

Draft Policy A3 – Proposed Site Allocations – draft plan v5.3

The following sites are identified as Preferred Options for new housing development, subject to the criteria in the policy set out for each site. The sites are identified on Maps 2, 3 and 4.

Site 1, Cats Whiskers Boarding Cattery, Winnal - see Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Site layouts reflect the characteristics of the local area with properties set back from the road and accessed by driveways.
2. Development is sited and designed to minimise overlooking of existing neighbouring properties and local residential amenity is protected.

Development of holiday accommodation (C1) would also be acceptable on this site.

Site 4, Willoughby Cottage Garden, Winnal - See Map 2.

This site is considered suitable for the development of 1 dwelling, provided that:

1. Safe and suitable access is provided from the road.
2. Any removal of existing established mature hedgerows or trees for access or development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 6, Church Road, Allensmore - see Map 3.

This site is considered suitable for the development of up to 2 dwellings, provided that:

1. Suitable and safe access is provided from Church Road.
2. Development proposals provide effective surface water drainage measures to protect existing and future residential areas in the Church Road area from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.

Site 14, South of Winnal Farm, Winnal - see Map 2.

This proposed site is significant in scale and development of the entire area may not be appropriate. Development of part of the site for 13 dwellings is supported provided that:

1. Development proposals include suitable screening and landscaping to protect long distance views towards the site from all directions, taking into account the site's prominent location within the landscape which has an open, rural character.
2. Built form is concentrated in the south east corner as this area is considered to have a lower landscape sensitivity and adjoins existing built form at Chimney Meadows.

Site 15, Cobhall Lane, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 4 dwellings. The capacity of the site is constrained by Cobhall Lane which is a high sided single track road with limited passing spaces.

Residential development will be supported provided that:

1. Development proposals are designed and sited to integrate well with the existing built form and reflect the local linear settlement pattern.
2. Residential amenity of existing local neighbouring properties is protected and development is set back from the roadside to maximise separation distances and reduce overlooking of properties on the other side of the lane.
3. Any removal of existing established mature hedgerows or trees for access or other development of the site is offset by replacement planting of suitable local species to enhance biodiversity.

Site 20, Cobhall Common - see Map 4.

This site is considered suitable for the development of up to 8 dwellings provided that:

1. Development reflects the existing pattern and grain of nearby development where houses are set in large plots, and development is of a low density (below 30 dwellings per hectare).
2. Proposals are well integrated with the existing settlement pattern and continue the linear form of the village.
3. The design and layout of the development minimises overlooking of existing nearby properties and protects local residential amenity.

Site 16, Court Plocks - Barn Conversion

Map 5 Court Plocks



This site is considered appropriate for a single dwelling through the conversion of the existing barn at Court Plocks from agricultural use to residential use.

Any proposed conversion should be of a high quality design which is sensitive to the barn's existing character.