

Appendix



EVIDENCE BASE – OTHER OPTIONS CONSIDERED



 **STRATEGIC SITE – 290 HOMES**

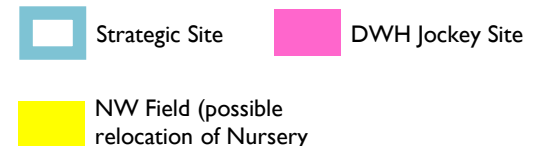
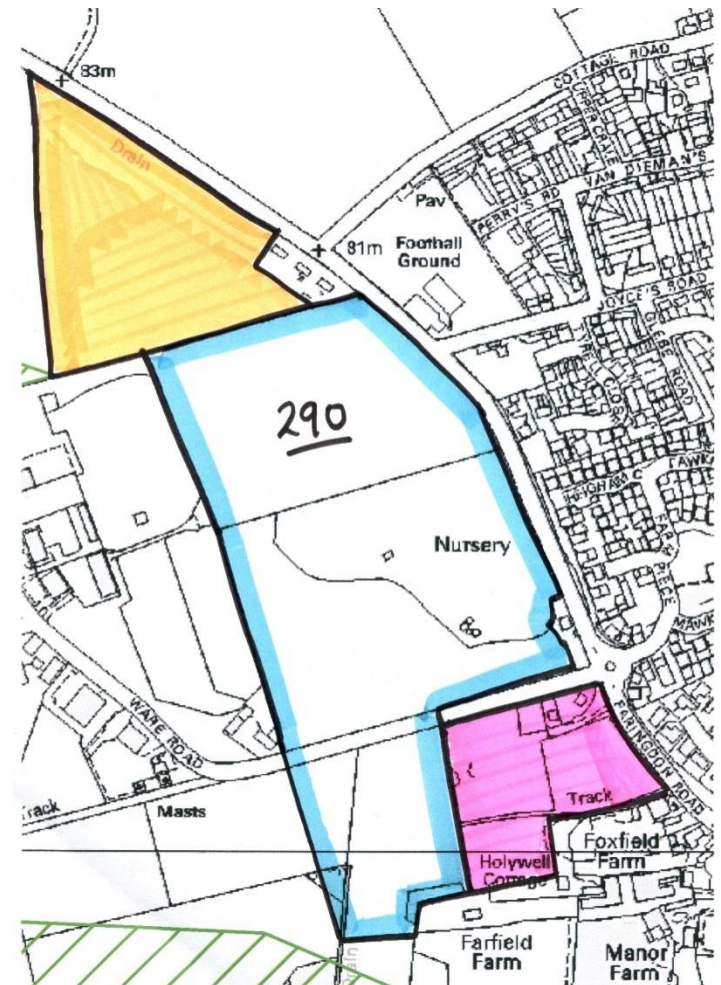
Strategic Site – 290 homes

Even without strategic site , there is a potential planning application for 290 homes.

- On the West Side adjacent to the Business Park and behind the Jockey site but **EXCLUDING** the Recreation Field. (Option A)
- On the West Side with a Buffer Zone from the Business Park and partly behind the Jockey site but **EXCLUDING** the Recreation Field. (Option B)
- On the West Side adjacent to the Business Park and **EXCLUDING** the Recreation Field (VWHDC Local Plan). (Option C)
- On the West Side adjacent to the Business Park and behind the Jockey site and **INCLUDING** the Recreation Field. (Option D)
- On the West Side with a Buffer Zone from the Business Park and partly behind the Jockey site and **INCLUDING** the Recreation Field. (Option E)
- On the West Side adjacent to the Business Park and **INCLUDING** the Recreation Field. (Option F)

