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| **Site Details** | |
| Site Address | No. 27, Land opposite Broadfield, |
| Site area |  |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner Proposer |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | Within the AONB and set within a clearing with woodland to its boundaries. Residential properties to the north and south and thus is not particularly visible in long range views. |
| Adjacent uses | Forewood Nature reserve (SSSI) to the west and residential properties to the north |
| Trees/Habitat | SSSI, Ancient Woodland to its boundaries. Presents high ecological value |
| Access | Access to be provided to the southern part of the frontage, footpath access available to the south |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 320m mostly footpath  Pub-Recreation ground 1300m–via 1066 footpath  645m to station |
| Other |  |
| Can any constraints be overcome? | Ecology (SSSI)- Ancient Woodland – No due to standing advice regarding ancient woodland and sensitivity of the SSSI. |
| Available/Deliverable | Site promoted by owner so achievable |
| Summary of site | Whilst the site is relatively well located to village amenities and the settlement pattern, the majority of the site lies with the designated boundary of the Forewood SSSI as well as lying in close proximity of ancient woodland and any new development would be within the minimum 15 metre buffer between new development and ancient woodland. The extent of clearing is unlikely to accommodate 6 dwellings and any new development would lead to further pressures/ felling of trees which would harm the ancient woodland and the SSSI which would be contrary to the NPPF. |
| Recommendation | The site is considered to cause potential harm to the SSSI and ancient woodland and therefore is considered to be unsuitable for new housing |