

Adj Elm Tree Farm

SITE DESCRIPTION

Currently an orchard adjacent to Elm Tree Farm which is Grade 2 listed building, The site is enclosed by hedges and trees on three sides with the open side bordered by the lawn and driveway into the Elm Tree Farmhouse. It is of regular landform and is a quiet site. It is situated just inside the 30mph speed limit from the de-restricted road, opposite the Village Hall. There is farmland to the rear, side and front of the plot.

PROPOSED USE

Housing

ACCESS

There is existing access for both vehicular and pedestrians onto the main road just within the 30mph speed limit

ENVIRONMENT AND LOCAL FEATURES

The plot is shielded from the main road by large trees at the entrance to the site and by the surrounding hedges. There are some old trees in the orchard itself and potential for wildlife. There are no built structures on this site.

TRANSPORT DEVELOPMENT LIAISON

No comments available at this time

OTHER

There are neighbouring properties in the settlement area of this plot. There are telegraph poles on the perimeter of the site. The site is within the odour consultation zone for the sewage treatment works

OVERALL SUMMARY

Rated as an Amber site if one house on the plot but would rate as Red Site for multiple properties

Plus points: Adjoins existing line of buildings	Possible concerns: Setting of the Listed building Impact on neighbouring properties Loss of orchard area and hedgerow Traffic concerns as situated just inside the restricted 30mph limit from a de-restricted road.
Proposed mitigation requirements: Maintain trees and hedges. Consider need for measures to ensure safe access Ecology survey to check for protected species Propose ongoing discussions with landowners	