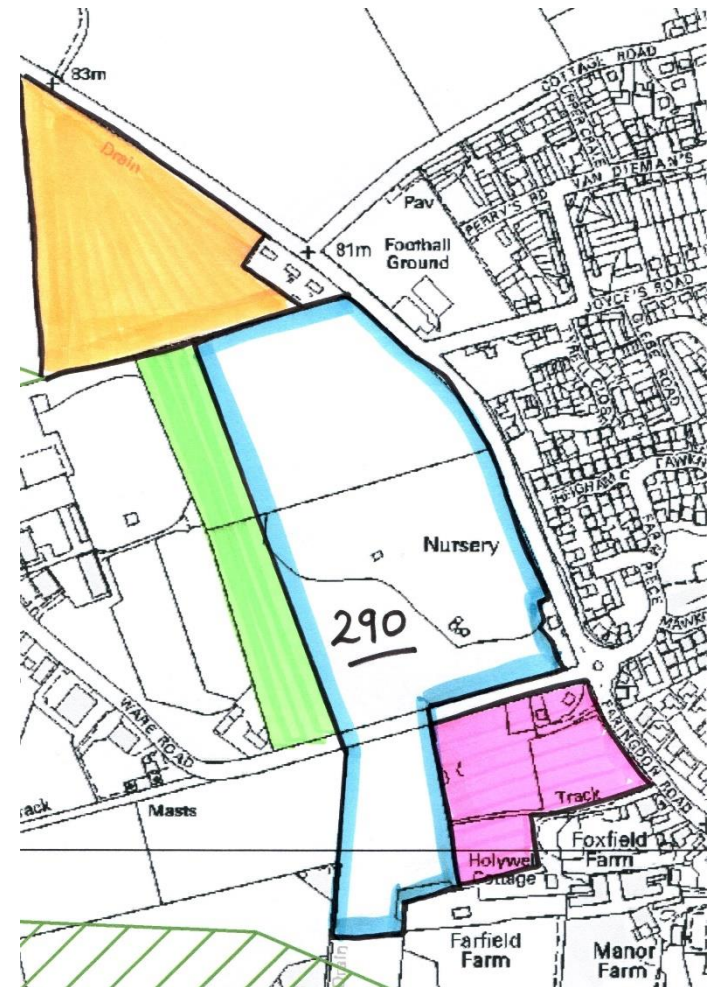
West Side 290 Homes – Option A

- 290 homes on the whole of the West Side INCLUDING behind the Jockey site but EXCLUDING the Recreation Field.
- Pros
 - Keeps 7 Acres Nursery within the village
 - No loss of recreation space.
 - Larger area results in less dense development.
 - Clear delineation of Settlement Boundary to West side of new development.
 - Development behind Jockey site fills in the vacant corner of Settlement which could later become vulnerable and a target for development.
- Cons
 - Development extends outside VWHDC proposed Strategic Site area. (Option I)
 - No green Buffer Zone between site and Business Park.
 - Excluding Recreation Field means loss of opportunity to secure “one-off” significant financial benefit to Parish from imposed Strategic Site development (contrary to NP Vision and Objectives).
 - Benefit to Parish limited to 10% of developer contributions (contrary to NP Vision and Objectives).
 - All pedestrian and vehicular traffic from new homes will need to cross A417 to access village facilities.



