms of housing need, to adversely impact on the environment and infrastructure (Sites 6/831 and 6/917) or to lack the necessary defensible boundaries to allow land to be removed from the Green Belt (Site 6/672). While in order to follow defensible features, site A1 will be removed from the Green Belt, access to the site is very problematic and its development would impact on the nearby Conservation Area.
- 4.3 Options to the south (Sites 6/583 and 6/839) were considered to be unsuitable for development in terms of their impact on landscape and Green Belt. Access to Site 6/838 was not considered suitable from Main Street and other access options are not available as adjacent sites are not being recommended for 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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<b>6/672</b>	<b>Land Adjacent Steeles Way</b>			
<b>Size</b>	0.89	<b>Number of Dwellings</b>	15	
<b>Brownfield or Greenfield</b>	Greenfield			
<b>SHLAA Conclusion</b>	Not deliverable or developable. The site is likely to be developed in association with adjacent site (6/831). The site is in the Green belt and located within a Mature Landscape Area.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	3 primary and 2 secondary school places would be generated. Estimated total cost £68,900. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.		
	<b>Health</b>	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £8,265.		
	<b>Green Infrastructure</b>	Potential offsite contribution to open space.		
	<b>Community Facilities</b>	No requirements identified.		
	<b>Other</b>	No requirements identified.		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	-	<b>Waste</b>	-
	<b>Heritage and Design</b>	--	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b>	0
	<b>Landscape</b>	-	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of Site 1  13/20	The eastern part of the Site is better contained but there is no defensible boundary to the west and the entire area is very prominent visually. The Site would not reduce the gap with another settlement but, due the proximity to the Conservation Area and lack of existing development, there is an impact on the historic character and encroachment.
<b>Compliance with the ACS</b>	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.	
<b>Highways</b>	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The site comes into the heart of the village and is important to its setting. The development of the site would have a major impact on the character of the Conservation Area if farmland to the west of the village is lost to development.	
<b>Consultation Response</b>	At the workshop most people opposed any development in the Village. If there were to be developed no particular site was preferred over another, Those opposed thought the site would impact on the Mature Landscape Area, impact on views, Green Belt and access issues.	
<b>Conclusion</b>	The site makes an important contribution to the function of the Green Belt. There are no defensible boundaries on the site's western side where the land slopes upwards and becomes visually prominent. The site would have a major impact on the character of the Conservation Area. Development of the site would have a significant impact on the landscape character of the settlement and also on the setting of the Lambley Conservation Area. To mitigate landscape impact, buffers are recommended on the northern and southern areas of the site. The site would have a major negative impact on flood risk given the presence of a surface water flood flow route to the north of the boundary.  <b>The site is not being considered for allocation.</b>	



