|  |  |
| --- | --- |
| **Site Details** | |
| Site Address | No. 21, Land at Adams Farm |
| Site area | 1.3ha |
| Current Use | Agricultural/Residential |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third party |
| Designations | Not within existing strategic gap but within potential extension area to gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Outside the AONB but located some distance from the village and would appear as an isolated site in the countryside. The land relatively well contained due to woodland and tree cover to the east and falls down towards the west and drainage pond/lake where footpath runs. Appears as a site in a rural landscape which is detached from any settlement. |
| Adjacent uses | Agriculture to north, Adams Farmhouse to the south which is listed |
| Trees/Habitat | Hedgerows and trees to the boundary and grassland, pond/lake to the west- likely to present significant ecology value |
| Access | Narrow lane access which does not appear suitable for access to serve new development bearing in mind fire and refuse access standards. Also unclear of access site and whether there is any third party land to cross. |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding although Flood Zone abuts the western boundary. |
| Distance from the village core | Distance from school/church 1800m no footpath  Pub-Recreation ground 1000m–no footpath  2400m to station |
| Other | Setting of listed building to the south |
| Can any constraints be overcome? | Access- unlikely due to width and length |
| Available/Deliverable | Site not promoted by owner so not available at this stage |
| Summary of site | The access from the site to the main highway is poor and of inadequate width having regard to standards. The site is also isolated from the village and access to village amenities is poor as pedestrians would have to walk along a 60mph unlit route to the village. The site is considered to be inappropriate in this largely rural setting |
| Recommendation | The site is not suitable due to location, access and landscape considerations and in any case is not available at this stage. |