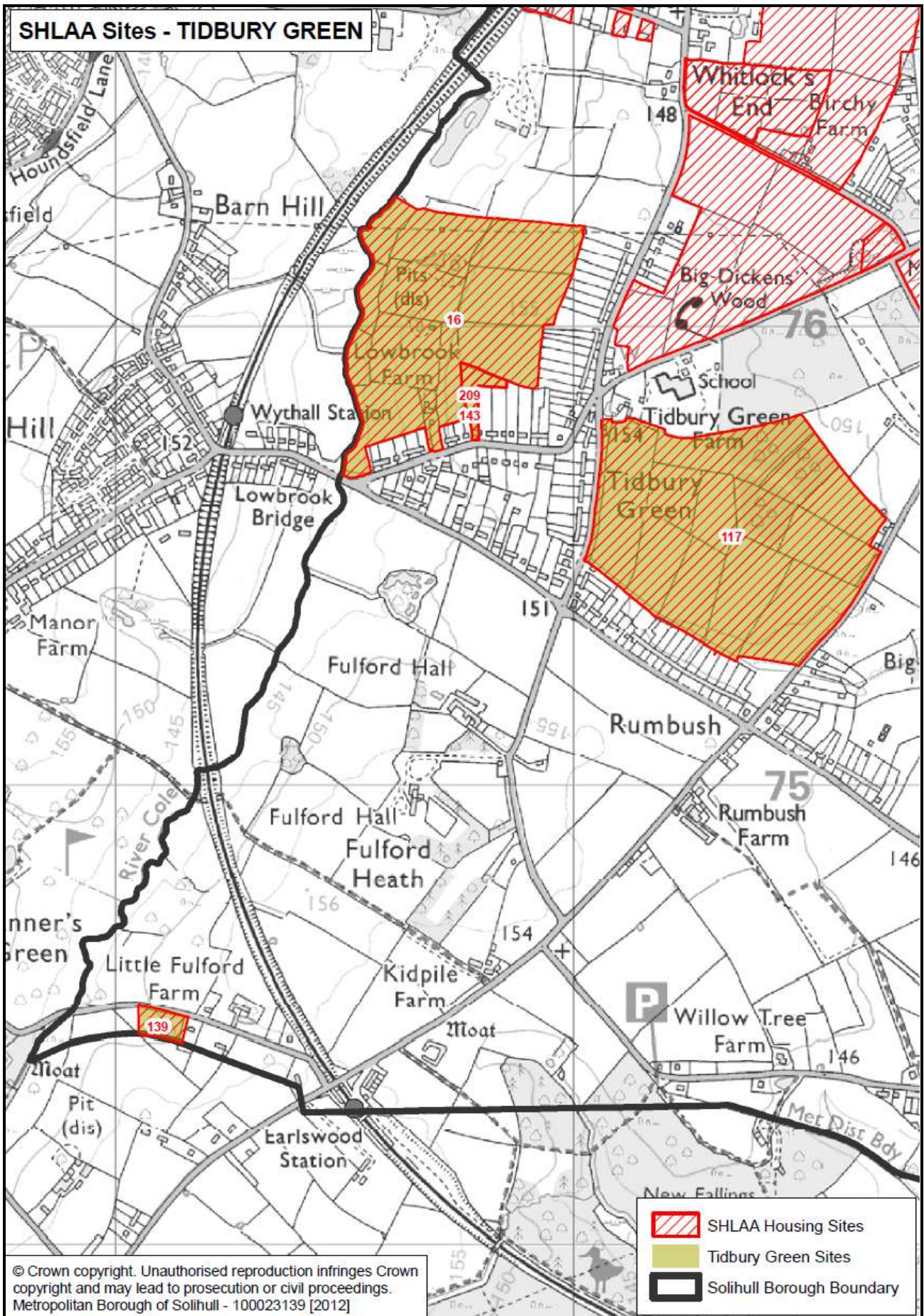


Tidbury Green Sites

TIDBURY GREEN

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
16	Land at Lowbrook Farm	No
117	Land at Tidbury Green Farm	No
139	Land adj Tudor Croft, Tanners Green Lane	No
143&209	Land to the rear of 60 Old Oak Cottage	No



Site 16: Lowbrook Farm, Lowbrook Lane



Proposal

Site Size	19.25ha (47.58ac)
Existing Use	Green field
	Farmland
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services River Cole Ponds Access Rail line Land levels Agricultural land classification - 3 1/100 and 1/1000 year flood zone Local wildlife site Insufficient primary school capacity if developed at a high density Habitats of interest
Accessibility	Primary Schools – high – outside desirable parameters Secondary Schools – high – outside desirable parameters Health – medium – outside desirable parameters Fresh food – high – outside desirable parameters Overall – medium – outside desirable parameters

