

H192 - Land off Boot Lane, Dunton							
Size (ha)	0.8						
Proposal	10-15 dwellings						
Description	Located to the north of Dunton and to the west of Boot Lane. The site is currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	67%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> Lack of infrastructure to sustain development Negative impact on the environment 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	30						
Rank	1 st ranked in settlement out of 1						
Conclusion	<p><u>The site scored poorly did not score very highly within the Rural Area. Dunton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. Development of this site can provide affordable housing and help the village retain services. For these reason the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
<u>Access Highways Authority</u>	<u>The site appears to have access directly on to Boot Lane which is adequate to serve a development of this size. The junction of Boot Lane with the High Street has poor visibility which may result in a highway objection to an increase in its use.</u>						
<u>Highways Agency</u>	No comment						
<u>Environment Agency</u>	No site specific comment made						
<u>Archaeology</u>	No comment made						
<u>Built Conservation</u>	no No comment made						
<u>Contaminated Land</u>	no No comment made						
<u>Internal Drainage Board</u>	no No comment made						
<u>Environmental Health</u>	no RAG rating is green						
<u>English Heritage</u>	no No comment						
<u>Landscape</u>	<p><u>Should respect local vernacular to try and enhance a sense of place which has been lost with recent development in village. Support extension to playing field/village facilities. Screen features required as site on farmland edge. Scope to enhance rights of way.</u></p> <p><u>Scope to enhance right of way</u></p>						
<u>Natural England</u>	no No comment made						

Anglian Water	RAG rating is green red – Major constraints to the Waste Water Treatment Works capacity and Foul Sewage Network capacity. Sewer crossing site and within 400m of Cordon Sanitare.
Conclusion	The Stage 3 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping. The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.
Final Decision	
The Council has included the site within the Site Allocations Development Plan Document <u>for a minimum of 15 dwellings</u> . There have been no exceptional issues identified within the three stages of assessment.	