

H006 - Land at High Road, Shillington							
Size (ha)	0.77						
Proposal	24 dwellings						
Description	Located to the west of the settlement, the <u>land-site</u> is behind 52a, <u>The site is and contains</u> vacant stables.						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	69%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Proposal requires the demolition of the dwelling at number 52a</li> <li>• Increase in road congestion</li> <li>• Loss of green space</li> <li>• Poor public transport provision</li> </ul>						
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 is progressed to Stage 2.						
Stage 2							
Score	66						
Rank	<del>3rd</del> <u>1st</u> ranked score in settlement out of 6						
Conclusion	<u>The site is the highest scoring within Shillington, which is classified as a Large Village within the Settlement Hierarchy as it benefits from a range of services and facilities. For these reasons the Site is progressed to Stage 3</u>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	<del>none</del> <u>No comment made</u>						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comment made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	Sympathetic development of this site will not be damaging to the character or appearance of the <u>Conservation Area</u> or the nearest listed building at Green End Farm, beyond the New Walk junction						
Contaminated Land	<del>none</del> <u>No comment made</u>						
<u>Internal Drainage Board</u>	<del>None</del> <u>No comment made</u>						
Environmental Health	RAG rating is green						
English Heritage	<del>none</del> <u>No comment made</u>						
Landscape	<del>none</del> <u>No comment made</u>						
Natural England	<del>none</del> <u>No comment made</u>						
<u>Anglian Water</u>	RAG rating is green						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal <u>which will prevent allocation</u> . 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. There have been no exceptional issues identified within the three stages of assessment. There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council has allocated this site for residential development providing a minimum of 24 dwellings.~~

H007 - Land at Hillfoot Road, Shillington							
Size (ha)	1.67						
Proposal	23 dwellings and a new village green						
Description	<del>L</del> The site is located in the centre of the village and is <u>currently</u> unused grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	17.6%	No	70.6%	Maybe	11.8%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative impact to the character of the village</li> <li>Loss of green space/wildlife</li> <li>Increase in road congestion</li> <li>Site would provide needed affordable housing</li> </ul>						
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	58						
Rank	2nd ranked score in settlement out of 6						
Conclusion	The site scored reasonably well within the <del>r</del> Rural <del>a</del> Area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required within the village. There are far more suitable sites in the area; therefore. For these reasons</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H013 - Land adj. 125 Bury Road, Shillington							
Size (ha)	0.14						
Proposal	4 dwellings						
Description	Located to the north of the settlement on the road to Gravenhurst. The site is currently vacant land						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	50%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of green spaces</li> <li>• Lack of public transport</li> <li>• Increase in road congestion</li> </ul>						
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	29						
Rank	<del>3rd</del> 4th ranked score in settlement out of 6						
Conclusion	The site <del>scored reasonably</del> <u>did not score particularly</u> well within the <del>Rural Area</del> . <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required within the village. There are far more suitable sites in the area; therefore For these reasons</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H014 - Land Opposite Woodmer Close, Bury Road, Shillington							
Size (ha)	2.8						
Proposal	50-80 dwellings						
Description	Located to the north west of the settlement and is currently vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Scale of development is unsuitable to the village</li> <li>• Sewage system is at capacity</li> </ul>						
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	20						
Rank	<del>5th</del> <u>6th</u> ranked score in settlement out of 6						
Conclusion	<p>The site <del>scored poorly</del> <u>did not score particularly well</u> within the <del>Rural</del> <u>Rural</u> Area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required within the village.</u> For this reason the site was not taken forward.</p>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H255 – Land at Marquis Hill, Shillington							
Size (ha)	1.22						
Proposal	Residential – Number not specified						
Description	The site <u>is located on the south eastern edge of Shillington, to the south of Marquis Hill, and is used for grazing. is vacant and featureless</u>						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	75%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Access junction is dangerous</li> <li>• Loss of green spaces</li> <li>• Development would affect the character of the village</li> </ul>						
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	29						
Rank	3rd ranked in settlement out of 6						
Conclusion	The site <u>scored reasonably did not score particularly well</u> within the <u>Rural Area</u> . <u>There are far more suitable sites in the area; therefore There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required within the village. For this reason the site has not progressed to Stage 3.</u>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H258 - Marquis Hill, Shillington							
Size (ha)	0.12						
Proposal	3 <u> dwellings on this site </u> or 17 dwellings <u> with this site and H255 combined </u>						
Description	The site is <u> located on the south eastern edge of Shillington, to the south of Marquis Hill, and is used for grazing. <del> vacant and featureless </del> </u>						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Development would have a negative affect on the character of the village</li> <li>• Loss of green space</li> <li>• Site is outside of the settlement envelope</li> </ul>						
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	20						
Rank	<u> 4th-5th </u> ranked in settlement out of 6						
Conclusion	The site <u> scored poorly did not score particularly well </u> within the <u> Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required within the village. </u> For this reason the site <u> was not taken forward has not progressed to Stage 3. </u>						
Stage 3							
Highways <u> Authority </u>	Not applicable						
<u> Highways Agency </u>	Not applicable						
<u> Environment Agency </u>	Not applicable						
<u> Archaeology </u>	Not applicable						
<u> Built Conservation </u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H265 - Land at the Old Swan House, 7 Hanscombe End Road, Apsley End, Shillington							
Size (ha)	0.2						
Proposal	3 dwellings						
Description	The site is made up of one residential property and associated gardens. There is a vacant area behind this property containing a number of outbuildings.						
Issue & Options Consultations							
Consultation Responses	Yes	64%	No	36%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Size of development is right for the size of Shillington</li> <li>• Development would improve the character of the area</li> <li>• Site is within the conservation area</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H319 - Land at 84a Handscombe End Road, Shillington							
Size (ha)	0.08						
Proposal	1 or 2 dwellings						
Description	The land is situated to the West of Shillington, near Handscombe End. The land is vacant and overgrown.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	60%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor public transport</li> <li>Development should reflect the character of the local street</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							