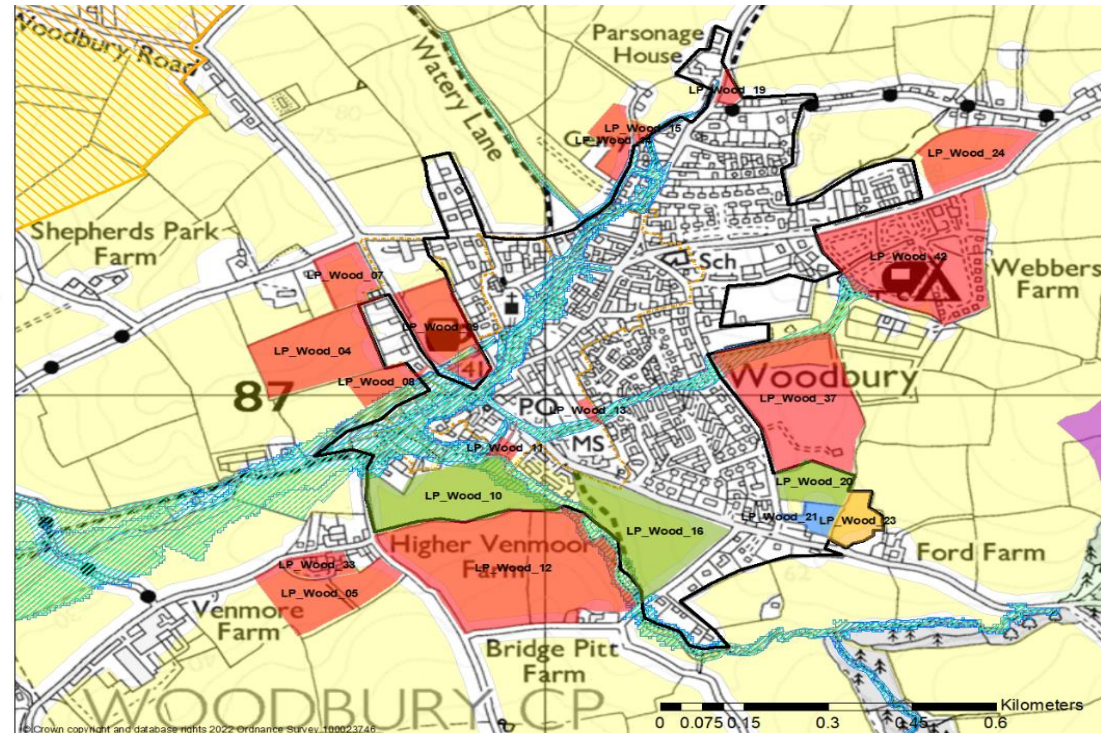


WOODBURY



Site	Number of Dwellings	EDDC Officer Report	Woodbury Parish Council (WPC) Observations
LP_Wood_04 - Land off Globe Hill, Woodbury	REJECTED	Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Relatively steep slope to the south running across middle of site. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, potential for adverse impact upon rural character. Harm to heritage assets. Loss of best and most versatile agricultural land (Grade 2). Site is within middle and outer zone associated with the high pressure gas pipeline. Not a preferred allocation due to these constraints.	WPC does not support this site for allocation and agrees with EDDC's report.
LP_Wood_05	REJECTED	Sifted out at Stage 2 of site selection process as not adjacent to the settlement.	WPC does not support this site for allocation and agrees with EDDC's report.

<p>LP_Wood_07 - Land off Globe Hill, Woodbury</p>	<p>REJECTED</p>	<p>Square shaped, agricultural field with a general southerly slope, on the north-western edge of Woodbury. Clearly visible from B3179 just before entering the village from north-west. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, adverse landscape and heritage impact, alongside loss of best and most versatile agricultural land (Grade 2) means site is not a preferred allocation.</p>	<p>WPC does not support this site for allocation and agrees with EDDC's report. This site also does not have pedestrian access.</p>
<p>LP_Wood_08 - Land to the rear of Orchard House, Globe Hill, Woodbury</p>	<p>REJECTED</p>	<p>Part of agricultural field adjacent to western edge of Woodbury. Existing detached dwellings on relatively large plots adjoin to south and east. Site gently slopes to the south. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negative impacts are adverse landscape and heritage impact, plus the loss of best and most versatile agricultural land (Grade 2), which means site is not a preferred allocation.</p>	<p>WPC supports this site for allocation following our public consultations. This site was one of resident's preferred sites. It is within walking distance of the village and school. This potential development would have to have a provision for parking, traffic enhancement through the village as well as Globe Hill alterations for the safety of pedestrians and motorists (speed calming). Justification for building on versatile agricultural land would have to be ascertained.</p>
<p>LP_Wood_09 - Land Off Globe Hill, Woodbury</p>	<p>REJECTED</p>	<p>'Park land' type of site made up of a field and several large trees, adjoined by existing dwellings in the centre of Woodbury. Slopes to the south with area of flat land in southern part of site. Adjacent to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, adverse landscape and heritage impact given location within Conservation Area, proximity to Grade I listed church, and entire site covered by TPO. Therefore, not a preferred allocation.</p>	<p>WPC supports this site for allocation following our public consultations. This site was one of resident's preferred sites. There is an opportunity to significantly improve and contribute to the village centre. This potential development would have to have a provision for parking, traffic enhancement through the village, as well as The Arch / Globe Hill alterations for the safety of pedestrians and motorists. Developers would have to overcome heritage and TPO concerns and try to keep the park land feel.</p>