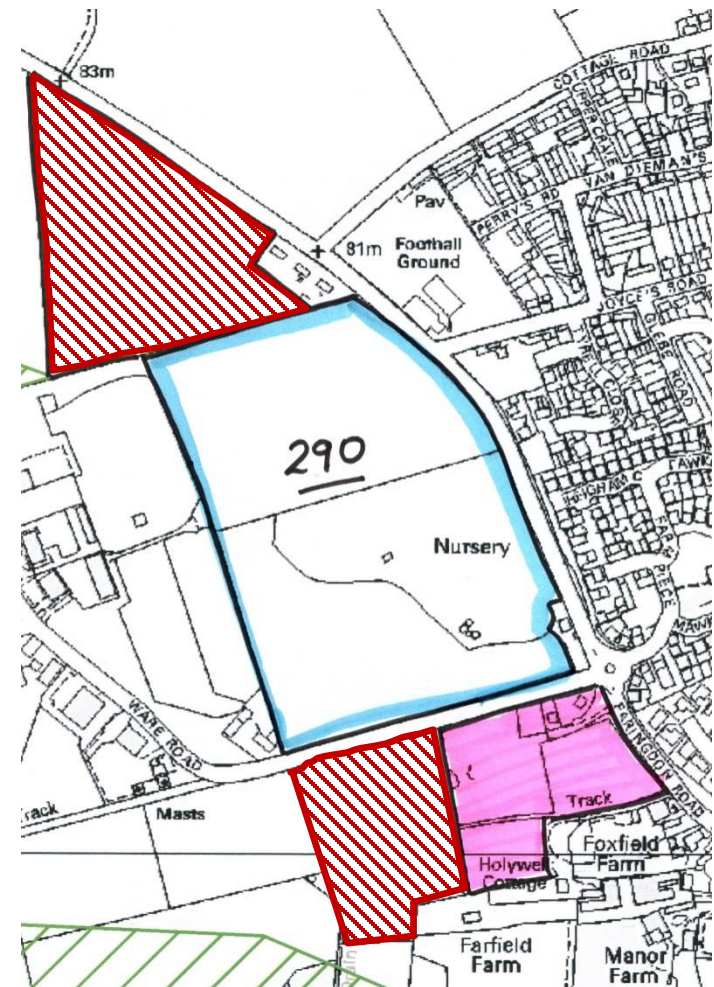
West Side 290 Homes – Option B

- 290 homes on the West Side INCLUDING behind the Jockey site but EXCLUDING the Recreation Field with a Buffer Zone between the Business Park and new homes.
- Pros
 - Keeps 7 Acres Nursery within the village
 - No loss of recreation space.
 - Green Buffer Zone between Business Park and new homes, limiting urban sprawl.
 - Larger area results in less dense development.
 - Clear delineation of Settlement Boundary to West side of new development.
 - Development behind Jockey site fills in the vacant corner of Settlement which could later become vulnerable and a target for development.
- Cons
 - Development extends outside VWHDC proposed Strategic Site area. (Option I)
 - Excluding Recreation Field means loss of opportunity to secure “one-off” significant financial benefit to Parish from imposed Strategic Site development (contrary to NP Vision and Objectives).
 - Benefit to Parish limited to 10% of developer contributions (contrary to NP Vision and Objectives).
 - All pedestrian and vehicular traffic from new homes will need to cross A417 to access village facilities.



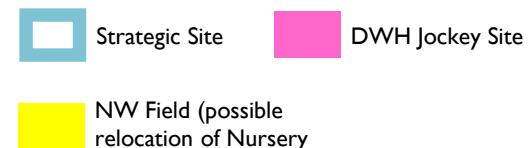
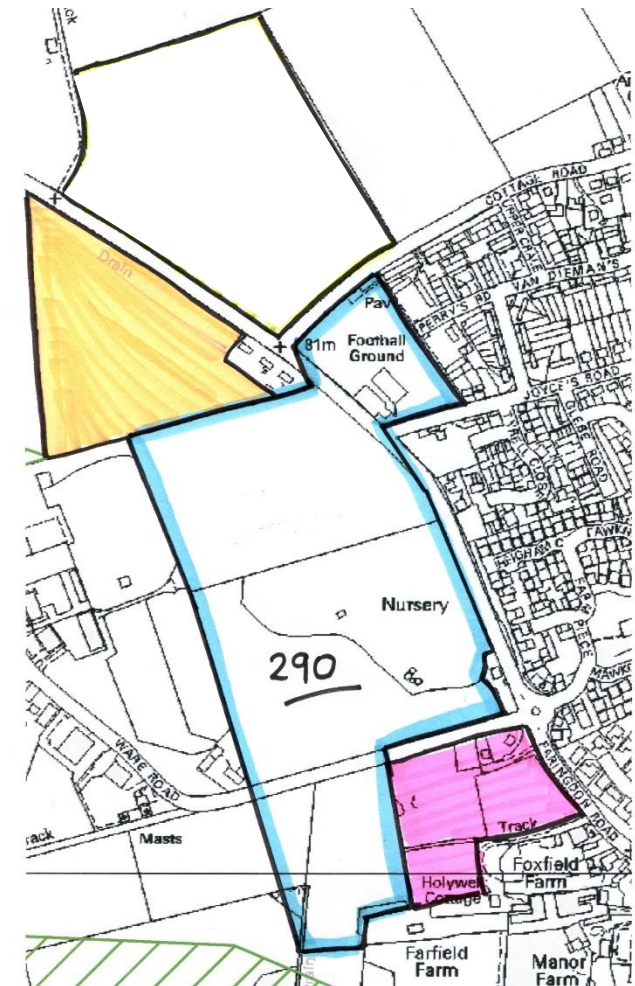
West Side 290 Homes – Option C

- 290 homes on the whole of the West Side but **EXCLUDING** any development behind the Jockey Site or on the Recreation Field.
- Pros
 - No loss of recreation space.
 - No development outside VWHDC proposed Strategic Site.
- Cons
 - Loss of 7 Acres Nursery as no alternative location proposed.
 - No green Buffer Zone between site and Business Park.
 - Excluding Recreation Field means loss of opportunity to secure “one-off” significant financial benefit to Parish from imposed Strategic Site development (contrary to NP Vision and Objectives).
 - Benefit to Parish limited to 10% of developer contributions (contrary to NP Vision and Objectives).
 - No development or green Buffer Zone behind Jockey site and NW Field leave vacant areas vulnerable and a target for future development.
 - All pedestrian and vehicular traffic from new homes will need to cross A417 to access village facilities.
- Original proposal in VWHDC Local Plan.



