

Site 3b: Land at The Grove, top of Church Hill

SITE DESCRIPTION

Slightly sloping site, garden to The Grove cottage. Adjoins cemetery to east, close to church and with farmland to west and south.

PROPOSED USE

Housing

ACCESS

Existing Access from Church Hill – narrow with no pavements. Unsurfaced footpath connecting to A354 and St Andrew View

DCC comments: single width carriageway approach to the site, no segregated pedestrian provision. Possibly one or two residential units, at most

ENVIRONMENT AND LOCAL FEATURES

Within Conservation Area and close to Grade II* St Andrews Church

Potentially prominent site, clearly visible (as on higher ground on village edge) from footpaths to the south and also impacting on character and tranquility of church and cemetery

Tall tree screen to east side (recently partly removed)

Area has been recently cleared – apple tree retained and hedgerow boundaries

Japanese knotweed (invasive species) noted at site entrance

OTHER

No major constraints noted.

OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none">• Garden land• Reasonably close to most facilities	<ul style="list-style-type: none">• Narrow nature of Church Hill as access• Visibility due to elevated nature of site
Proposed mitigation requirements:	
<ul style="list-style-type: none">• Limit total number of dwellings based on highways advice• Strengthen landscaping along site boundaries, and limit scale of development, to provide softer transition to cemetery and with countryside (particularly when viewed from south)	

