

8. Site 008. Land to north of Withington School Area: 0.8 has. Capacity: 25 dwellings

Vehicular access. Access from C1129 (Duke Street) but could require 3rd. party land for sightlines. Traffic entering the site from the south may be screened from traffic travelling east along Duke Street.

Pedestrian access. Footpath provision would be required along Duke Street up to the school pedestrian entrance. May require 3rd.party land. A public right of way crosses the site and would have to be diverted onto any adopted new road/footpath.

Physical characteristics. This is a prominent site making a significant contribution to the Conservation Area, and the setting of the buildings in the area.

Area. As the site is within the Conservation Area any development would have to be low density, and high quality design. This may affect the viability of any development to provide for 'affordable dwellings'.

Public comments

Conservation Area, narrow lane. Retaining historic core is desirable.

Access problems.

2nd. Option

Preferences. 6,7,4,8,12,11,9.

6,7,8,12 are obvious sites if affordable housing required due to ease of access to amenities.