



<b>Description</b>	<p>The site comprises a small triangular parcel of land around 0.09Ha in size, located towards the western entrance to Astwood. It is a flat and grassed area of land, understood to have been used for grazing but without any notable features.</p>
<b>Reference</b>	<p>AH1</p>
<b>Name</b>	<p>Land to the north-west of St Peter's Church</p>
<b>Size and capacity</b>	<p>0.09Ha / 1-2 dwellings</p>
<b>Relationship to existing development</b>	<p>The site immediately adjoins the existing settlement boundary and to some extent would represent a logical 'rounding-off' of the settlement. There is an existing dwelling opposite to the north (which lies outside the settlement boundary) and the village church to the south-east.</p>
<b>Previously developed/existing buildings?</b>	<p>The site is a greenfield site with no existing dwellings.</p>

<b>Access</b>	Access is available via road frontage onto Main Road.
<b>Landscape</b>	The site is small and screened from the surrounding countryside by existing vegetation and also demarcated by an existing access track. Development is unlikely to result in landscape harm.
<b>Flooding/drainage</b>	There are no known constraints in respect of flooding or drainage.
<b>Heritage</b>	The site is within the setting of St Peter's Church, a Grade II* listed building. The church can be glimpsed over the site upon entering the village and therefore development of the site is likely to result in some degree of harm to the setting of the listed building. Depending on design this harm could be less than substantial and outweighed by the benefits of a small housing development.
<b>Ecology</b>	The site is unlikely to support any habitats of note.
<b>Conclusion</b>	<p>The site represents a logical rounding off of Astwood and presents an opportunity to achieve a small high-quality development at the western entrance to the village. However, depending on overall scale and design, development could result in harm to the setting of a listed building.</p> <p>The site should be considered further for allocation.</p>