

# Barn and Field at Holborough, The Borough

## SITE DESCRIPTION

The stone barn and field is located in a rural farming hamlet centred around the church situated in a valley. The site slopes down to a stream. The stone barn and field on this site is currently used as agriculture and vehicle storage. The site is of potential historic interest possibly part of an earlier settlement. The area is visible from the Grade 1 listed St Laurence church and rectory together with a number of Grade 2 listed houses.

## PROPOSED USE

Housing

## ACCESS

Existing vehicular and pedestrian access

## ENVIRONMENT AND LOCAL FEATURES

Generally an unimproved area used for pasture and storage and repair of vehicles. Historic stone barn and more modern adjoining barns used for agriculture and storage. There is the possibility of wildlife habitats. The site is surrounded by riverside trees and overgrown hedgerows. There is a stream running along the northern edge of the site. Development here would be likely to affect the setting of the nearby Listed Buildings.

## TRANSPORT DEVELOPMENT LIAISON

No comments made on this site

## OTHER

There may be potential pollution/contamination of the land owing to vehicle repair and storage on the land.

## OVERALL SUMMARY

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

Plus Points	Possible Concerns
Set within existing small settlement area The removal of the vehicles and improvements to the barn could improve the setting of the Listed buildings	Impact on adjacent listed buildings Potential pollution from vehicle storage Development within the field near the stream would potentially be at risk of flooding Possible visibility in wider views
<b>Mitigation measures proposed</b>	
This is a sensitive site and any development should be heritage led. The development must not be detrimental to the adjacent listed buildings and should be limited to conversion of the stone barn only Ecology survey to check for protected species	