

Wolston Site Allocations Development Pack

Addendum following Parish Council consultation in June 2016

Summary of Addendum

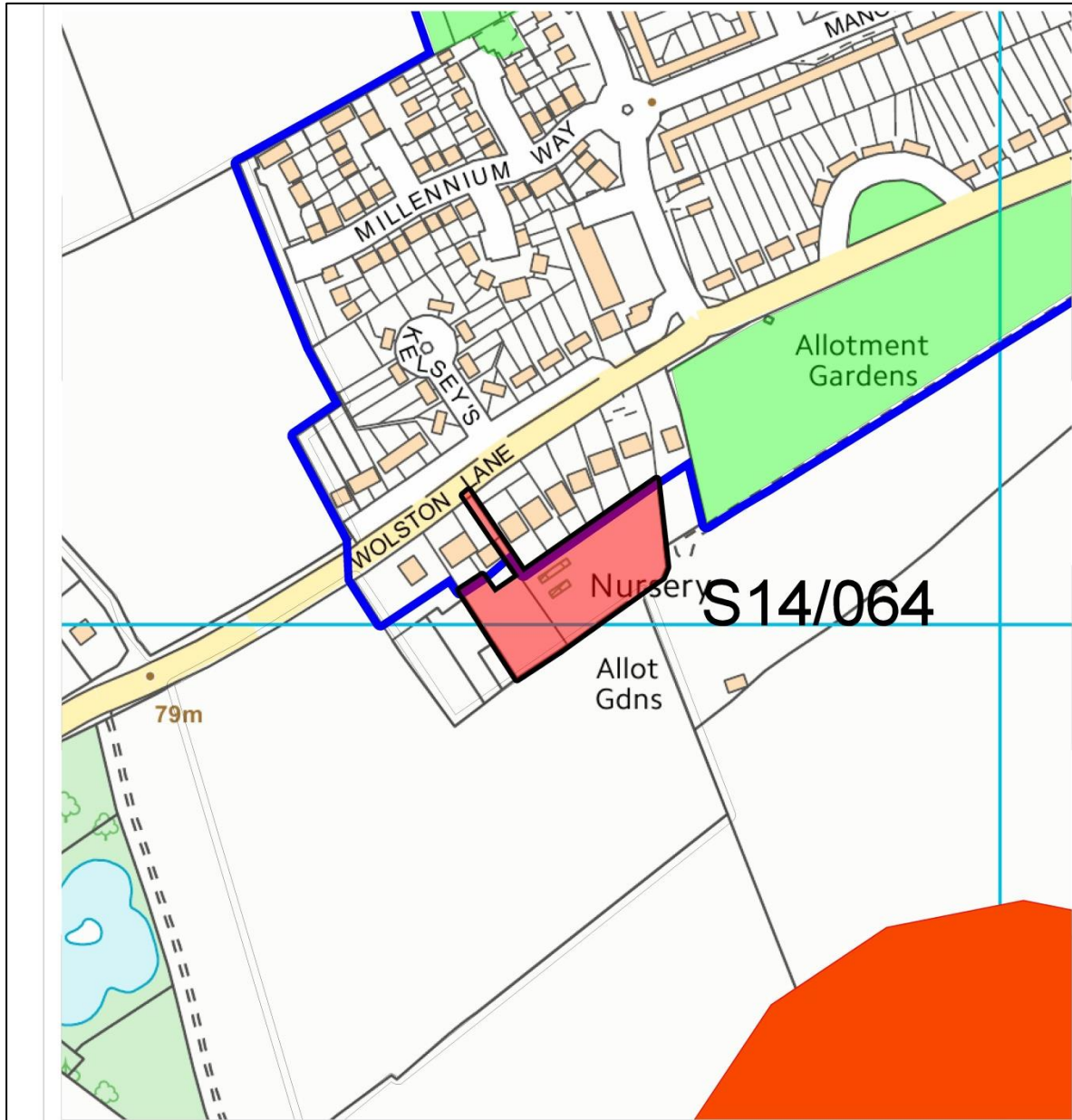
The original Wolston Site Allocation Development Pack (June 2016) contained analysis of eight sites adjacent or in close proximity to the settlement boundary.

This addendum contains a revision to site S14/064 to amend two of the distance calculations in the 'Accessibility – Proximity to Services' table, following receipt of further information from the site promoter. The revised proforma for S14/064 is shown below.

Following consultation with Wolston Parish Council, further investigation was also carried out regarding possible access arrangements to site S14/009. However there is no change proposed to the information or conclusion contained within the original Wolston development pack as suitable access has been confirmed as not deliverable from either Dyer's Lane or Lamma Court.

Site S14/064: Lindon Tree Bungalow, Wolston	
Capacity	15 dwellings (informed by site promoter)
Site Area	0.57 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Site of Special Scientific Interest (SSSI)
- Site S14/064
- Wolston Village Boundary

The site is 0.57 hectares in size and adjoins the settlement boundary to the north. The site is currently garden land with some small horticultural buildings present. The land is classed as being of grade 3 agricultural quality with a number of mature trees and established

hedgerows on the boundary of the site.

Adjacent to the north of the site are residential properties within the settlement boundary along Wolston Lane, including Lindon Tree Bungalow for which access to the site is proposed. To the east is an allotment, and to the south and west is open agricultural land.

Approximately 400 metres to the south of the site is Wolston Gravel Pits SSSI, which is classified as such due to geological interest. The hollow itself is a relatively small feature not visible from the site and separated by hedgerows and intervening agricultural land.

Green Belt and Landscape Character

The site is within Green Belt parcel WN2. The Green Belt review states this parcel plays a role in preventing ribbon development along Wolston Lane and Stretton Road. The site is adjacent to residential development to the north and allotments to the east within the existing settlement boundary, however is surrounded by open agricultural land to the south and west (albeit with a large garden centre approximately 700 metres to the west). Whilst London Road provides a defensible boundary to the south of the parcel, this is some distance from site S14/064 and therefore does not prevent encroachment on the countryside to the south.

The Draft Landscape Character Assessment 2016 considers site S14/064 within its assessment of landscape parcel WO_06. It states that the parcel comprises a predominantly large scale, open, pastoral landscape on rolling terrain. The extent of tree cover across the zone is insignificant and only occurs within hedgerows. The assessment concludes that the parcel has a high sensitivity to development overall due to its openness, prominent skylines and visibility. However, site S14/064 could accommodate development, providing the retention of mature vegetation along the boundary is retained, which completely encloses the site from the wider open landscape.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14064	890	800	850	860	800	260

Site S14064 is within walking distance to all village services; it is marginally beyond an average ten minute walk distance to three of the above services however this is not deemed to significantly affect the sustainability of the site.

Accessibility – Highways and Site Access

The site is proposed to be accessed off the existing driveway access off Wolston Lane, which could extend to 12 metres to allow for sufficient width for safe vehicular and pedestrian access alongside each other. If required the partial demolition of the existing Lindon Tree bungalow, which is in the same ownership as the site being promoted, could occur to enhance access arrangements.

The Highways Authority state that there is an ability to implement a suitable access arrangement to the highway network, with there being sufficient width to accommodate a 5.5 metre minimum access road and 2 metre footpath alongside.

Photo1 – Looking south-east to site access, proposed to left of existing Linden Tree Bungalow (centre-right of photo)



Layout

No site layout has been provided for the site.

Conclusion

The site could have a suitable access to the highway network, and is well screened due to the mature vegetation along the boundary which completely encloses the site from the wider open landscape. There are no other constraints to development of the site.

The site is considered suitable for allocation.