

Site Adjacent to Nightingale Cottage, Crouch Lane

SITE DESCRIPTION

The site is flat and of rectangular shape. It is grazing land with a barn built on the site. The land is considered to be open and exposed with no significant features. The site is potentially visible from The Borough, St Laurence Church and Bishops Caundle as it forms back land. The site is surrounded by trees and hedges along the boundary which are worthy of retention.

PROPOSED USE

Mixed use proposed

ACCESS

There is existing vehicular access which could be shared with pedestrian access

ENVIRONMENT AND LOCAL FEATURES

The site is considered to be unimproved grass land and therefore there is a likelihood of wildlife habitat. Nightingale Cottage itself could possibly have historic interest.

TRANSPORT DEVELOPMENT LIAISON

Southern access has poor visibility due to wall immediately to north. Northern access could be okay if visibility accords with Manual for Streets

OTHER

It was noted there are pylons crossing the site

OVERALL SUMMARY

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

Plus Points

Possible Concerns

Constitutes backland development
Visibility in views from surrounding area
Impact on neighbouring properties
Not well related to settlement area
Possible local historic interest of Nightingale Cottage

Mitigation measures proposed

Retain trees and hedgerows
Limit development to area of existing building

Sensitive design and layout and sufficient landscaping to reduce impact in wider views, particularly from the north and on neighbouring properties

Ecology survey to identify presence of protected species / habitats.