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| **Site Details** | |
| Site Address | No. 32. Coombe Dell |
| Site area | 0.7ha |
| Current Use | Bungalow and garden |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner proposer |
| Designations | AONB |
| Planning History | Consents relating to dwelling |
| **Any constraints** | |
| Landscape | Within the AONB but represents a larger plot within the heart of the village and is considered to be well contained by trees to the south and the railway line to the north. Whilst the development of the site would extend beyond the dwellings to the south, there are dwelling and gardens which do extend to the woodland to the east of the site in line with this and it is likely the site would not be obvious in the wider landscape. |
| Adjacent uses | Gardens, agriculture and woodland |
| Trees/Habitat | Trees/scrub, woodland to the boundaries, eastern part of site quite overgrown so could present ecology issues  Tree protection to boundaries. Ancient woodland to the South East |
| Access | Access to the SW Boundary and may need assessment over visibility although may be acceptable through reduction/trimming of hedge to North. |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 650m no footpaths  Pub-Recreation ground 1600m–no footpaths  300m to railway –via cut through |
| Other | Noise from railway  Would require the demolition of the existing bungalow |
| Can any constraints be overcome? | Access- needs further assessment but likely to be acceptable.  Ancient woodland – buffer  Bungalow- is not of architectural merit to retain. |
| Available/Deliverable | Site promoted by owner so acceptable |
| Summary of site | The site is available and considered to be well located in respect of village facilities and is relatively well contained from the wider landscape. The access will require further consideration and the land could be considered in relation to adjacent land to the south. |
|  | Potentially suitable site subject to further assessment regarding capacity, trees and access. Recommend further consideration. |