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| **Site Details** | |
| Site Address | No. 33. Upper Wilting Farm and South of New Road |
| Site area | 0.1ha |
| Current Use | Highway Landscape and Trees and Scrub next to footpath |
| Proposed Use | Housing |
| Owner promotion/Developer | Third Party |
| Designations | Strategic Gap |
| Planning History | Relating to new road construction |
| **Any constraints** | |
| Landscape | Not within the AONB and located some distance from the village in a location close to the new road and adjacent to the 1066 route. The development of the land would involve removal of trees and landscaping which have been recently planted as part of the road construction and would appear in a rural context. Site would be very visible from road and would appear isolated and detached from the village with a rural landscape (notwithstanding the farmstead) and thus would be at odds with its surroundings. |
| Adjacent uses | Farmstead to the south, agriculture |
| Trees/Habitat | Trees/scrub, verge with hedge planting |
| Access | Access to the S boundary but isolated from the village with no footpath route |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 2500m no footpaths  Pub-Recreation ground 1700m–no footpaths  3200m to railway |
| Other | Tree removal and potential footpath diversion |
| Can any constraints be overcome? | Landscape- Prominence from many vantage points makes mitigation unlikely  Location |
| Available/Deliverable | Site promoted by a third party so not achievable at this stage |
| Summary of site | The site is considered to be isolated from the village and its facilities and would result in the removal of trees and landscaping. Not considered to be a suitable site for housing to its site, context or location. Furthermore, the land is not considered available. |
|  | Due to the isolated location of the site within the strategic gap and the harm caused by removal of trees and its position in the landscape the site is not considered suitable for new housing and thus is not considered suitable to take forward. |