

12. Site 012. Land adjacent to Primary School

Area: Small site. Capacity: 4-5 dwellings

Vehicular access. Vehicular access would be from Duke Street as a private drive. This may conflict with access opposite for the Mintons development. Also potential conflict with school access but see below.

Pedestrian access. Directly from Duke Street. There may be the opportunity to provide an improved pedestrian access to the school to eliminate the steps.

Physical characteristics. The site is flat. It lies within the Conservation Area and provides an open setting to the main buildings in the conservation area.

Area. This is a small site registered as Glebe Land (owned by the church authorities). Part of the original site has been absorbed into an adjoining garden but the site could go towards meeting the demand if it was decided to have several small sites rather than 1 larger site. As it is within the conservation area a high quality design would be required.

Public comments

Access problem.

One of preferred sites.

Obvious choice due to ease of access to amenities.