

Westbourne

SITE DESCRIPTION

Currently a residential plot of one house and large garden. The site is largely flat with slightly sloping aspect to the rear of the plot. The site is enclosed and is of regular shape with buildings to the west side of the plot. The site is situated inside the 30mph speed limit from the de-restricted road.

PROPOSED USE

Housing – this plot is the subject of a current Planning Application No. WD/D/17/001073 that proposes to demolish the current house and build three houses on the site

ACCESS

There is existing access for both vehicular and pedestrians

ENVIRONMENT AND LOCAL FEATURES

This plot is visible from the main road. Electricity cables run along the hedge line at front of plot. There is the possibility of wildlife habitats here. There is a built pond and well established hedges around the perimeter. The garden area contains specimen trees. There are views towards Holwell Hill Farm at the rear.

TRANSPORT DEVELOPMENT LIAISON

Comments not available at this time

OTHER

There is a drain cover in front of the house

OVERALL SUMMARY

Rated as a Green site for max. 2 buildings on whole site (scores well against initial selection criteria)

Plus points:	Possible concerns:
Set within existing line of buildings	Impact on neighbouring properties Loss of mature trees and plants Possible increase in traffic
Proposed mitigation requirements:	
Limit development on the site to 2 properties with sensitive design to minimise impact on neighbouring properties Trees and hedges to be maintained Note must be taken of responses from the Planning Team at WDDC against the planning application regarding contamination and impact on local drainage.	