

Site 3c: Old Allotment Site, Little England

SITE DESCRIPTION

Flat site, currently used for grazing horses. Much of the site is prone to flooding (limiting potential development to eastern edge).

Adjoins river (to west) and residential (to north, east and south)

PROPOSED USE

Housing (part)

ACCESS

No existing vehicular access, but adjoins Little England. Public footpath runs along eastern boundary of site.

DCC comments: Should be able to form adequate sight lines (2.4m by 43.0m) as on outside of bend.

ENVIRONMENT AND LOCAL FEATURES

Within Conservation Area

Adjoins Grade II Listed Building (Little England Cottage)

Site is closely associated with the open land and Manor House and river to the west, with an intimate character.

Stream likely to provide wildlife interest

Hedgerows along main site boundaries, and ash trees (corner locations)

OTHER

Large part of site is within flood plain, limiting the potential development area to the easternmost edge adjoining the footpath

OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none">Reasonably close to most facilities with level access into the village centreRelates well to existing built-up area	<ul style="list-style-type: none">Change in character of footpath and open green space associated with the river (although flood zone area would remain undeveloped)Impact on setting of Listed BuildingPossible flood risk and exacerbation of flood risk elsewhereLoss of mature trees due to limited location for buildings
Proposed mitigation requirements:	
<ul style="list-style-type: none">Limit total number of dwellings to area outside of flood risk zone and which would retain the mature treesRetain open nature of river corridor with buffer zone and provide new footpath access along this edgeEnsure suitable highway access provided	