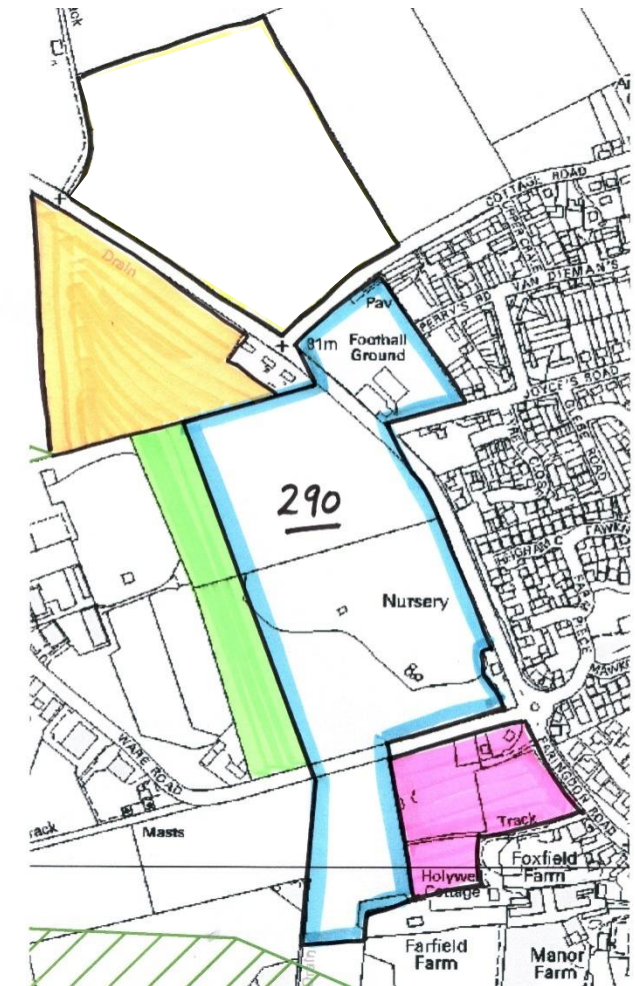
West Side 290 Homes – Option D

- 290 homes on the whole of the West Side INCLUDING the Recreation Field and behind the Jockey site.
- Pros
 - Significant financial benefit to whole Parish from sale of Recreation Field to provide funding for improved recreational facilities elsewhere plus other Parish improvements.
 - Keeps 7 Acres Nursery within the village and makes NW Field less vulnerable to future development
 - Larger area results in less dense development.
 - Clear delineation of settlement boundary to west side of new development.
 - Pedestrian and vehicular traffic from 25% of new homes will not need to cross A417 to access village facilities.
 - Old Football Club potentially available for other uses if retained (shop, youth club, scouting, etc.).
 - Parish can influence development of Recreation Field (size, type, design, etc.)
 - Relocating recreation facilities removes associated noise and light pollution from immediate local residents.
- Cons
 - Loss of existing recreation space (but NOT before better alternative provided elsewhere).
 - Development extends outside VWHDC proposed Strategic Site area. (Option I)
 - No green Buffer Zone between site and Business Park



West Side 290 Homes – Option E

- 200 homes on the West Side INCLUDING the Recreation Field and behind the Jockey Site but with a Buffer Zone between the Business Park and new homes.
- Pros
 - Significant financial benefit to whole Parish from sale of Recreation Field to provide funding for improved recreational facilities elsewhere plus other Parish improvements.
 - Keeps 7 Acres Nursery within the village and makes NW Field less vulnerable to future development
 - Green Buffer Zone between Business Park and new homes, limiting urban sprawl.
 - Larger area results in less dense development.
 - Clear delineation of settlement boundary to west side of new development.
 - Pedestrian and vehicular traffic from 25% of new homes will not need to cross A417 to access village facilities.
 - Old Football Club potentially available for other uses if retained (shop, youth club, scouting, etc.).
 - Parish can influence development of Recreation Field (size, type, design, etc.)
 - Relocating recreation facilities removes associated noise and light pollution from immediate local residents.
- Cons
 - Loss of existing recreation space (but NOT before better alternative provided elsewhere).
 - Development extends outside VWHDC proposed Strategic Site area. (Option I)



