

Roselawn, Stony Lane

SITE DESCRIPTION

Currently a garden with fruit trees. It is of regular form and is an intimate site bounded by a stream and has hedges on two sides. The site is slightly sloping towards the stream. It is in the bounds of Roselawn at the end of Stony Lane in the main settlement area. It is close to a T junction.

PROPOSED USE

Housing

ACCESS

This would be shared with Roselawn as the site does not have its own separate access.

ENVIRONMENT AND LOCAL FEATURES

The plot has pylons and overhead cables with a pole by the entrance to the driveway. There is a stream or water culvert running along the plot. There is a possibility of wildlife habitat in this area.

TRANSPORT DEVELOPMENT LIAISON

No comments available at this time

OTHER

There are neighbouring properties in the settlement area surrounding this plot.
There are telegraph poles on the perimeter of the site.

OVERALL SUMMARY

Rated as a Red Site (scores poorly against assessment criteria)

Plus points:	Possible concerns:
Within existing settlement area	Impact on neighbouring properties and housing density Traffic issues as close to road junction Stream / culvert and potential for water impacts
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 Measures may be required to ensure safe vehicular & pedestrian access	