

Land fronting Holwell Road, opposite Windmill Bungalow

SITE DESCRIPTION

This is a large rolling/sloping piece of pasture land with open aspects to the South. A busy de-restricted road is adjacent to this site

PROPOSED USE

Housing

ACCESS

There is existing vehicular access to the site but pedestrian access would require improving.

ENVIRONMENT AND LOCAL FEATURES

The land is slightly elevated and visible from both the main road and Bishops Caundle. Middle Picadilly Farmhouse is visible to the rear and is a Grade 2 listed building. The hedgerows which border the site together with the unimproved pasture land would suggest there may be wildlife habitats on the site. There are mature trees along the boundaries.

TRANSPORT DEVELOPMENT LIAISON

No comments on this site

OTHER

There are pylons running along the boundary and the land is marshy in places.

Consent has been granted for employment use of the adjoining land

OVERALL SUMMARY

Rated as a Red Site (scores poorly against assessment criteria)

Plus Points

Possible Concerns

Speed of vehicles at point of access
Impact on neighbouring Grade 2 listed building

Impact from employment use
Impact on local landscape character and views

Mitigation measures proposed

Limit development to area nearest road frontage

Maintain hedges and trees.

Sensitive scale and design and strengthened landscaped edge to soften visual impact in wider views

Ecology survey to identify presence of protected species / habitats

Measures as required to provide safe access