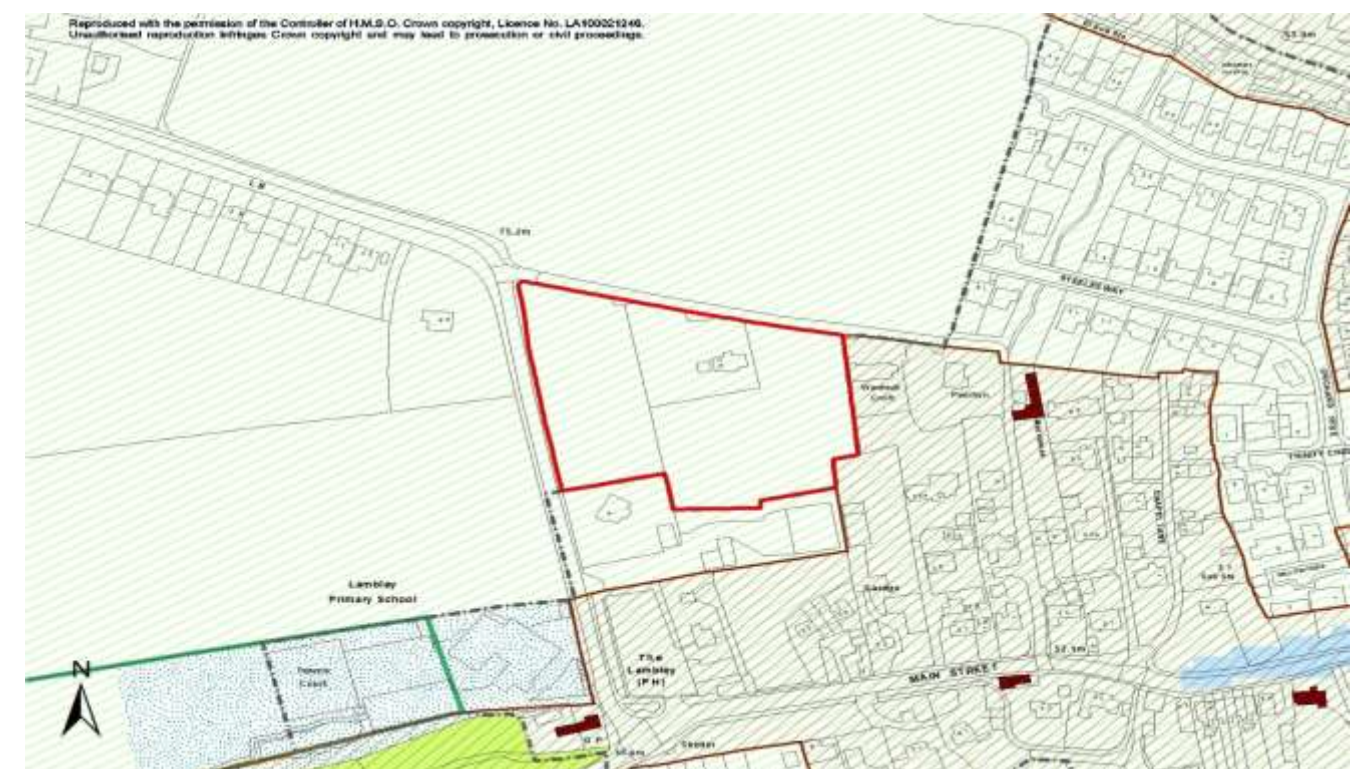




A1	Hill Close Farm, Catfoot Lane (26)			
Size	1.08	Number of Dwellings	32	
Brownfield or Greenfield	Agricultural land - greenfield			
SHLAA Conclusion	The site has not been assessed through the SHLAA. Given the location it would likely have been assessed as 'may be suitable subject to policy change' with the conclusions identifying the nearby conservation area and access as constraints.			
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. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling £17,632.		
	Green Infrastructure	Open space 10% of site area (0.1 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	0
	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	-		

<b>Green Belt</b>	Covered by Site 4 <u>10/20</u>	The Site has two boundaries with the settlement although these are with the Conservation Area. The majority of the Site is farmland although there is some encroachment on the edges. There are strong defensible boundaries although that to the north is weaker.
<b>Compliance with the ACS</b>	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.	
<b>Highways</b>	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area.	
<b>Consultation Response</b>	The site was not included within the Issues and options stage or identified at the workshop. Generally there has been a significant level of objection to new housing sites in Green Belt around Lambley.	
<b>Conclusion</b>	The site is well related to the settlement and scores well in terms of the Green Belt and landscape. There would be a major impact on heritage assets and access to the site is not considered possible.  <b>The site is being considered for allocation.</b>	