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|---|-----------------|---|---|
|  | Strategic Site |  | Green Buffer Zone |
|  | DWH Jockey Site |  | NW Field (possible relocation of Nursery) |

Summary of Pros & Cons – 290 Homes

Pros	Option					
	A	B	C	D	E	F
Financial benefit to Parish from sale of Recreation Ground				Green	Green	Green
Opportunity to re-site and significantly upgrade Recreation Ground facilities				Green	Green	Green
Relocates 7 Acres Nursery on NW site	Green	Green		Green	Green	Green
Less dense housing development over larger area.	Green	Green		Green	Green	
No development outside VWHDC proposed Strategic Site			Green			
Green Buffer Zone between site and Business Park		Green			Green	
Area behind Jockey site protected from potential development target						
Establishes clear, linear Settlement Boundary on West of Site	Green	Green		Green	Green	
No loss of existing recreation space	Green	Green	Green			
Other benefits from relocating and improving recreation facilities				Green	Green	Green
Cons						
Loss of recreation space (but better alternative facilities provided)				Red	Red	Red
No green Buffer Zone between site and Business Park	Red		Red	Red		Red
Area behind Jockey site and/or NW Field could be vulnerable to future development			Red			Red
Development outside VWHDC proposed Strategic Site	Red	Red		Red	Red	Red
Benefit to Parish limited to developer contributions – no significant financial benefit realised	Red	Red	Red			
All foot and vehicular traffic on west side of A417	Red	Red	Red			
Loss of 7 Acres Nursery			Red			
Slightly higher density development			Red			

