

Land adjacent 32 Rookery Road, Wyboston

This site is submitted for consideration as an allocation within the local plan review. The site lies to the east of Rookery Road and to the south of Northfield Road. Existing surrounding development is residential in character in a relatively loose knit form of development.

It is proposed that the site could accommodate up to 30 dwellings at a density of 20 dwellings per hectare. This lower density of development will fit site more comfortably with the surrounding pattern of development. Given the location of the site in the north east corner of this built area, any impact upon the existing pattern of development will be minimised as the site has a frontage onto Northfield Road. It therefore would not represent an incongruous extension of built development that one would see if the plot of land was located further to the south of this site,

The site is not subject to any overriding constraints that would prevent/constrain development that cannot be mitigated in the normal way as part of a final detailed layout. Access would be via a priority junction onto Rookery Road with straight visibility in either direction.

This site is submitted as being a modest and proportionate addition to the existing development in the area.