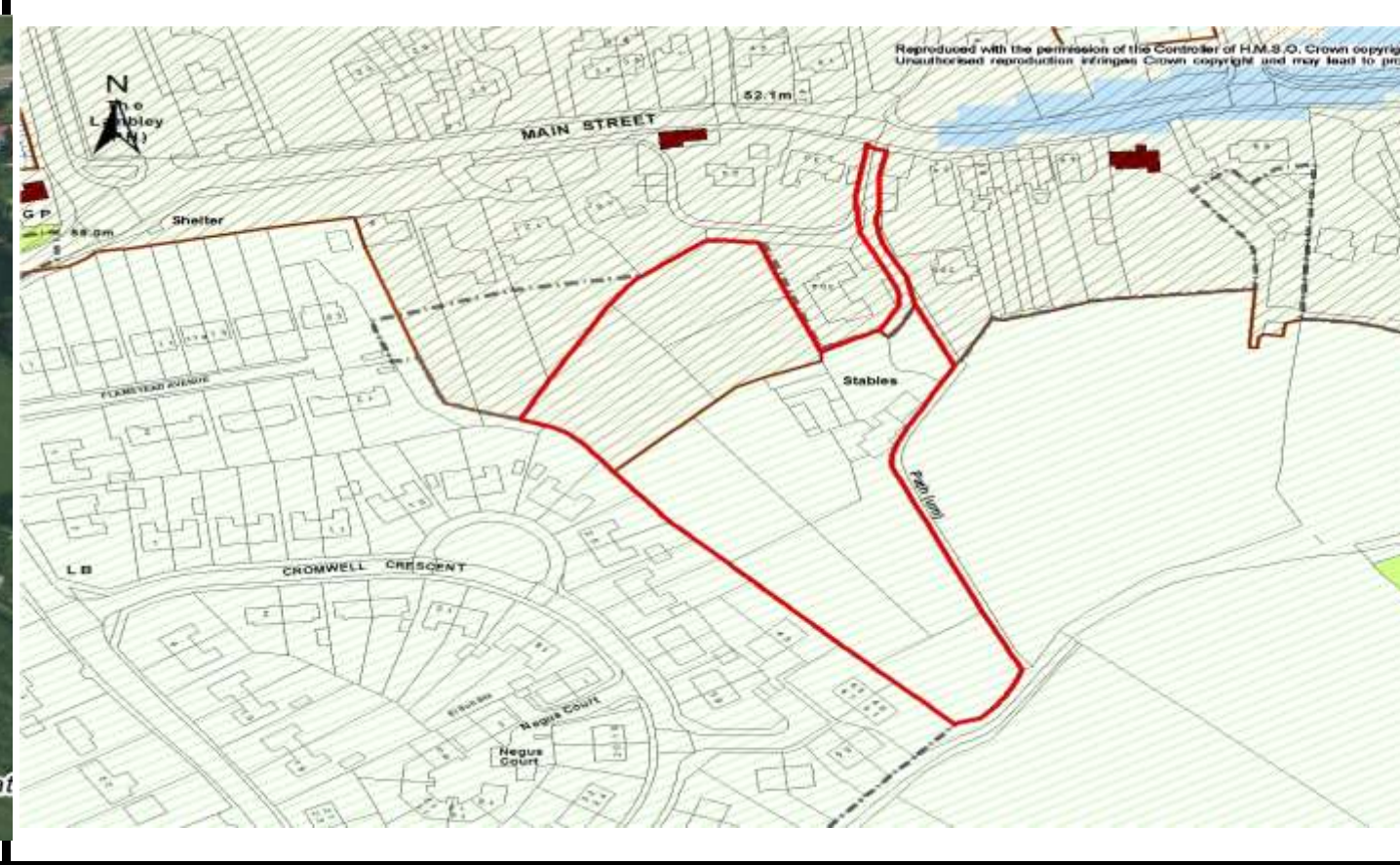
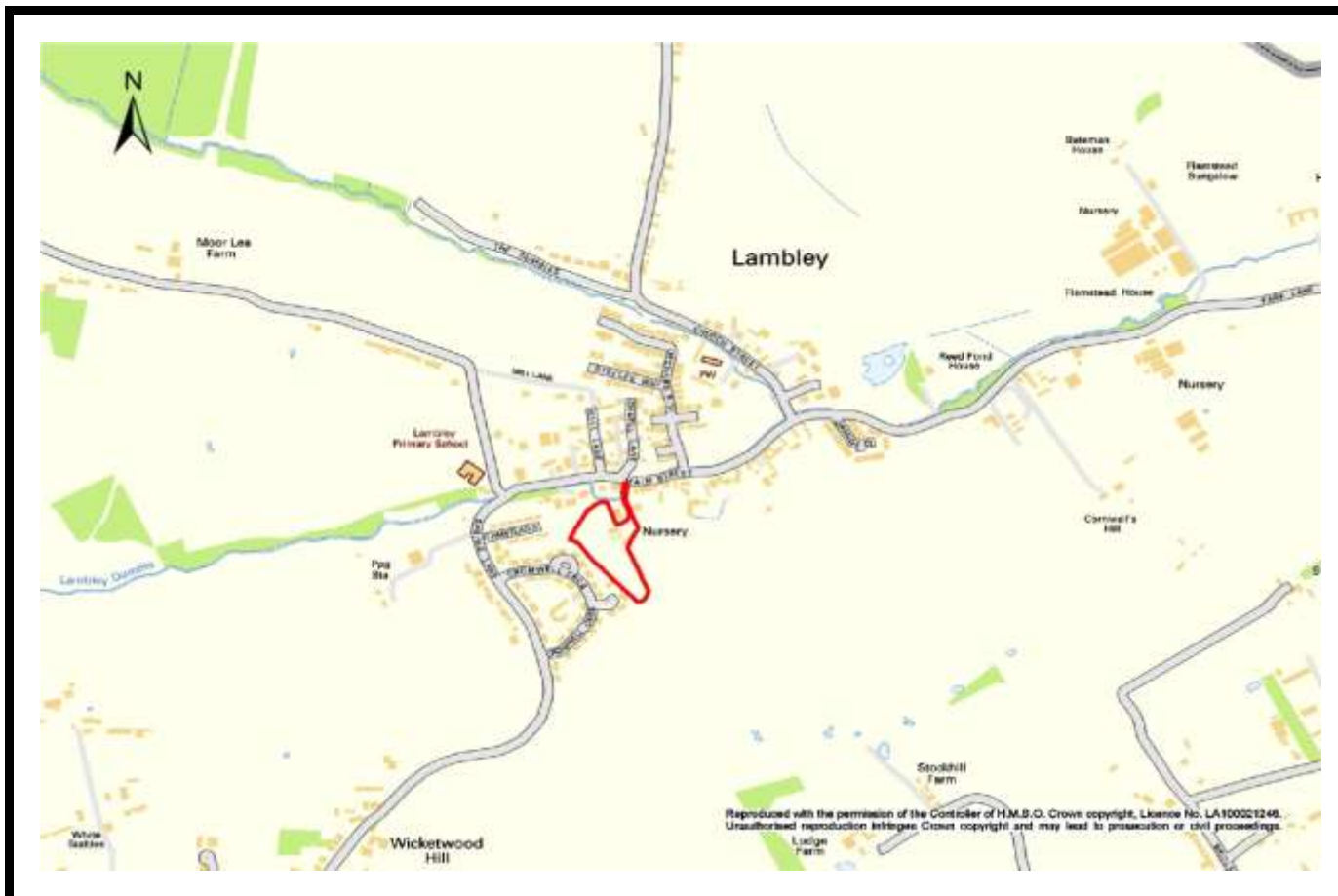