<p>LP_Wood_10 - Land at Gilbrook, Woodbury</p>	<p>PREFERRED ALLOCATION - 60 homes and 0.24 hectares of employment land</p>	<p>Relatively level agricultural field, adjoining the south-western edge of Woodbury. Southern boundary adjoins site Wood_12. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance – note that this would require pedestrian access through adjoining development to the north. Limited ecological impact. Context of built form adjoining to north reduces landscape sensitivity. However, there is potential for adverse impact upon Grade II listed building to north. North-east part of site is located within Flood Zone 3 and also has high surface water flood risk – site yield has been reduced accordingly. Overall, the positive aspects outweigh the negative, and this site is a preferred allocation.</p>	<p>WPC does not support this site for allocation following our public consultations. There is poor access and connectivity to the village. We have flooding concerns also this land is good agricultural land.</p>
<p>LP_Wood_11 - Land at the rear of Escot Cottages, Broadway, Woodbury</p>	<p>REJECTED</p>	<p>Level site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree over. River/stream adjoins western and southern boundary. Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. However, DCC Highways state completely unsuitable access in isolation. Entire site is within Conservation Area so potential for adverse heritage impact. For these reasons, this is not a preferred allocation.</p>	<p>WPC does not support this site for allocation and agrees with EDDC's report. It has poor isolated access and we have flooding concerns with this site. This is encroaching into the green wedge.</p>
<p>LP_Wood_12 - Land to the east of Higher Venmore Farm, Woodbury</p>	<p>REJECTED</p>	<p>Two agricultural fields located on rising land adjoining the south-west of Woodbury. Eastern part is steepest. Northern boundary adjoins site Wood_10. Limited ecological impact. However, the site is a sensitive landscape given prominent location on rising land and surrounded by fields apart from at northern edge. The scale of development proposed (141 dw) is inconsistent with the spatial strategy when combined with other more preferable sites at Woodbury. For these reasons, this is not a preferred allocation.</p>	<p>WPC does not support this site for allocation and agrees with EDDC's report.</p>

LP_Wood_13	REJECTED	Sifted out at Stage 2 of site selection process as not suitable, available, achievable in the HELAA.	WPC does not support this site for allocation and agrees with EDDC's report.
LP_Wood_14 - Land west of Pound Lane, Woodbury	REJECTED	Portion of larger agricultural field, partly adjoining the northern edge of Woodbury. Cemetery adjoins to west. Northern part of site is level, and then a gentle slope southwards. Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. Limited ecological impact. However, site is located in a sensitive landscape on best and most versatile agricultural land (Grade 2), it is not a preferred allocation.	WPC does not support this site for allocation and agrees with EDDC's report.
LP_Wood_15	REJECTED	Sifted out at Stage 2 of site selection process as not suitable, available, achievable in the HELAA.	WPC does not support this site for allocation and agrees with EDDC's report.
LP_Wood_16 - Land of Broadway (Phase 2), Woodbury	PREFERRED ALLOCATION - 67 homes and 0.27 hectares of employment land	Agricultural field adjoining the southern edge of Woodbury, south of B3179 (Woodbury Road) as it enters the settlement. Eastern part is level, whilst remaining area gently slopes westwards towards the stream along the southern boundary. Close to facilities, with limited ecological impact. The context of built form to north and east reduces landscape sensitivity. The proximity to Conservation Area and listed building to north-west means potential for adverse heritage impact. Overall, good access to facilities and relatively low landscape sensitivity makes this site a preferred allocation.	WPC supports this site for allocation following our public consultations. This site was one of resident's preferred sites. It is within walking distance of the village and school; this potential development would have to have a provision for "controlled" pedestrian access to the village and traffic calming measures. The perimeter hedge must remain and maintained also the construction of a footpath adjacent to the stream providing a peaceful outdoor amenity whilst enhancing the biodiversity especially along this stream corridor.
LP_Wood_19 - Land on the east side of Parsonage Way, Woodbury	REJECTED	Triangular shaped field with several large trees present on site and along its boundary. Relatively level, adjoins the northern edge of Woodbury. The site has good access to a range of facilities. The loss of trees from developing the site would lead to adverse landscape impact. Also, the site is best and most versatile (Grade 2) agricultural land, and within middle and outer zone associated with the high pressure gas pipeline. Therefore, the site is not a preferred allocation.	WPC does not support this site for allocation and agrees with EDDC's report. Poor access and concern with the potential loss of trees.

