

Land at rear of Lotmead

SITE DESCRIPTION

The site is currently used as a garden and for agricultural use. It is a sloping and rolling field open at the rear of existing properties. The plot encroaches into the country backland.

PROPOSED USE

Open

ACCESS

There is existing vehicular access which could be shared with pedestrian access

ENVIRONMENT AND LOCAL FEATURES

It is unimproved grassland and may have wildlife value. There are oak trees and hedges.

TRANSPORT DEVELOPMENT LIAISON

No comments on this site

OTHER

It was noted there are pylons crossing the site The landowner states there are water and sewer drains on the property and there is potentially surface water at lower part of the site.

OVERALL SUMMARY

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

Plus Points

Possible Concerns

Constitutes backland development
Visibiity in wider views
Protected species / habitats

Mitigation measures proposed

Retain trees and hedgerows

Sensitive scale and design and strengthened landscaped edge to soften visual impact in wider views

Flood risk assessment to more fully understand limitations on development Ecology survey to identify presence of protected species / habitats