6/838	Stables Site A			
Size	1.09	Number of Dwellings	20	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<u>Not deliverable or developable</u>  The site is within a Mature Landscape Area and the Green Belt. A decision on the MLA is best made through a planning application or DPD and not through the SHLAA. A decision would need to be taken to amend the Green Belt boundary.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	4 primary and 3 secondary school places would be generated. Estimated total cost £97,600. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.		
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling £11,000.		
	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	--	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

<b>Green Belt</b>	Forms part of Site 2  <u>10/20</u>	The Site has a significant impact on historic character as it includes part of the Conservation Area and adjoins other parts. The Site is well contained with development on three sides and a strong defensible boundary to the south. The loss of this Site would result in the gap to Burton Joyce being reduced.
<b>Compliance with the ACS</b>	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.	
<b>Highways</b>	Suitable access could only be provided across adjoining SHLAA site (6/538).	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area if it were developed in any form.	
<b>Consultation Response</b>	At the workshop most people opposed any development in the Village. If there were to be development no particular site was preferred over another. Those opposed to the Stables referred to it being in a Conservation Area, flooding issues and loss of recreation facility.	
<b>Conclusion</b>	<p>This site would have a major impact on the Conservation area because it forms an important open space in relation to the Conservation Area and partly due to the loss of the small scale buildings. Access would be required across an adjoining site (6/538) which is not considered suitable for development.</p> <p><b>The site is not being considered for allocation.</b></p>	







<b>6/839</b>	<b>Spring Lane (land off) Site B</b>		
<b>Size</b>	2.719	<b>Number of Dwellings</b>	60
<b>Brownfield or Greenfield</b>	Greenfield		
<b>SHLAA Conclusion</b>	May be suitable subject to policy change. No significant issues if developed in connection with SHLAA site (6/538) to West.		
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified	
	<b>Emergency Services</b>	No requirements identified	
	<b>Education</b>	13 primary and 10 secondary school places would be generated. Estimated total cost £321,500. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.	
	<b>Health</b>	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £33,100.	
	<b>Green Infrastructure</b>	Open space 10% of site area (0.27 ha).	
	<b>Community Facilities</b>	No requirements identified	
	<b>Other</b>	No requirements identified	
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b> --
	<b>Health</b>	-	<b>Waste</b> -
	<b>Heritage and Design</b>	--	<b>Energy and Climate Change</b> 0
	<b>Crime</b>	0	<b>Transport</b> +
	<b>Social</b>	+	<b>Employment</b> 0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b> 0
	<b>Landscape</b>	--	<b>Economic Structure</b> 0
	<b>Natural Resources</b>	-	

<b>Green Belt</b>	Forms part of Site 3  16/20	The Site contains no development and is rural in character. It would form a long limb into the countryside with weak defensible boundaries to the east. The topography, while adding containment and reducing the impact of the reduction of the gap to Burton Joyce, would increase the impact on the setting of the historic character of the village.
<b>Compliance with the ACS</b>	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.	
<b>Highways</b>	Satisfactory access is not possible. Suitable access could only be provided across adjoining SHLAA site.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the heritage asset (conservation area) due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	
<b>Consultation Response</b>	The site was included in the Issues and Options consultation where two thirds of respondents objected to it. At the workshop most people opposed any development in the Village. If there were to be development less than 10 people out of 234 chose this option. Those opposing thought the site was too visually prominent and concerned about flooding.	
<b>Conclusion</b>	The site makes an important contribution to the functions of the Green Belt. The development of the site would have a major negative impact on the landscape and the Conservation Area. The site is at risk of surface water flooding.  <b>The site is not being considered for allocation.</b>	







