



Description	<p>The site comprises a small rectangular parcel of land that is heavily vegetated and has road frontage along Main Road. It formed part of an application to convert buildings at Elm Hall Farm to the east and is shown on approved plans for that development as a ‘spinney’.</p>
Reference	<p>AH6</p>
Name	<p>Land to the west of Elm Hall Farm</p>
Size and capacity	<p>0.12Ha / 1-2 dwellings</p>
Relationship to existing development	<p>The site is very well-related to the existing village and essentially comprises an in-fill plot surrounded on three-and-a-half sides by the existing settlement boundary.</p>
Previously developed/existing buildings?	<p>The site is not previously developed although is/will be within the curtilage of buildings to the east.</p>

Access	Access is achievable directly from Main Road.
Landscape	The site is surrounded by existing development and would not have any impact on the surrounding countryside.
Flooding/drainage	The site is not subject to any known flooding or drainage issues.
Heritage	The site could be developed without adversely affecting any designated heritage asset.
Ecology	The site has no known ecological value although is heavily vegetated and would need to be surveyed for habitats prior to development.
Conclusion	<p>The site is well-related to the existing settlement and could provide a suitable small in-fill plot. Impacts on dwellings to the west and east would need to be carefully mitigated in design.</p> <p>The site should be considered further for allocation.</p>