Tidbury Green – SHLAA Site Assessments, September 2012

	N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site has been excluded from the green belt to meet long term housing needs, but the site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. High level of demand expected. High level of sales expected. Viable opportunity.
Cost	Full intrusive ground survey required, ecological, topographical in undeveloped areas. Suitable access. Infrastructure works. Service provision or increased capacity. Ground monitoring of pond areas. Foundation solutions Design and build solutions Flood Risk Assessment Ground remediation
Delivery	Projected build would take 36 - 72 months. Joint Venture Phased development. Would suit all national house builders and large developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced housing. 1 and 2 bed apartments.</p> <p>Site could accommodate a development of 577 – 962 units.</p>
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Include in SHLAA

No	Safeguarded Land
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Consider Further for Allocation

No	<p>Good accessibility to local services and facilities from parts of the site, poor from others. Accessibility to GPs, secondary schools and employment by walking and cycling is along unsuitable routes.</p> <p>Although excluded from the green belt, development would impact on green belt functions and openness.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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Site 117: Land at Tidbury Green Farm, Rumbush Lane



Proposal

Site Size	25.51ha (63.05ac)
Existing Use	Green field
	Grazing, pasture
Proposal	Housing / Social or Community use
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, safeguarded
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary) Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services Access Land levels Habitats of interest May be insufficient school capacity if developed at a high density Adjacent local wildlife site Arden pasture
Accessibility	Primary Schools – high-low Secondary Schools – high/medium Health – medium/low Fresh food – high/medium Overall - medium/low

	N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site has been excluded from the green belt to meet long term housing needs, but the site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture High level of demand expected. High level of sales expected.
Cost	Full intrusive ground survey required, ecological, topographical in undeveloped areas. Suitable access. Infrastructure works. Service provision or increased capacity. Extended Phase I survey
Delivery	Projected build would take 36 - 96 months. Joint Venture Several phases of development Would suit all national house builders and large developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced housing. 1 and 2 bed apartments. Site could accommodate a development of 765 – 1275 units.</p>
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Include in SHLAA

No	Green belt, safeguarded land
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Consider Further for Allocation

No	<p>Good accessibility to local services and facilities from parts of the site, poor from others. Accessibility to GPs, secondary schools and employment by walking and cycling is along unsuitable routes. Although excluded from the green belt, development would impact on green belt functions and openness. A small part of the site close to the village centre could be considered to meet local affordable housing needs (100% affordable).</p>
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Site 139: Land adjacent Tudor Croft, Tanners Green Lane



Proposal

Site Size	0.63ha (1.55ac)
Existing Use	Green field
	Paddock and stabling
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Existing structures Land levels Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – outside desirable parameters Fresh food – low Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flows.</p>
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing pepper potted amongst agricultural land.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and removal of existing structures and buildings.</p> <p>Design and build solutions.</p>
Delivery	<p>Under build to combat land levels or grading of site.</p> <p>Projected build would take 9 – 15 months.</p> <p>Would suit local, private, and small to medium sized developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached and semi detached houses.</p> <p>Site could accommodate a development of 18 - 31 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Poor accessibility to local services and facilities. Accessibility by walking and cycling is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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Site 143 and 209: Land to rear of 60, Old Oak Cottage



Proposal

Site Size	0.61ha (1.51ac)
Existing Use	Green field
	Farmland
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Part green belt, part safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Existing dwelling Access Land levels Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – medium Fresh food – high/medium Overall – medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	<p>Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flows.</p>
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture</p> <p>High level of demand expected.</p> <p>High level of sales expected.</p> <p>Viable opportunity.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical in undeveloped areas.</p> <p>Suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Ground monitoring of pond areas</p> <p>Foundation solutions</p> <p>Design and build solutions</p> <p>Flood Risk Assessment</p> <p>Ground remediation</p>
Delivery	<p>Projected build would take 18 - 36 months.</p> <p>Joint Venture</p> <p>Would suit all national house builders and large developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced housing. 1 and 2 bed apartments.</p> <p>Site could accommodate a development of 18 - 30 units.</p>
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Include in SHLAA

No	Green belt, safeguarded land
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Consider Further for Allocation

No	<p>Poor accessibility to local services and facilities. Accessibility by walking and cycling is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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