6/831	Catfoot Lane			
Size	3.48	Number of Dwellings	120	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	Not deliverable or developable. Site is likely to be developed in association with adjacent site (6/672). No significant constraints subject to Highways comments. Due to location within a MLA the site will be classed as not suitable.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	25 primary and 19 secondary school places would be generated. Estimated total cost £614,300. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.		
	Health	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £66,100.		
	Green Infrastructure	On site or contribution to off site. Apply 10% open space standard.		
	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	-		

<b>Green Belt</b>	Covered by Site 1  13/20	The eastern part of the Site is better contained but there is no defensible boundary to the west and the entire area is very prominent visually. The Site would not reduce the gap with another settlement but, due to the proximity to the Conservation Area and lack of existing development, there is an impact on the historic character and encroachment.
<b>Compliance with the ACS</b>	The site is located close to but not immediately adjacent to the village and would, therefore, be consistent with Policy 2.3 d) of the ACS provided site 6/672 (Catfoot Lane) is allocated as well. 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.	
<b>Highways</b>	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area.	
<b>Consultation Response</b>	At the workshop most people opposed any development in the Village. If there were to be development no particular site was preferred over another. Those opposed to the site because it would potentially increase the size of the village by 50%, flooding issues, loss of wildlife (many of the comments applying to 6/672 Steeles Way would also apply).	
<b>Conclusion</b>	<p>The site makes an important contribution to the functions of the Green Belt and would exceed the level of housing need within Lambley. There are no defensible boundaries on the site's western side where the land slopes upwards and becomes visually prominent. The development of the site would have unacceptable impacts on the landscape character of the settlement through the perceived expansion of the village into its rural setting and would also harm the setting of the Conservation Area. The development of the site would have a major negative impact on flood risk given the presence of a surface water flood flow route to the north of the boundary.</p> <p><b>The site is not being considered for allocation</b></p>	



