

Site Reference:	GMLP0420R
Address:	Land at Hare Road
Proposal:	10-15 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Transport and Roads</p>
<p>HELAA Conclusion The site has been significantly reduced in size and scale. A linear (ribbon) development fronting onto Hare Road would broadly repeat the existing pattern of development on the opposite side of the road. Conservation colleagues have raised concerns about landscape impacts. Submission does not propose extending development along the road beyond the limits of the existing built form opposite. Extending meaningfully beyond edge of built form would have larger impacts. Landscape impacts are likely to be localised and do not impact significantly on Landscape Character sensitivities. Landscape and townscape impacts have been revised to Green. Highway Authority has objections because of access and network concerns. At this stage it is has not been deemed these are unresolvable, although Hare Road is narrow at only 5.5m wide. Availability of utilities remains unclear but no reason to consider these insurmountable. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity to the HELAA addendum, without double counting, and has therefore been marked as unsuitable.</p>

FURTHER COMMENTS
<p>Highways No. No footway, poor visibility from Hare Road at Church Road</p> <p>Development Management Site too small to deliver scale of development envisaged. Likely landscape harm and access issues.</p> <p>Minerals & Waste No safeguarded mineral resources.</p> <p>Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is not at risk of surface water flooding. The site is</p>

within 50m of a mapped watercourse but there is no mapped connection to it. The location adjacent to an existing residential area suggests that sewerage connections may also be available.

PLANNING HISTORY:
None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Access Appraisal