

Land adjoining Coombe House

SITE DESCRIPTION

Open field between two properties currently used as agricultural land. The site is the front part of an "L" shaped field and has an open aspect and is rectangular. It is bounded on the western side by a public footpath which is tree lined. The plot is visible from neighbouring property on eastern boundary. There is an open vista to the north. The site is on the de-restricted 60mph road running towards Kings Stag

PROPOSED USE

Housing

ACCESS

There is access to the footpath but currently this plot has no vehicular or pedestrian access.

ENVIRONMENT AND LOCAL FEATURES

There are mature hedges and trees including one to the rear/north of the proposed site with a TPO. There is a possibility of wildlife habitat in this area.

TRANSPORT DEVELOPMENT LIAISON

No comments available at this time

OTHER

There is a telephone line running over the eastern border of the plot.

OVERALL SUMMARY

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

Plus points:	Possible concerns:
Within existing settlement area	Impact on neighbouring properties Speed of vehicles at point of access Impact on local landscape character
Proposed mitigation requirements:	
Maintain trees and hedges. Ecology survey to check for protected species Design and siting of building to respect privacy of neighbouring properties	