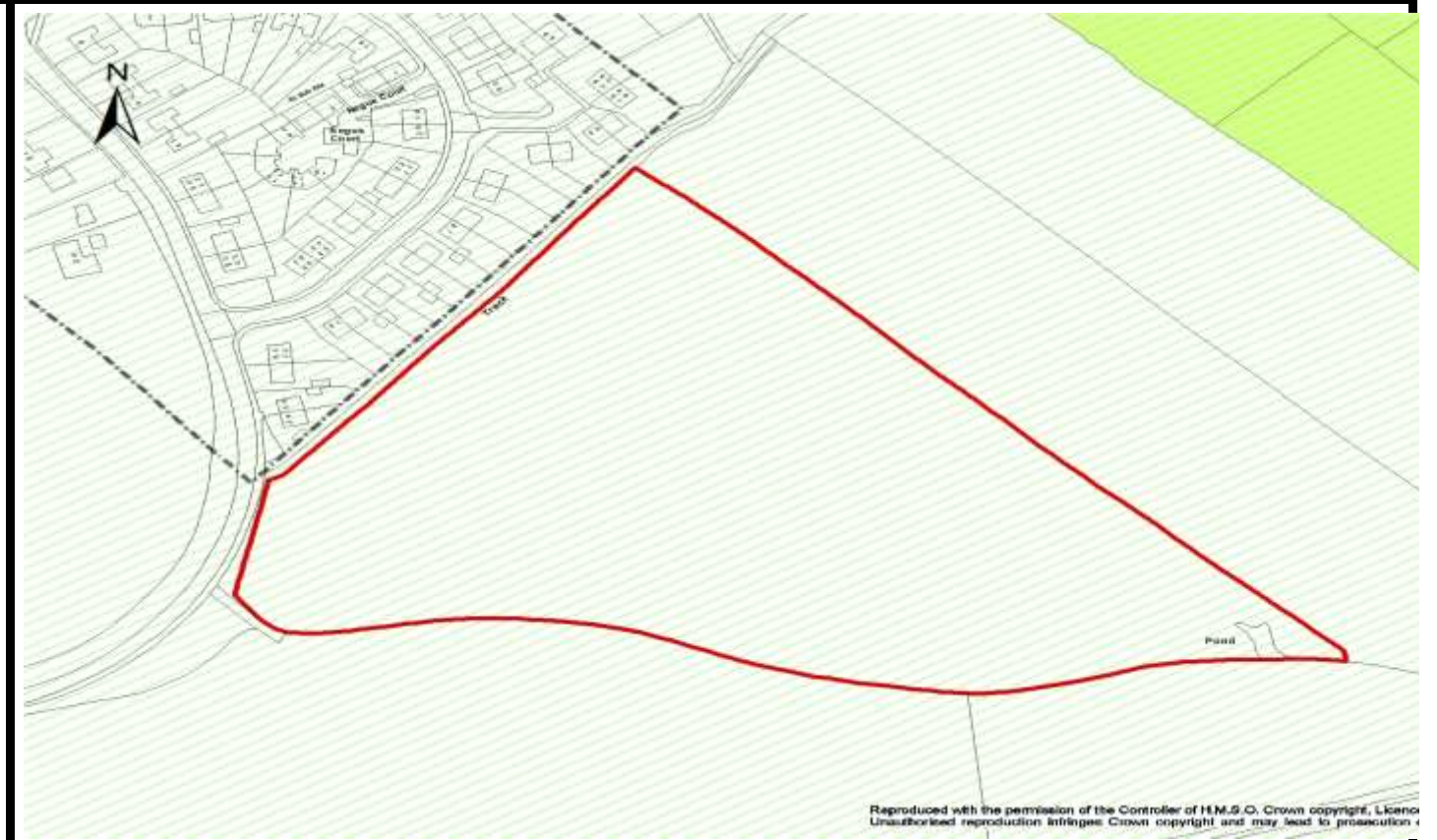




<b>6/538</b>	Land off Spring Lane		
<b>Size</b>	4.46	<b>Number of Dwellings</b>	140
<b>Brownfield or Greenfield</b>	Greenfield		
<b>SHLAA Conclusion</b>	The site is classed as suitable if policy changes. The site is adjacent to the village of Lambley but if developed in its entirety would form a long limb out into the country side. Access to the village centre to the North would be required. Access to the site is problematic but may be solvable. Lambley is identified as a village where growth will be for local need only. The site will be classed as suitable if policy changes.		
<b>Infrastructure</b>	<b>Utilities</b>	<u>Waste water</u> – further dialogue with STW required.	
	<b>Emergency Services</b>	No abnormal requirements	
	<b>Education</b>	29 primary and 22 secondary school places would be generated. Estimated total cost £729,900.	
	<b>Health</b>	To be confirmed.	
	<b>Green Infrastructure</b>	On site or contribution to off site. Apply 10% open space standard.	
	<b>Community Facilities</b>	No abnormal requirements.	
	<b>Other</b>	None specifically identified.	
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b> --
	<b>Health</b>	-	<b>Waste</b> -
	<b>Heritage and Design</b>	--	<b>Energy and Climate Change</b> 0
	<b>Crime</b>	0	<b>Transport</b> +
	<b>Social</b>	+	<b>Employment</b> 0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b> 0
	<b>Landscape</b>	--	<b>Economic Structure</b> 0
	<b>Natural Resources</b>	-	

<b>Green Belt</b>	Forms part of Site 3  16/20	The Site contains no development and is rural in character. It would form a long limb into the countryside with weak defensible boundaries to the east. The topography, while adding containment and reducing the impact of the reduction of the gap to Burton Joyce, would increase the impact on the setting of the historic character of the village.
<b>Compliance with the ACS</b>	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.	
<b>Highways</b>	Satisfactory access is unlikely to be achieved without 3rd party land. There are potential forward visibility issues and a ghost island right turn lane would potentially be required on Spring Lane to overcome safety concerns at any proposed junction. This would be likely to require land on the opposite side of Spring Lane to accommodate the highway works.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the heritage asset (conservation area) due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	
<b>Consultation Response</b>	At the workshop most people opposed any development in the Village. If there were to be development no particular site was preferred over another. Those opposed to the site referred to it being visually prominent and because of flooding issues.	
<b>Conclusion</b>	The site makes an important contribution to the functions of the Green Belt. The development of the site would have a major impact on landscape and the Conservation Area. The site is at risk of surface water flooding and there are concerns of the feasibility of the access.  <b>The site is not being considered for allocation.</b>	



