

Land at Crouch Lane opposite the School

SITE DESCRIPTION

The site is flat pasture land used for cattle grazing and is of random/angular shape abutting the village edge and close to the Pulham Road junction. The Granary building used as the local Youth Club, is adjacent to the site. The site is visible from the main road and is on a busy bend and almost opposite the Nursery School. The Crouch Lane development of 14 affordable houses will further change the nature of this part of the settlement.

PROPOSED USE

Housing

ACCESS

The existing access could be used for both vehicular and pedestrians. It was noted there is a public right of way adjoining The Granary building

ENVIRONMENT AND LOCAL FEATURES

A deep ditch and hedgerows along the site boundaries

There is a Grade 2 listed building off Holwell Drove that can be seen from the rear, but is some distance from the site.

TRANSPORT DEVELOPMENT LIAISON

No comments on this site

OTHER

There is a deep ditch on the site that may need to be retained to avoid surface water flooding.

OVERALL SUMMARY

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

Plus Points

Set adjoining existing settlement area

Possible Concerns

Public right of way adjoining The Granary

Concern re increased traffic issues and proximity to junction

Loss of rural view obtained from key junction

Impact on setting of Grade 2 building at the rear of the site

Mitigation measures proposed

Partial development of the site limited to 1 dwelling close to the Granary

Retain hedgerows and footpath

Measures may be required to ensure safe vehicular & pedestrian access

Ecology survey to check for protected species