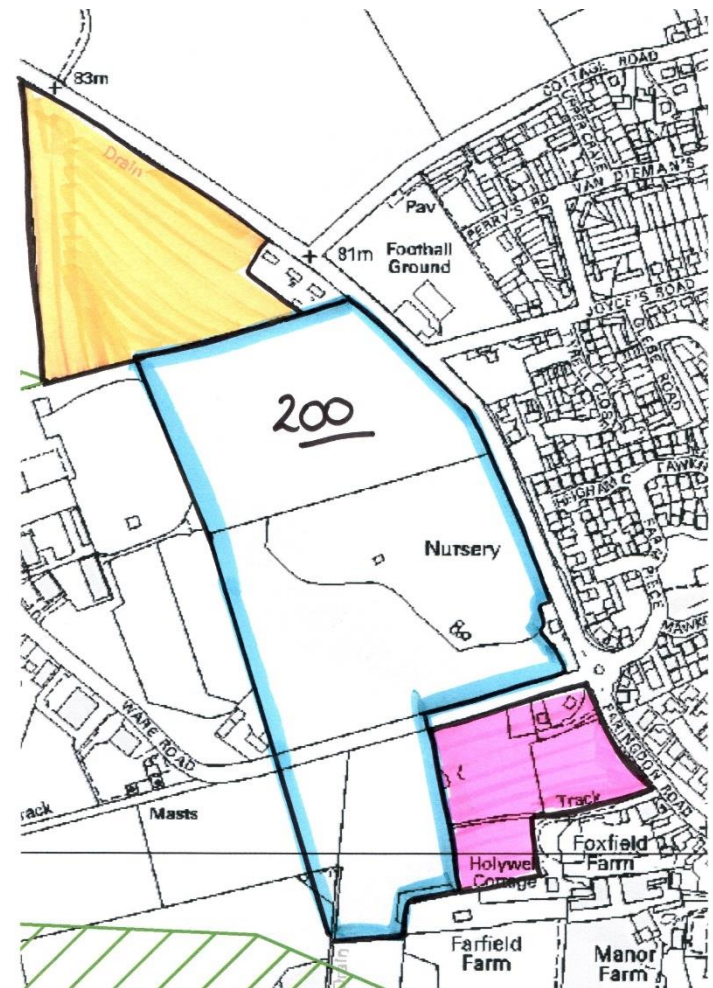


STRATEGIC SITE – 200 HOMES

- OTHER OPTIONS CONSIDERED

West Side 200 Homes – Option G

- 200 homes on the whole of the West Side INCLUDING behind the Jockey site but EXCLUDING the Recreation Field.
- Pros
 - Keeps 7 Acres Nursery within the village.
 - No loss of recreation space.
 - Larger area results in less dense development.
 - Clear delineation of Settlement Boundary to West side of new development
 - Development behind Jockey site fills in the vacant corner of Settlement which could later become vulnerable and a target for future development.
- Cons
 - Development extends outside VWHDC proposed Strategic Site area. (Option I)
 - Excluding Recreation Field means loss of opportunity to secure “one-off” significant financial benefit to Parish from imposed Strategic Site development (contrary to NP Vision and Objectives).
 - Benefit to Parish limited to 10% of developer contributions (contrary to NP Vision and Objectives).
 - No green Buffer Zone between site and Business Park.
 - All pedestrian and vehicular traffic from new homes will need to cross A417 to access village facilities.

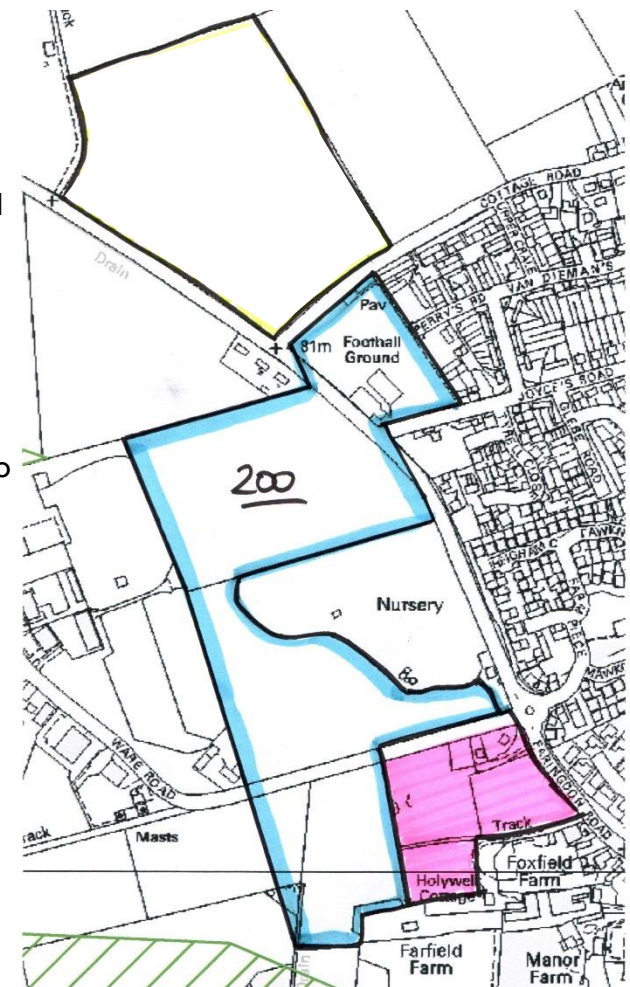


Strategic Site DWH Jockey Site

NW Field (possible relocation of Nursery)

West Side 200 Homes – Option J

- 200 homes on the whole of the West Side INCLUDING behind the Jockey site and the Recreation Field but EXCLUDING the Nursery Site.
- Pros
 - Significant financial benefit to whole Parish from sale of Recreation Field to provide funding for improved recreational facilities elsewhere plus other Parish improvements.
 - Retains 7 Acres Nursery on existing site.
 - Clear delineation of settlement boundary to west side of new development.
 - Pedestrian and vehicular traffic from 25% of new homes will not need to cross A417 to access village facilities.
 - Old Football Club potentially available for other uses if retained (shop, youth club, scouting, etc.).
 - Parish can influence development of Recreation Field (size, type, design, etc.)
 - Relocating recreation facilities removes associated noise and light pollution from immediate local residents.
 - Development behind Jockey site fills in the vacant corner of Settlement which could later become vulnerable and a target for development.
- Cons
 - Loss of existing recreation space (but NOT before better alternative provided elsewhere).
 - Development extends outside VWHDC proposed Strategic Site area.
 - NW Site and 7 Acres Nursery site remain vulnerable to future development.
 - No green Buffer Zone between site and Business Park.