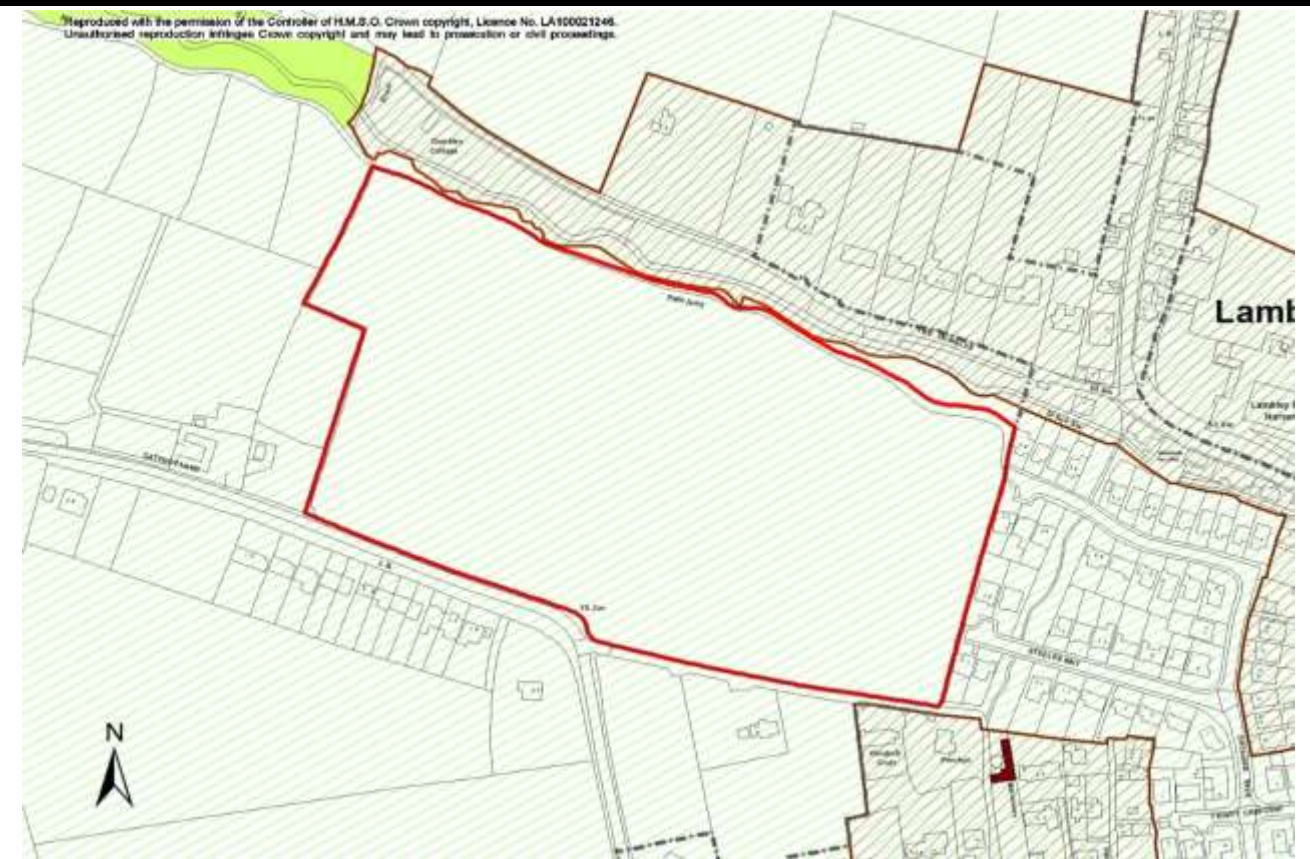




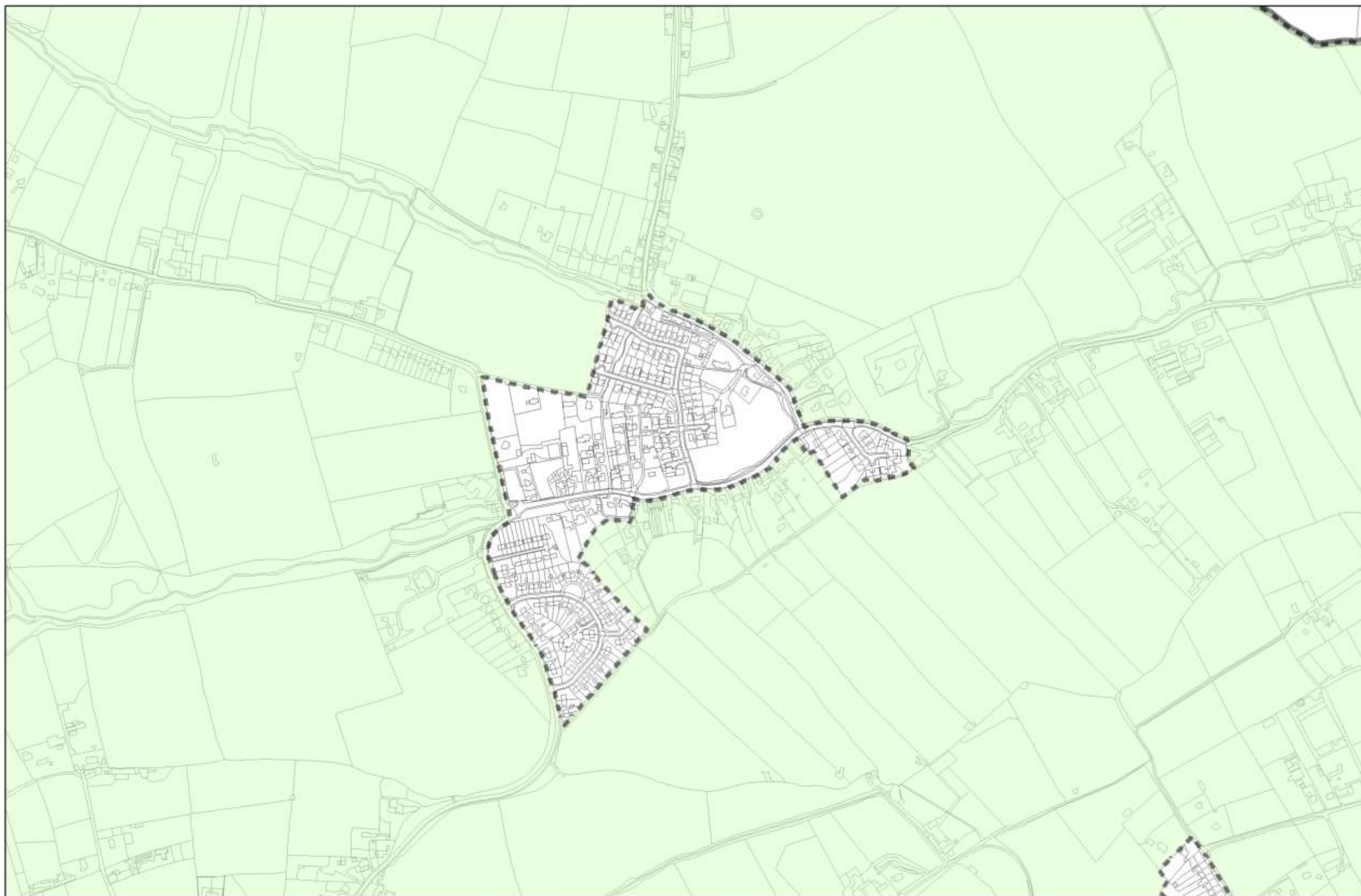
6/917	Catfoot Lane (land adj Orchard Rise/Steeles Way)			
Size	5.94ha	Number of Dwellings	150	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<u>Not deliverable or developable</u>  Due to the location in the mature landscape area the site is not currently considered suitable; this is best considered through an application of local plan. Access/highway capacity and surface water issues to be considered. The site would require a change in Green Belt boundaries prior to being developed.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	32 primary and 24 secondary school places would be generated. Estimated total cost £780,800. LEA has advised that primary school is at capacity and contributions would be needed to provide places elsewhere in the local area.		
	Health	Contribution to primary health care likely based on multiplier of £551 per dwelling estimate £82,650.		
	Green Infrastructure	Open space 10% of site area (0.59 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	-		

<b>Green Belt</b>	Covered by Site 1  13/20	The eastern part of the Site is better contained but there is no defensible boundary to the west and the entire area is very prominent visually. The Site would not reduce the gap with another settlement but, due the proximity to the Conservation Area and lack of existing development, there is an impact on the historic character and encroachment.
<b>Compliance with the ACS</b>	The site is located close to but not immediately adjacent to the village and would, therefore, be consistent with Policy 2.3 d) of the ACS provided site 6/672 (Catfoot Lane) is allocated as well. 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.	
<b>Highways</b>	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Conservation Area.	
<b>Consultation Response</b>	At the workshop most people opposed any development in the Village. If there were to be development no particular site was preferred over another. Those opposed to the site because it would potentially increase the size of the village by 50%, flooding issues, loss of wildlife (many of the comments applying to 6/672 Steeles Way would also apply).	
<b>Conclusion</b>	The site makes an important contribution to the functions of the Green Belt. There are no defensible boundaries on the site's western side where the land slopes upwards and becomes visually prominent. The development of the site would have unacceptable impacts on the landscape character of the settlement through the perceived expansion of the village into its rural setting and would also harm the setting of the Conservation Area. The development of the site would have a major negative impact on flood risk given the presence of a surface water flood flow route to the north of the boundary.  <b>The site is not being considered for allocation.</b>	









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Lambley

