

7. Site 007. Land to N of Veldo Lane and west of Duke Street

Area: 2.3 has. Capacity: 70 dwellings

Vehicular access. Access from C1129 (Duke Street) may be possible but road would require widening and footpaths. This may require 3rd. party land. Subject to the number of dwellings the sightlines may not be achievable onto the C1129. Any access may conflict with the pedestrian access to the Withington Primary School.

Pedestrian access. This would be provided from Duke Street as part of the new vehicular access. Additional pedestrian access could be provided from Veldo Lane, although the agent for the owner(s) has previously questioned the legality of this possibility.

Physical characteristics. The site rises from the north-east corner on an irregular pattern due to historic quarrying. There are no features dividing the site. In the north east corner there is a pond with a history of great crested newts. The site is adjacent to the Withington Conservation Area. There are natural springs on the site and some drainage pipes.

Area. The site is too large for 30 dwellings and difficult to subdivide. The access capacity may prevent development of the whole site leaving a remnant of agricultural land with restricted access going through any development.

Public comments

Quarry!

Good location for possible housing development

Unsuitable as access would have to be onto Duke Street where already issue with access onto road, opposite the pedestrian access to the primary school. (3 comments)

Unsuitable as land is sloping with old quarry area originally and drainage issues.

Unsuitable as part of historic core of Withington outwith the village envelope, a new modern development would be totally out of keeping with nearby conservation area and historic Duke Street. (2 comments)

Unsuitable as Great Crested newts found here. (2 comments)

Access problems. Totally unsuitable. One preference.

6,7,8,9,12 are obvious choices if affordable houses required, as close to amenities

Would make too much infill causing too much traffic up and down the hill opposite the school pedestrian access.

Ideal position for development safe for families to enjoy village life.

All traffic would go through the village on unsuitable roads.

