

Introduction

As part of the promotion of the land to the north of the B1257 on the western boundary to Amotherby (Site 148), draft proposals have been produced to demonstrate how the site could be developed in a manner sympathetic to its settings whilst meeting the aspirations of local residents. In this respect cognisance has been given to the site's characteristics and its relationship with its surroundings, as well as the unique opportunities available.

Before expanding upon the details which accompany this submission it is appropriate to describe the site in brief, as this informed the draft proposals.

The Site

The site comprises a rectangular parcel of land that extends north from the B1257 to Amotherby Primary School, on the western edge of the village. The site is 2.83 hectares and slopes gradually down to the school from the road. The road also drops gradually from west to east, and is 40 mph past the site.

The site has no specific features within its boundaries other than a footpath that runs diagonally from the south western corner to a path north of Melton House, on the eastern boundary. The margins include some mature trees to the west, north and east, and there is mature planting within the rear of Melton House.

Residential densities to the immediate east are relatively low, with a significant proportion of detached units. The village centre includes a range of unit sizes and an urban morphology that has developed (as would be expected) in an ad hoc fashion over time. The school to the north is single storey and there appears to have been some recent expansion within its grounds.

Due to changing topography and the intervening road and planting beyond there is no direct relationship between the site and the land to the south, which lies within the AONB.

The Illustrative Masterplans

As suggested, two illustrative schemes have been produced to demonstrate how the site could be developed. The principally variation between the two is the inclusion of a village hall closer to the hub of the school, which would be readily accessible without crossing the B1257. Both schemes propose access from the B1257 to the south, and provide the required visibility splays. Both schemes also propose a parking and drop-off area for the south of the school, which would relieve the congestion that occurs on Meadowfield and within the village centre at peak periods. The layout is currently illustrative and could be amended to provide a greater buffer to the houses beyond. The footpath would be preserved in both instances, with natural surveillance being provided along its length. One scheme does, however, propose some minor realignment.

There was a suggestion that the site potentially could accommodate some 59 units. However, specific consideration has been given to the character and layout of the adjoining village, and the need to respect the rural edge location. In the light of this the densities are deliberately reduced towards the west and south, with a more dispersed pattern proposed to the west. It is then proposed to supplement existing planting to further feather the proposals into its rural edge location. The proposed units along the southern boundary are also set back from the road, utilising the change in levels to ensure that they are not an intrusive or have an inappropriately urbanising influence. This will also ensure that the development of the site does not affect the setting on the AONB to the south.

With respect to the amenity of adjoining residential properties, the layout and setback will ensure that there is no impact upon the nearest properties, with suitable planting being proposed in sensitive locations. However, as suggested above, the carpark/drop-off area could be drawn further away from the nearest existing residential properties.

Both schemes propose a mix of unit sizes ranging from smaller starter homes to larger detached units. This would assist with local provision whilst the 44 or 45 units proposed would make a meaningful contribution to the district's housing requirements (including affordable housing) without destabilising the local community.