LP_Wood_20 - Land at Town Lane, Woodbury	PREFERRED ALLOCATION - 28 homes and 0.11 hectares of employment land	Only southern field assessed to avoid overlap with Wood_37. This site adjoins the eastern edge of Woodbury, gently sloping upwards away from the settlement. Site is close to a range of facilities and has limited ecological impact. It adjoins existing dwellings to the south and west, reducing landscape sensitivity. No change to heritage assets. The key negative impact is that Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but much further north to access the primary school. However overall, this site is considered suitable as a preferred allocation.	WPC does not support this site for allocation and does not agree with EDDC's report. Town Lane has traffic issues. There is a pinch point at the School and there is no safe pedestrian access to the village or school so we believe there are safety issues with developing this site.
LP_Wood_21	PLANNING PERMISSION GRANTED	Sifted out at Stage 2 of site selection process as it has planning permission, and development is now complete.	PLANNING PERMISSION GRANTED
LP_Wood_23 - Ford Farm, Woodbury	POTENTIAL 'SECOND BEST' ALLOCATION - 18 homes	Field adjacent to the eastern edge of Woodbury, adjacent to the B3179 just before entering the settlement. Site is close to a range of facilities and would have limited ecological impact. Site appears as a semi-rural landscape as a field with some intrusive human activity from dwellings and B3179. Lacking footpaths to access school and missing a short section between the site and Knoll Cottage on route to settlement centre. Given potential for landscape harm, this site is identified as a second choice.	WPC does not support this site for allocation and does not agree with EDDC's report. Town Lane has traffic issues. There is a pinch point at the School and there is no safe pedestrian access to the village or school so we believe there are safety issues with developing this site.
LP_Wood_24 - Land north-east of Webbers' Meadow, Castle Lane, Woodbury	REJECTED	Agricultural field adjoining the north-east of Woodbury. Relatively level on its eastern and western parts but sloping east to west across the remaining site. Good access to facilities, with limited ecological impact. However, the promontory location with regards to the existing settlement means that the main context is a rural landscape character making it a sensitive landscape – for this reason, the site is not a preferred allocation.	WPC does not support this site for allocation and agrees with EDDC's report. It has Poor access to facilities and the site is remote from the village. Castle Lane would require widening incorporating a footpath, visibility splays, also hedges would be lost.

LP_Wood_33	REJECTED	Sifted out at Stage 2 of site selection process as not adjacent to the settlement.	WPC does not support this site for allocation and agrees with EDDC's report.
LP_Wood_37 - Cricket field off Town Lane, Woodbury	REJECTED	Southern field assessed as Wood_20. Site comprises a field to the north, and cricket ground to the south. Located on the eastern edge of Woodbury. Most of the site is relatively level with a gentle west to east slope. Within walking distance to a range of facilities, albeit along Town Lane which is narrow and lacks pavement for most of its length. Developing the site for housing would mean the loss of the cricket pitch, an important community facility. S.41 habitat and Nature Recovery Network within the site mean adverse ecological impact. Also, potential impact on setting of Grade II listed building to north. For these reasons, the site is not a preferred allocation.	WPC does not support this site for allocation and agrees with EDDC's report. This is an important amenity for the Community and includes the Community Orchard, Cricket field and dog walk, all these are well used and its protection is critical.
LP_Wood_42 - Webbers Farm, Castle Lane	REJECTED	Submitted in the Call for Sites 2022. Currently in use as Webbers Park for caravan and camping holidays. Located off Castle Lane, adjoining the north-east edge of Woodbury. Good access to facilities. Relatively low landscape sensitivity given existing presence of caravan and camp site. However, the loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy and as such this is not a preferred allocation.	WPC does not support this site for allocation and agrees with EDDC's report. This is an important amenity and development on this site would be a loss of an important holiday provision which would be detrimental to local tourism and to local businesses, which benefits from those staying on the site. The site is remote with no pedestrian access to the village so there are safety concerns.