

Site 10: Land behind Fox View, Little England

SITE DESCRIPTION

Sloping site with farm sheds cut into rising land, tucked behind Fox View. Currently used for farming but proximity to housing and poor access unsuited for large farm vehicles. Relatively intimate character, partly overgrown. Farmland to east and residential to other sides.

PROPOSED USE

Housing (currently subject to planning application 2/2017/0277/FUL)

ACCESS

Existing unadopted vehicular access to Fox View. Footpath along western edge of Home Field to east of site.

DCC comments: Access by Goulds Farm unsuitable for intensified use due to lack of visibility and width. Could be accessed from Fox View (private road).

ENVIRONMENT AND LOCAL FEATURES

Largely within Conservation Area (and close to Goulds Farmhouse which is unlisted but locally significant building)

Farm buildings are not considered worthy of retention / re-use, boundary with field mainly fence and partly overgrown, but no significant trees / hedgerows (non native hedge screening rear of residential gardens)

OTHER

No major constraints noted.

Pylons across middle of site

Potential overlooking of existing residential properties

Possible asbestos / dust concern through demolition of existing farmbuildings would need to be carefully managed to avoid harm to nearby residents during construction phase.

OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none">• Largely obsolete farm buildings and potential conflicts between large farm vehicles / residential area removed• Reasonably close to most facilities with level access into the village centre	<ul style="list-style-type: none">• Impact on farm (landowner intention to continue to invest in more suitable modern farmbuildings)• Impact on setting of Conservation Area and locally important buildings
Proposed mitigation requirements:	
<ul style="list-style-type: none">• Strengthen landscaping along eastern boundary with Home Field• Scale and layout of development and associated landscaping to respect privacy of existing properties and importance of Gould Farmhouse as locally important building• Ensure suitable highway access provided• Ensure safe demolition and removal of existing buildings	



