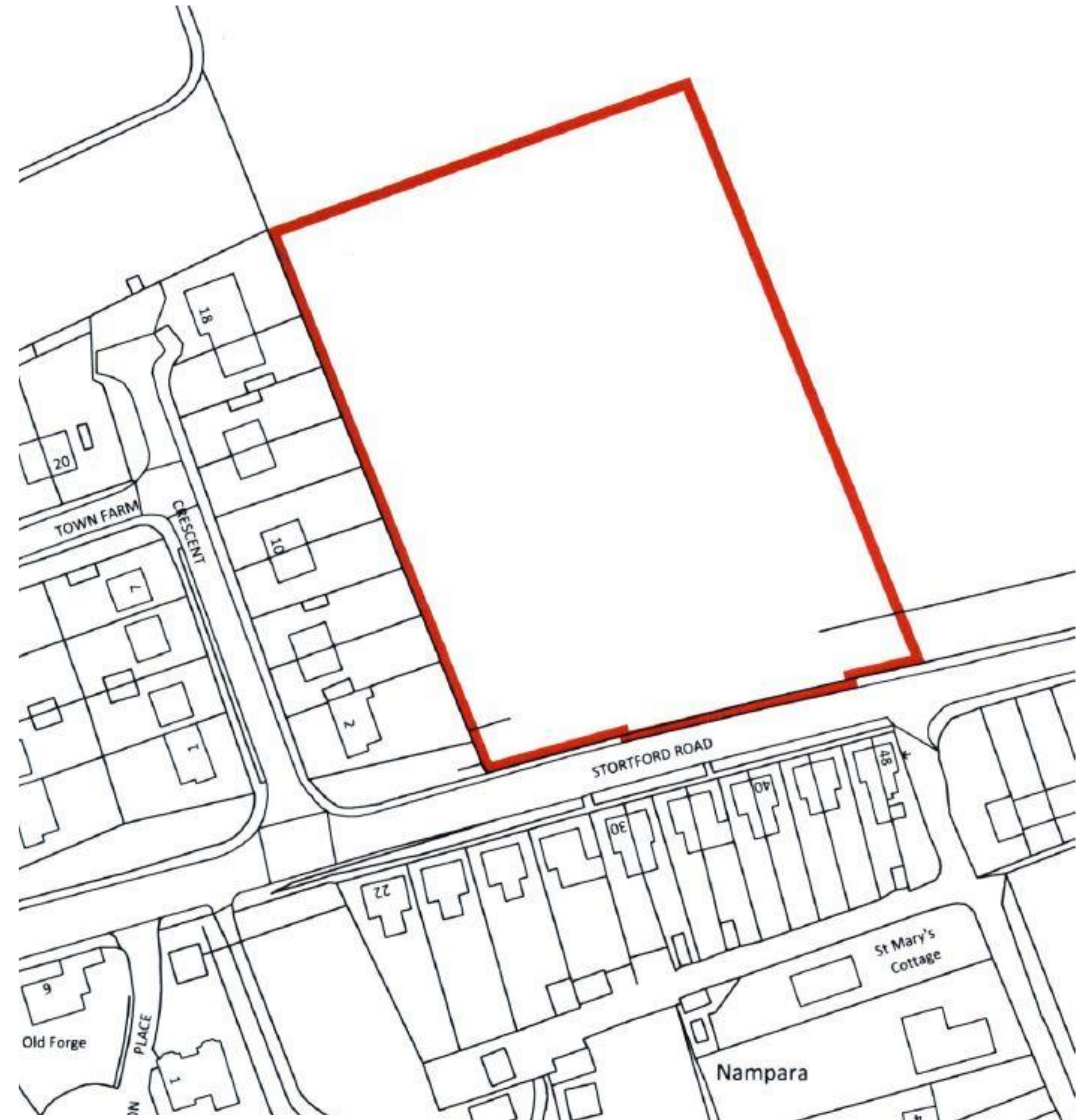


3 THE SITE

The application site is illustrated in red on the site location plan to the right (an aerial photograph is on Board 1). The site currently benefits from Outline Planning Permission for 15 dwellings, granted in June 2018 (see Board 4). The site is adjacent to but outside the settlement boundary.

The site measures 0.96 hectares (2.37 acres) in size and is a small piece of a larger agricultural field. The site benefits from an existing access onto Stortford Road. The topography of the site rises from its lowest point on its south west boundary on Stortford Road. The site is bound by the residential development of Town Farm Crescent on the west, open farmland to the north and east, and by Stortford Road (A120) to the south. The Stortford Road boundary is supported by existing mature vegetation and landscaping, as shown on the photograph below.



Site Location Plan



View of Site looking west on Stortford Road