

Hazelbury Bryan Neighbourhood Plan

Site 15: Fields between The Causeway and sewage works.

SITE DESCRIPTION

Two large fields totalling 4.6ha, divided by the access road to the sewage works. Both are flat beside the road sloping down towards the works. Whilst low in prominence, they are open and surrounded by mature hedgerows and some trees with TPOs. One contains a relatively new barn. The whole site falls within the sewage protection area. The site fronts The Causeway for its entire length and part is currently used as a caravan site.

PROPOSED USE

A scheme is proposed of mixed use including work units on both, housing on the southern site, community facilities and recreation areas on the northern site.

ACCESS

Should apparently be good as it is proposed to provide separate access to each site from The Causeway. Foot access to the Village also to be provided.

ENVIRONMENT AND LOCAL FEATURES

Mature hedgerows and trees.

OTHER

The proximity of the sewage works could prove a problem. Odour tests would be needed. Power cables edge the sites. Road frontage best suited to residential development.

OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none">• Provision of community facilities• Provision of recreation areas• Provision of affordable/starter homes.	<ul style="list-style-type: none">• The impact of the sewage works.• Ground conditions in lower areas.• Attraction of an area beside a sewage works for recreation.• Loss of caravan site
<p>Proposed mitigation required</p> <p>Retention of hedgerows and trees.</p> <p>Retention of barn.</p> <p>Restriction on development areas</p>	