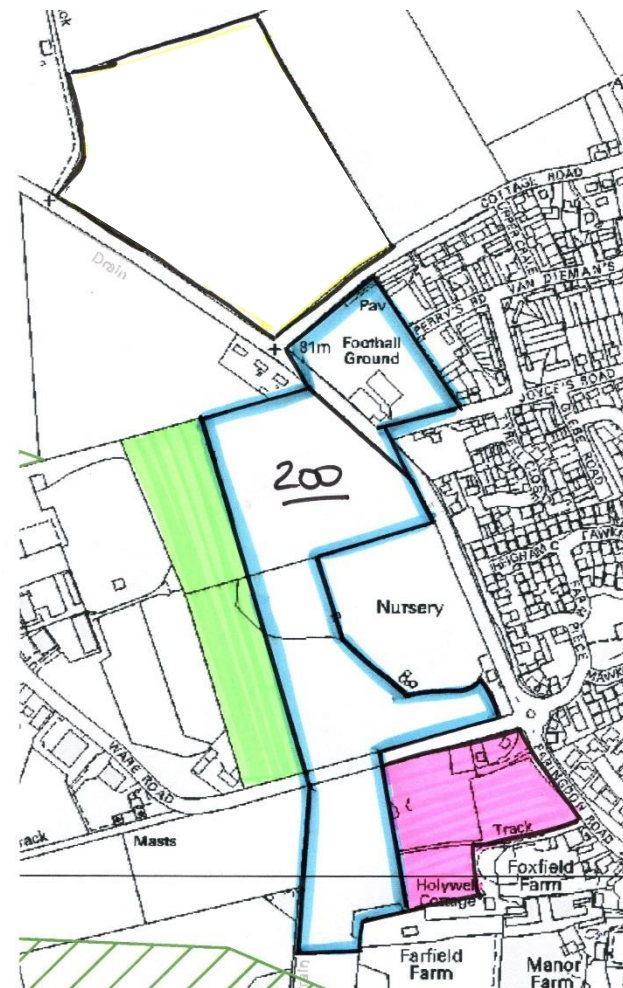
Strategic Site



DWH Jockey Site

West Side 200 Homes – Option K

- 200 homes on the West Side INCLUDING behind the Jockey site and the Recreation Field but EXCLUDING the Nursery Site and with a Buffer Zone between the site and Business Park.
- Pros
 - Significant financial benefit to whole Parish from sale of Recreation Field to provide funding for improved recreational facilities elsewhere plus other Parish improvements.
 - Retains 7 Acres Nursery on existing site.
 - Clear delineation of settlement boundary to west side of new development.
 - Pedestrian and vehicular traffic from 25% of new homes will not need to cross A417 to access village facilities.
 - Green Buffer Zone between Business Park and new homes, limiting urban sprawl.
 - Old Football Club potentially available for other uses if retained (shop, youth club, scouting, etc.).
 - Parish can influence development of Recreation Field (size, type, design, etc.)
 - Relocating recreation facilities removes associated noise and light pollution from immediate local residents.
 - Development behind Jockey site fills in the vacant corner of Settlement which could later become vulnerable and a target for development
- Cons
 - Loss of existing recreation space (but NOT before better alternative provided elsewhere).
 - Development extends outside VWHDC proposed Strategic Site area.
 - NW Site and 7 Acres Nursery site remain vulnerable to future development.



Summary of Pros & Cons – 200 Homes

	Option					
	G	H	I	J	K	L
Pros						
Financial benefit to Parish from sale of Recreation Ground				Green	Green	Green
Opportunity to re-site and significantly upgrade Recreation Ground facilities				Green	Green	Green
Relocates 7 Acres Nursery on NW site/retains on existing site	Green	Green		Green	Green	Green
Less dense housing development over larger area.	Green					
No development outside VWHDC proposed Strategic Site			Green			
Green Buffer Zone between site and Business Park		Green			Green	Green
Area behind Jockey site protected from potential development target						Green
Establishes clear, linear Settlement Boundary on West of Site	Green	Green		Green	Green	Green
No loss of existing recreation space	Green	Green	Green			
Other benefits from relocating and improving recreation facilities				Green	Green	Green
Cons						
Loss of recreation space (but better alternative facilities provided)				Red	Red	Red
No green Buffer Zone between site and Business Park	Red		Red	Red		
Area behind Jockey site and/or NW Field could be vulnerable to future development			Red	Red	Red	
Development outside VWHDC proposed Strategic Site	Red	Red		Red	Red	Red
Benefit to Parish limited to developer contributions – no significant financial benefit realised	Red	Red	Red			
All foot and vehicular traffic on west side of A417	Red	Red	Red			
Loss of 7 Acres Nursery			Red			
Slightly higher density development					Red	Red