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| **Site Details** | |
| Site Address | Site no.12 Plot Adjacent to Furnace Cottage |
| Site area | 0.3ha |
| Current Use | Plots used for garden, leisure plot |
| Proposed Use | Housing |
| Promotion | Proposed by third parties |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | In the AONB but set within an established ribbon development. Whilst the front of the site is relatively level, the site drops away dramatically further into site and therefore it is likely engineering works would be required to create a level amenity space and is likely to be visible from the footpath route to the east due to levels. |
| Adjacent uses | Residential to the north and south agricultural to the east |
| Trees/Habitat | Trees and hedgerow and grassland and Powdermill stream to the east |
| Access | Existing access to the north east |
| Other environmental, i..e Flood Risk | Flood Zone lies to the west of the site and any engineering works have the potential to affect the flood zone. SUDS to prevent increased run-off |
| Distance from the village core | Distance from school/church 320m via no footpath  Pub-Recreation ground 320m–no footpaths  Railway Station- 950m |
| Other | SHLAA report mentions electrical sub station  Noise from railway and car park |
| Can any constraints be overcome? | Levels- further investigation and a landscape impact assessment  Flooding – Further assessment in relation to implications of properties and whether SUDS could be incorporated |
| Available/Deliverable | Site not promoted by owner so not achievable at this stage |
| Summary of site | Site is located in a good location close to the village heart within an established row of properties but levels of site make the site largely impractical for new development and uncertain whether 6 units would be delivered on site having regard to the levels, Further investigation would be required in relation to the levels and any landscape and flooding impacts this may have to the flood zone to the west of the site. Furthermore at the present time, the site is not deliverable as the owner has not confirmed land is available. |
| Recommendation | Site not currently available but in any case, site is not well suited to housing due its topography but if the site was to be considered further, the topography, landscape and flood risk impact would need to be considered before being taken forward. |