

# Land at Crouch Hill/The Drove

## SITE DESCRIPTION

This is a flat, long thin field abutting houses on the Pulham Road and running parallel to 'The Drove'. Currently used as occasional grazing and storage of materials. A dilapidated barn is on the site. The site is visible from other properties and could be described as back fill to properties on the Pulham Road, however, as the site has road frontage onto 'The Drove' consideration may be given as an infill site. The site is visible from the nearby Grade 2 listed building.

## PROPOSED USE

Housing

## ACCESS

Existing shared vehicular and pedestrian access.

## ENVIRONMENT AND LOCAL FEATURES

All trees and hedges are worthy of retention. Owing to the trees, hedgerows and dilapidated barn there is a possibility of wildlife habitats

## TRANSPORT DEVELOPMENT LIAISON

No comments made on this site

## OTHER

Neighbouring properties are residential and include some with a shallow depth of rear garden.

## OVERALL SUMMARY

Rated as an Amber Site (scores average against initial selection criteria)

### Plus Points

Set adjoining an existing settlement area

### Possible Concerns

Impact on neighbouring properties

Impact on setting of nearby Grade 2 building, particularly if trees and hedgerows lost

Site may be construed as back fill development

### Mitigation measures proposed

Retain trees and hedges on road frontage

Possible overlooking issues to be avoided through careful siting and design, and be well related to the road frontage

Ecology survey to check for protected species