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| **Site Details** | |
| Site Address | No. 22, Land at Hunters Hill |
| Site area | 0.6ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third parties |
| Designations | None |
| Planning History | None |
| **Any constraints** | |
| Landscape | Outside the AONB but located some distance from the village and appears as an isolated site in the countryside. The land is relatively open from the road due to the low hedgerow and thus relates to open countryside rather than the village. Whilst the levels fall away from the lane, the land contributes to the character of the countryside due its openness and connection with the wider landscape. The presence of a building on the western part of the site does not alter this sensitivity. |
| Adjacent uses | Agricultural to north, sporadic residential development |
| Trees/Habitat | Hedgerows with the a number of trees |
| Access | Existing field access, not footpaths and some distance from village to the east |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding. |
| Distance from the village core | Distance from school/church 1300m no footpath  Pub-Recreation ground 1300m–no footpath  1900m to station |
| Other |  |
| Can any constraints be overcome? | Location and Landscape- no mitigation possible |
| Availability | Site not promoted by owner so not achievable at this stage |
| Summary of site | The site is considered to fall within open countryside which is isolated from the village and access to village amenities is poor as pedestrians would have to walk along a 60mph unlit route to the village. Due to the open character of the site, any development of the site is considered to have a serious harm to landscape character notwithstanding the presence of a building on the site. |
| Recommendation | Due to location and impacts of the site, the site is not considered suitable for housing |