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| **Site Details** | |
| Site Address | No. 34, Landscape Cottage, Gardens |
| Site area | 0.3ha |
| Current Use | Part of Garden Land |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by owner for 1 dwelling |
| Designations | Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Outside the AONB and forming part of garden to property and generally contained from field to the east. Opportunity to create additional screening to the eastern boundary. Whilst, the site is set at a higher level than the remainder of the village, site would be seen amongst the properties and buildings to the south and east although the site would have to preserve the setting of the listed property opposite. |
| Adjacent uses | Residential properties to the west and agricultural land to the east |
| Trees/Habitat | Grassland and hedgerows – garden land |
| Access | Access onto land which will involve removal of some trees, the adequacy of the lane is under standard in terms of width and thus further investigation is required as to whether the appropriate standards can be achieved whilst preserving character of lane. Footpath link to Plough Lane is a benefit but further improvements be necessary to make link an attractive option. |
| 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, 800m via the 1066 route  Pub-Recreation ground 500m–via the footpath and Plough Lane  1300m to the station – via no footpath route |
| Other | Setting of Pye House which is listed |
| Can any constraints be overcome? | Access- Further investigation is required regarding ownership of lane and whether access could be secured as per the appropriate standards  Footpath improvements to ensure access is acceptable. |
| Available/Deliverable | Site promoted by owner so is achievable although only 1 dwelling is proposed so unsure if owner is promoting a strategic site |
| Summary of site | Whilst the site is detached from the main part of the village, it falls within a relatively enclosed site which is part of a cluster of existing buildings and thus there is a potential to limit landscape impact of any new development subject to consideration of the setting of the listed building opposite. Site is located where pedestrian access can be made to village amenities although vehicular access has not been demonstrated as being achievable either as a result of land ownership or that if land was available that access could be created to the appropriate standards. Notwithstanding the above, the size of the site means it is doubtful whether the site could accommodate 6 dwellings which would remain in character with the adjacent buildings along with the other requirements such as landscaping and garden space for the existing property. The site could be considered with adjoining land including land at 18 and 35 although no.18 is more sensitive in landscape terms and no.35 does not present any significant additional land. It is also unclear whether the owner is promoting the site for more than 1 dwellings. |
| Recommendation | At this stage, it is considered the access lane to the site is below standard to serve a development of 6 units and therefore the site is not considered suitable for housing on the basis of current evidence.  If due to the location outside the AONB merited further investigation into the suitability of the site, the site should be considered in relation to site 18 and be subject to further assessment in relation to access and landscape and potential options for the site. |