

# Plot between Hillandale and Meadow Cottage

## SITE DESCRIPTION

Currently unused, overgrown plot. The land is flat and is open farm land on a small rural lane, situated between two houses. Placing in the plot needs to be carefully sited and a modest development

## PROPOSED USE

Housing

## ACCESS

New access points would be needed for both vehicular and pedestrian access

## ENVIRONMENT AND LOCAL FEATURES

This plot is visible from the main road but is set against existing buildings

This site would not impact on important views. There is the possibility of wildlife habitats here but there was no access during the assessment to the rear of the site. There are ash trees that appear worthy of retention. There are no built structures on this site.

Although within 100m of Grade II Listed Strawberry Cottage, the site is not readily visible from this historic building

## TRANSPORT DEVELOPMENT LIAISON

No comments on this site

## OTHER

There are pylons on the front of the plot and drainage ditches noted at the front of the plot

Site lies within the odour consultation zone of the sewage treatment works

## OVERALL SUMMARY

Rated as a Green site (scores well against initial selection criteria)

### Plus points:

Set within existing line of buildings  
Unused plot

### Possible concerns:

Impact on neighbouring properties  
Access onto main road could be an issue although this is 60mph area  
Unadopted (private) road

### Proposed mitigation requirements:

Ash tree to remain  
Design and siting of building to respect privacy of neighbouring properties Ecology survey to check for protected species  
Odour assessment to check odour levels from the STW and whether mitigation is required