

Hazelbury Bryan Neighbourhood Plan

Site 11: M Richard's Tractors site

SITE DESCRIPTION

A flat site of 0.5ha current used for light industrial and accommodation. The area is flat, bordered by houses, fields and the road. The business employs some 6 workers .

PROPOSED USE

Six houses (to include existing property).

ACCESS

Direct from main road with good visibility. Reasonable foot access to Village.

ENVIRONMENT AND LOCAL FEATURES

Brownfield site – none.

OTHER

The proposal is to relocate the business to site 12, beside Kings Stag Mill, providing more space for expansion and better access for customers.

No obvious constraints, however because of former and current use a pollution check should be required.

OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none">• Replaces brownfield site in an existing housing area.• Moving light industry and associated noise from a residential area.• Potential for affordable/starter homes.• Removes at least some larger vehicles from the centre of the Village	<ul style="list-style-type: none">• Site may suffer pollution.
Proposed mitigation required	
Avoidance of loss of employment by relocation.	
Retention of existing house.	
