

Land with road frontage at Vale View

SITE DESCRIPTION

The site is flat and formed from the garden and outbuildings of the property at Vale View in a rural setting, The site is open to the south and has a current screening of tress and hederows at front and site.

PROPOSED USE

Open

ACCESS

Existing access point adjacent to the site will be shared with employment. 60mph stretch of road,

ENVIRONMENT AND LOCAL FEATURES

This is a garden environment with many trees on site borders There are built structures on this site but are not deemed worthy of retention.

TRANSPORT DEVELOPMENT LIAISON

No comments on this site

OTHER

Neighbouring properties are residential Planning has recently been approved to move the local bakery to a field at the rear of the site with a new purpose build factory.

OVERALL SUMMARY

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

Plus Points

Possible Concerns

Shared access with employment use at rear of this site
Impact on neighbouring property
Loss of hedgerow and trees

Mitigation measures proposed

Retain hedgerows and mature trees

Use to be appropriate to proximity to residential and employment use to rear, and designed to avoid overlooking of Vale View