

Site adjacent to Gunville House

SITE DESCRIPTION

Land previously used to house pigs and small woodland area to the rear next to Gunville House. The plot is flat and an intimate infill site with a large number of trees surrounding the location. The site is situated just inside the 30mph speed limit from the de-restricted road. There is farmland to the rear, and storage units associated with the adjoining dwelling to the east.

PROPOSED USE

Housing

ACCESS

Existing vehicular and pedestrian access from Gunville Road

ENVIRONMENT AND LOCAL FEATURES

The plot is visible from the main road and could be seen from Stony Lane if the trees at the rear were removed. There is a possibility of wildlife habitats owing to the woodland area and associated pond nearby.

TRANSPORT DEVELOPMENT LIAISON

No comments made on this site

OTHER

There is a pylon running through the woodland area. The site is on the very margins of the odour consultation zone for the sewage treatment works

OVERALL SUMMARY

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

Plus Points

Set within existing settlement line

Possible Concerns

Loss of woodland area and hedgerow
Traffic concerns as situated just inside the restricted 30mph limit from a de-restricted road.

Mitigation measures proposed

Any development should be limited to the front of the site
Maintain woodland area and hedges.
Consider need for measures to ensure safe access
Ecology survey to check for protected species