|  |  |
| --- | --- |
| **Site Details** | |
| Site Address | No. 19, Land adjacent to Pyes Cottage |
| Site area | 1ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third parties |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | In the AONB and characteristic of the landscape with hedgerows and steep bank to lane and in a location detached from the main parts of the village. The land is set at a higher level than the road and slopes upwards to the south. Hedgerows screen site from road to a degree but the land is set in a rural landscape detached from the village and part of open countryside. Land is visible from adjacent PROW which runs to the north |
| Adjacent uses | Agricultural to north and Pyes Farmstead to the south, sporadic housing opposite to the west |
| Trees/Habitat | Hedgerows and trees to the boundary and grassland, ponds in local area |
| Access | Quite detached from village and no footpath access. PROW to the north. Existing field access although this has poor visibility to the north and thus unclear whether appropriate standard could be met bearing in mind it is located within the 60mph zone |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 1700m via footpath  Pub-Recreation ground 2300m–no footpaths  Railway Station - 1000m |
| Other | Setting of listed building to the south |
| Can any constraints be overcome? | Access- unlikely at this stage and needs further investigation |
| Available/Deliverable | Site not promoted by owner so not achievable at this stage |
| Summary of site | Site is located in detached location which is in open countryside location some distance from village amenities which could only be accessed along unlit 60mph zone. The development would not relate to the development pattern of the village and is considered to cause harm to the wider landscape. The standard of access to the site is also below standard and thus there is uncertainty as to whether the site could be accessed in a safe manner. |
| Recommendation | Site is not considered suitable due to its location detached from the village, concerns over landscape and access and land is not currently available. |