

Plot Adjacent to the Rectory (South side)

SITE DESCRIPTION

This is a modest, flat infill plot last used as a paddock. The site is visible from the rear and at the Pulham Road junction. The site is close to the junction. Its frontage measures 20.25m

PROPOSED USE

Housing

ACCESS

There is existing access for both vehicles and pedestrians

ENVIRONMENT AND LOCAL FEATURES

There is a Grade 2 listed building off Holwell Drove that can be seen from the rear, however given the existing settlement line the site is not likely to be prominent.

This is unimproved land, parts of which are marshy so there is the possibility of wildlife habitats. There are also trees to the rear and unmanaged hedges.

TRANSPORT DEVELOPMENT LIAISON

A hedge obstructs the available visibility (splays need to comply with Manual for Streets)

OTHER

We have been told that there has previously been planning permission granted on this plot for 1 open market house, however this permission would have lapsed.

OVERALL SUMMARY

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

Plus Points

Set within existing settlement line
Unused plot

Possible Concerns

Impact on neighbouring property
Impact on setting of Grade 2 building at the rear of the site
Close to road junction

Mitigation measures proposed

Retain hedges and trees, other than required to ensure safe vehicular & pedestrian access
Possible overlooking issues to be avoided through careful siting and design
Ecology survey to check for protected species