

Site at Barnes Cross Cottage

SITE DESCRIPTION

The site is on a main road in an isolated area. Situated on a ridge surrounded by open countryside the site is in view of Grade 1 St Laurence Church and to the rear is Grade 2 Buckshaw Farm. The land is flat and currently houses a number of outbuildings and part garden associated with the house.

There were a wide range of scores for this site; however, we have been advised that WDDC are likely to object to this site as it would constitute an isolated site.

PROPOSED USE

Housing

ACCESS

Vehicular access could be via an existing farm entrance but there is no pedestrian access. Road junction may be an issue.

ENVIRONMENT AND LOCAL FEATURES

The site could impact on local views. There is a red pillar box next to the site which arrived in Holwell in 1853 and bears the initials of Queen Victoria and is of historic interest, Listed as Grade II*. There is the possibility of wildlife habitat owing to the hedges which are worthy of retention

TRANSPORT DEVELOPMENT LIAISON

No comments made on this site

OTHER

It was noted that there are pylons along the road front

OVERALL SUMMARY

Rated as an Amber Site (scores average against initial selection criteria)

Plus Points	Possible Concerns
Possibility of using the footprint of existing brown shed and white structure	Isolated position Impact on Post box of historic interest and possible long-distance views from Listed Buildings Poor vehicular & pedestrian access Main road with de-restricted speed limit
Mitigation measures proposed	
Measures may be required to ensure safe vehicular & pedestrian access Hedges to remain Re-use the footprint of existing brown shed and white structure Ecology survey to check for protected species	