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| **Site Details** | |
| Site Address | Site. 35 Storage Building Landscape Studios |
| Site area | 0.03ha |
| Current Use | Landscape Studio Barn |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promotion |
| Designations | None |
| Planning History | None |
| **Any constraints** | |
| Landscape | Not within the AONB. Building represents a former agricultural building which presents historic character. Located in the landscape assessment CR1 which considered the land to have moderate potential |
| Adjacent uses | Housing to the NW and agricultural land to the E and S. Garden to the N |
| Trees/Habitat | Potentially bat habitat but otherwise limited |
| Access | Site is located where pedestrian access can be made to village amenities although vehicular access has not been demonstrated as being achievable either as a result of land ownership or that if land was available that access could be created to the appropriate standards. |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 650m no footpaths, 800m via the 1066 route  Pub-Recreation ground 500m–via the footpath and Plough Lane |
| Distance to the railway station | 1300m to the station – via no footpath route |
| Other | Listed building to the north |
| Can any constraints be overcome? | Yes, although land for sufficient parking and garden needs to be demonstrated |
| Approx. Capacity of site taking into account any constraints | **111** |
| Summary of site | Due to the minor size of the site which is an existing building, the land does not merit inclusion as a strategic allocation due to its low yield and therefore is matter to be dealt with through the planning process if considered appropriate. Altenratively can be considered in relation to site no.34 and no.18 |
| Recommendation | Due to the minor size of the site, should not be considered as a strategic allocation |