



Description	The site comprises paddocks and equestrian buildings to the rear of existing dwellings on Main Road, adjacent to the A422. It is generally flat with small fields demarcated by fencing.
Reference	AH3
Name	Land between Main Road and A422
Size and capacity	1.2Ha / (capacity not shown as far in excess of Neighbourhood Plan requirements)
Relationship to existing development	The site lies to the rear of existing dwellings on main road without any road frontage other than onto the A422 itself. Development of any part of the site would therefore comprise backland development that would not be in-keeping with the linear nature of the existing village.
Previously developed/existing buildings?	The site is used for equestrian purposes and is therefore previously developed. There are some existing buildings on the site.

Access	Access would have to be taken either directly from the A422 or via existing dwellings on Main Road.
Landscape	Despite lying outside the settlement boundary The site is not part of the wider countryside as it is cut off from this by the A422.
Flooding/drainage	There are no known flooding or drainage issues associated with the site.
Heritage	Development would not adversely affect any designated heritage assets.
Ecology	There are no known ecological issues associated with the site.
Conclusion	<p>The site represents a 'backland' form of development that would not be in keeping with the existing nature of Astwood. Access would need to be taken either from the A422 or between existing dwellings on Main Road.</p> <p>It is not recommended that the site is allocated for development.</p>