

Land at Random Harvest

SITE DESCRIPTION

Currently used as garden. The site is an intimate, rectangular and slightly sloping piece of land, slightly elevated above Stony Lane in a built up area. The site is situated between two houses and is visible from Stony Lane.

PROPOSED USE

Housing

ACCESS

No existing access points unless shared with Random Harvest.

ENVIRONMENT AND LOCAL FEATURES

The site would not impact on important views. There is one large mature oak tree and hedgerows worthy of retention. There is the possibility of wildlife habitats.

TRANSPORT DEVELOPMENT LIAISON

This site could be okay if visibility splays can be provided (2.4m by 43m in each direction)

OTHER

There is a pylon in the corner of the site

OVERALL SUMMARY

Rated as a Green Site (scores well against initial selection criteria)

Plus Points	Possible Concerns
Within existing settlement line	Impact on neighbouring properties through overlooking. Increased density and impact on character Additional access would require removal of hedgerow
Mitigation measures proposed	
Maintain trees and hedgerows Access would need to be reviewed to avoid loss of hedgerow. Possible overlooking issues to be avoided through careful siting and design Ecology survey to check for protected species	