

Site at The Smithy, Random Harvest, Stony Lane

SITE DESCRIPTION

Currently used as a garden. It is both a sloping and flat site which is slightly elevated above Stony Lane and Fosters Hill.

The site is situated on a T junction surrounded by a mosaic of fields, gardens, houses and trees. The site is visible from the main and side roads and overlooks the village green.

PROPOSED USE

Housing

ACCESS

There is existing access from Stony Lane for both vehicular and pedestrians

ENVIRONMENT AND LOCAL FEATURES

There is a possibility of wildlife habitat owing to an adjoining pond together with the unmanaged garden area on the site. This site has a possible cultural association as it was the location of the The Smithy

TRANSPORT DEVELOPMENT LIAISON

Comments following correspondence with landowner 15th May 2017 - The existing access at the southern end of site may be suitable to serve a single dwelling, allowing for the sub-standard nature of the available visibility to the north (obscured by neighbour's hedge). This will be subject to the acceptance of the assertion that this access is regularly used for domestic purposes and once served a residential dwelling. .

OTHER

There is a sub-station situated on the adjoining corner of the plot and a pylon crossing over the site. There was planning permission granted on this plot for 1 open market house on the footprint of The Smithy, however this permission would have lapsed and Random Harvest was approved and built as the replacement. A replacement storage building on the footprint of the Smithy was approved in 2015, but has not as yet been built.

OVERALL SUMMARY

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

Plus Points

Set within existing settlement line

Possible Concerns

Impact on neighbouring properties – including Pleck House which has a very limited rear garden and windows less than a metre away from the boundary. Traffic issues as close to road junction

Mitigation measures proposed

Trees and hedges to be maintained.

Limit development to 1 house or bungalow with sensitive design to minimise potential overlooking issues
Measures may be required to ensure safe vehicular & pedestrian access