NHDC Evidence for Site

Sustainability Appraisal

			T	T	
	SP2	WH/r02	H00	Rose	SP1 ?
1 Achieve sustainable levels of prosperity and economic growth	0	3	1	0	
2(a) Minimise the development of greenfield land and other land with high	-3	0	င်	5	
environmental and amenity Value?					
2(b) Provide access to green spaces	3	<u>ئ</u>	သ	w	
2 (c) Deliver more sustainable location patterns and reduce the use of motor	-3	చ	င်	င်	
Vehicles					
3(a) Protect and enhance biodiversity	0	0	1.5	0	
3(b) Protect and enhance landscapes	<u>-</u> 5	చ	-1.5	0	
3(c) Conserve and where appropriate, enhance the historic environment	-53	0	ა	0	
3(d) Reduce pollution from any source	-3	0	చ	င်	
4(a) Reduce greenhouse gas emissions and Improve the District's ability to	0	သ	င်	0	
adapt to climate change					
5(a) Share benefits of prosperity fairly	0	3	0	w	
5(b) Increase access to decent and affordable housing	3	ယ	3	w	
5(c) Improve conditions and services that engender good health and reduce	చ	_	_	-1	
health inequalities					
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	0	
7 Promote sustainable urban living	0	0	చ	0	
	-12	2	-12	Ŀ	
Decision	Allocate	Non-	Non-	Non-	Non-
		preferred	preferred	preferred	preferred

Strategic Housing Land Availability Assessment

APPENDIX 3					
SHLAA ref	116	348	349	WH/r1	WH/r2
Pref. Options	n/a	n/a	n/a	SP1	n/a
Address	The Estate Yard, Hoo Park	Land between Horn Hill and Bendish Lane	Rose Farm	Land south of, High Street	Land south of, High Street
APPENSIX 3					
Agriculture	3	3	3	3	3
AQMA	No	No	No	No	No
AONB	No	No	No	No	No
Archeology	No	No	No	No	No
Common / CROW	No	No	No	No	No
Cons Area	No	Adjacent	No	Adjacent	Adjacent
Contaminate d	No	No	No	No	No
Flood - river EA	No	No	2 (part)	No	No
Flood - surface	Low (part)	High (part)	High(part)	Low(part)	No
Green Belt	No	No	No	No	No
Habitats	Adjacent	No	Adjacent	No	No
Listed	No	No	Yes	Setting	No
Local Nature Reserve	No	No	No	No	No
PROW	Adjacent	Adjacent	Adjacent	Yes	Adjacent
Reg. P&G	Yes	No	No	No	No
SAM	No	No	No	No	No
SPZ	3	Deck.	3	3	3
SSSI	No	No	No	No	No
Wild	No	No	Adjacent	No	No

Dwellings	Refined Area	Achievable	Available	APPENDIX 4 Suitable Summary Reasons
0	0	•	Yes	No Plot containing agricultural buildings associated with Hoo Farm. Detached from nearby settlements and would result in development with no access to facilities or services. Currently covered by rural restraint policy. Local Plan will not inset / exclude plots of this nature from the prevailing policy designation in the surrounding area.
41	6	Yes	Yes	Ves Undeveloped agricultural land to west of Whitwell. Site partially bounded on two sides by residential development. Remaining boundaries well established. Site slopes relatively steeply down from rear of properties on Horn Hill and topography and relationship with surrounding uses will need to be carefully considered. Potential to take access from site frontage on Bendish Lane. Site is currently in area of rural restraint and would require amendment to village boundary.
0	0	•	Yes	No Farm and surrounds bounded by adjoining roads and Mimram River. Frontage to Codicote Road which provides opportunity for access. However, to east of B651, Whitwell contained to south of Codicote Road and question desirability of breaching this boundary. Land to the west-which might allow for better integration of this site with the village - has not been promoted and development here in isolation would appear detached.
40	2.2	Yes	Yes	Yes Undeveloped land to rear of Whitwell High Street. Bounded on two sides by existing village with well established planting on remaining two sides. Need to ensure access arrangements that are sensitive to adjoining. Conservation Area and listed buildings. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly to take account of issues.
60	3.3	Yes	Yes	Yes Undeveloped agricultural land to south of Whitwell. Site well bounded on three sides but no demarcation of southern edge on the ground. Requires access and this could probably only be satisfactorily delivered through any development of site 158. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly for consistency with adjoining land.