

# Site at Trims Ground, Stony Lane

## SITE DESCRIPTION

This is a sloping, open rural field used as pasture land, with residential to either side fronting onto Stony Lane. There are a substantial amount of trees and hedges bordering the site. The plot is visible from Stony Lane and the residential property to the South and can be glimpsed from the main road.

## PROPOSED USE

Housing to the front of the plot, fishing lake and tourist facilities / accommodation to rear

## ACCESS

There is existing access for vehicle and pedestrians

## ENVIRONMENT AND LOCAL FEATURES

The land is considered to be marshy and unimproved grassland so there is the possibility of wildlife habitats. There are trees and hedges bordering the site. The site is visible in distant views from the rear of the listed Elm Tree Farm.

## TRANSPORT DEVELOPMENT LIAISON

Site could be okay if visibility splays can be provided (2.4m by 43m in each direction)

## OTHER

Neighbouring properties are residential

## OVERALL SUMMARY

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

### Plus Points

Set within existing settlement area

### Possible Concerns

Impact on neighbouring properties

### Mitigation measures proposed

Retention of Trees and Hedges.

Dwelling to be at front of plot as infill of settlement line, designed to avoid overlooking

Ecology survey to check for protected species