

Crouch Lane (at rear of Stonewater Site)

SITE DESCRIPTION

Currently rough pasture forming an elongated “L” shaped part of the rear of a field where a plot at the front has been sold to Stonewater who are a social housing provider. A planning appeal has upheld the plan to build 14 Affordable homes on this piece of land; building has not started yet. It is also adjacent to the village school building that is now used as a nursery school. The site is open and exposed. It is visible to neighbouring properties and overlooks the rear of the nursery school.

PROPOSED USE

Housing & Community

ACCESS

There is no existing access to this site; however the site submission form indicates that, when the Stonewater properties are built, there is a commitment to provide services for this plot at the rear.

ENVIRONMENT AND LOCAL FEATURES

The plot is surrounded by trees and hedges although neighbouring properties are visible at points through the hedges. Planning has been approved for 14 houses on the piece of land between this plot and the road.

TRANSPORT DEVELOPMENT LIAISON

No comments available at this time

OTHER

There are neighbouring properties in the settlement area to the east of this plot. There are telegraph poles on the perimeter of the site. Regarding proposal for ‘community use’ – villagers want the hall to remain on/near current site so plot could be considered for recreation space

OVERALL SUMMARY

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

Plus points: Will adjoin existing buildings when affordable houses are completed	Possible concerns: Backland development Impact on neighbouring properties Traffic concerns as increase in traffic on busy road/corner adjacent to nursery school
Proposed mitigation requirements: Maintain trees and hedges. Consider need for measures to ensure safe access Ecology survey to check for protected species	