

Land behind The Plot belonging to Magna

SITE DESCRIPTION

Currently overgrown scrub land, this plot is adjacent to existing Magna properties. Plot slopes north easterly It is of regular landform and is a quiet site. It is currently secluded but visible to properties on the western side and may be seen as backfill development

PROPOSED USE

Affordable housing

ACCESS

There is an access road from The Plot that terminates at the gate to the site. This could allow both vehicular and pedestrian access

ENVIRONMENT AND LOCAL FEATURES

There are views towards Bulbarrow and open countryside from this site and the possibility of wildlife habitats here. There are oak trees that appear worthy of retention. There are no built structures on this site.

TRANSPORT DEVELOPMENT LIAISON

Unclear how the site will be accessed by vehicles or pedestrians

OTHER

There are two drain covers just outside the site gate.

OVERALL SUMMARY

Rated as a Green site (scores well against initial selection criteria)

Note: Magna have proposed this site as a potential site for affordable housing. In order to get permission to build more Affordable Housing, any organisation would need to demonstrate a need for such houses in Holwell. Currently it is not anticipated that there will be further need, but if more of this type of housing was required, the Magna site offered would be our preferred site, subject to further discussion with Magna. You are asked for your views on this position on the Site Options questionnaire at question 3.

Plus points:

Adjoins existing settlement area
Focus for affordable housing stock

Possible concerns:

Impact on neighbouring properties
Impact of increased traffic flow on Pulham Road
Impact on views, as backland development
Loss of mature oak and hedgerows

Proposed mitigation requirements:

Maintain hedgerows and trees
Design and siting of buildings to respect privacy of neighbouring properties. Ecology survey to check for protected species