|  |  |
| --- | --- |
| **Site Details** | |
| Site Address | No. 9 Land at Blacksmiths Field |
| Site area | 0.3ha |
| Current Use | Retirement housing |
| Proposed Use | Housing- Redevelopment |
| Owner promotion/Developer | Owner according to proposer is Amicus Horizon. Proposed by third party |
| Designations | AONB |
| Planning History | In relation to the original development |
| **Any constraints** | |
| Landscape | In the AONB but contained within the village setting and thus has limited wider landscape impact. Front of properties provide a pleasing landscaped setting which is characteristic of this type of development |
| Adjacent uses | Surrounded by residential properties |
| Trees/Habitat | Grass/landscaping as part of the development, woodland bordering site to the east |
| Access | Good access to Pub/Recreation ground and some parking to the front of the site |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 950m via 1066 route  Pub-Recreation ground 160m–no footpaths  1600m to station |
| Other | Cost and Viability of demolishing existing buildings |
| Can any constraints be overcome? | Unclear whether viability of demolishing bungalows would be possible |
| Availability | Site not promoted by owner so not achievable |
| Summary of site | The land is currently occupied by existing bungalows which are set in a pleasing setting and appear to be in a sound condition. It is unlikely the demolition of these properties, which serve a specific part of the community, i.e those who are elderly, would be viable or suitable for redevelopment and this is supported by the fact the owner is not proposing the land. |
| Recommendation | The site is not currentlyavailable and also it is unlikely to be viable for redevelopment unless there is an uplift in units and there is detail of this at this stage or any certainty whether this could be delivered. |