

**Hertsmere Borough Council
Strategic Housing Land Availability Assessment**

Part Two - Section 4

ELSTREE & SHENLEY

SHLAA sites in Elstree and Shenley

S1	Tokonoma Bonsai Nursery, 14 Shenley Road
S20	Land to West of Shenley Hospital and North of Cricket Ground
S25	43 London Road
S30	The Rise and r/o Clare Close
S51	Land at Fortune Oaks, Fortune Lane
S70	High Carrs, Barnet Lane,
S73	54 Sullivan Way,
S75	Stoneycroft & The Bungalow, Fortune Lane
S83	Elstree Free Church, High Street,
S85	South Medburn Farm, Watling Street

IMPORTANT INFORMATION – PLEASE READ

Development Status

This document contains details of land and sites identified to the Council as available for development. It is part of a technical study to assess future housing land supply. The Council is not at this stage proposing these sites as development land. Inclusion in the study does not oblige or imply that the Council will grant planning permission for residential development. Any planning application that comes forward will continue to be considered against current policies in national guidance, the Hertsmere Local Plan (Adopted 2003) and emerging Core Strategy.

Sites on Green Belt Land

The SHLAA study considers urban sites as well as greenfield and Green Belt land. This does not mean the Council have accepted the principle of the release any land from the Green Belt. The assessment made in the study that a site has potential does not amount to 'special circumstances' for development or alter its Green Belt status. The Council will continue to resist speculative applications for housing development on Green Belt land until changes are agreed in an adopted development plan. The Council's future approach to the Green Belt will be set out in its Core Strategy document which will be subject to full public consultation.

Consultation on sites

The SHLAA is a necessary technical exercise produced in consultation with local development stakeholders. The purpose of the study is to assess the amount of land with **potential** for housing and not to test whether each individual site is acceptable. Sites identified have not been subject to neighbour or wider public consultation as there is no certainty they will be allocated for development. If a planning application is received, then local consultation will take place in accordance with planning regulations. Following the adoption of a Core Strategy, the Council will publish preferred options for specific development sites which will be subject to extensive public consultation.

Limitations of site and Assessment Information

Details of site constraints and boundaries are based on the information provided from agents and landowners. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application. Other constraints may exist which have not been identified. The timeperiod for development of sites are based on the Council's views at the time of the study in consultation with the SHLAA Stakeholder Group. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The housing capacity of a site in the study either relates to the number of dwellings granted in an unimplemented planning permission (where applicable) or is an estimate based on the methodology contained within the SHLAA.

Sites not included in the study

The exclusion of sites from the study (i.e. because they were not identified) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been identified in the SHLAA.

Ownership

Hertsmere Strategic Housing Land Availability Assessment - Elstree & Shenley

The majority of sites assessed are in private ownership. The inclusion of a site owned by the Council or County Council does not mean a formal decision has been made to sell, develop or dispose of it.

Site Location / Address:

Tokonoma Bonsai Nursery, 14 London Road, Shenley

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	Yes	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

Existing Use:

Disused nursery (horticultural land therefore treated as non-PDL)

Relevant Planning History:

This site has been promoted for housing development throughout the LDF process.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	No	Yes
Green Belt		Adjacent to a Conservation Area			Builders yard to the rear

Site Suitability:

This site is located within a 10 minute walking distance of a primary school and food store. There are also bus services within five minutes walking distance of the site (i.e. the 602 and 651 bus services) providing convenient access to other services and amenities in Hertsmere.

Development of this site for housing provides an opportunity to replace the disused previously developed land with development of a higher amenity. Although not appropriate in the Green Belt, the harm from housing relative to this existing use would be reduced. In the Council's view, this thereby justifies development of this site for housing although at a low density in recognition of the low levels of services, amenities and public transport in this locale.

The adjacent Conservation Area and sensitive Green Belt location, as well as the small builders yard to the rear, would affect the density, layout and design of any housing scheme. However, they should not, in themselves, prevent any development of the site.

Overall, this site is considered suitable for housing development.

Site Availability:

A questionnaire has been submitted by the prospective developer of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village or rural (0%)	Low (0%)	Low (0%)	Semi-detached (10%)

Estimated density: (dwellings per hectare)

Net capacity: (no. units)

33 dph	13 homes (using gross-to-net ratio of 100%)
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Site Achievability:

This site is being promoted by a site developer and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Site Location / Address:

Land to west of Shenley Hospital and north of Cricket Ground, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	Yes	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

Existing Use:

Vacant open land

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Green Belt					

Site Suitability:

A very large area of land, in excess of 30 hectares, has previously been the subject of LDF representations. Although the entire area is physically and practicably capable of redevelopment, less than 1ha of land (approximately 0.93 ha) is sufficiently well located in terms of accessibility to local shops and / or three or more buses per hour at peak time. Notwithstanding the Green Belt constraint, a small area of the site is therefore considered to be suitable for development.

Site Availability:

The site has been the subject of representations through the LDF. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village (0%)	Low (0%)	Low (0%)	Detached (0%)

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

30 dph	24 homes (using gross-to-net ratio of 85%)
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Site Achievability:

The site would be unlikely to incur any significant development costs as a greenfield site, with no *known environmental constraints. In a borough with generally high housing demand, subject to an acceptable scheme coming forward, a limited amount of housing could potentially come forward on this site. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:

43 London Road, Shenley

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	Yes	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

Existing Use:

Garden

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	No	No
Green Belt		Conservation Area			

Site Suitability:

This site is within ten minutes walking distance of a primary school, food store and GP Surgery. There are also two bus services (i.e. the 656 and 602) within five minutes walking distance of this site, although these are relatively infrequent. Given this and the absence of substantial levels of PDL on-site, this site is not considered sustainable and therefore suitable.

Site Availability:

The site has been previously promoted by the owner of the site and there have been no land transactions recorded by the Land Registry since then on this property. On that basis, the site is considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, this site is not considered suitable for housing development. As such, it is neither deliverable or developable.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:

The Rise and r/o Clare Close, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

Existing Use:

Open land / grazing

Relevant Planning History:

This site was promoted for housing during the preparation of the Hertsmere Local Plan. The Inspector concluded against this as this site is within a strategically sensitive part of the Green Belt.

This site has been promoted for housing development throughout the LDF process.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt				Site slopes gently from north to south	TPO site (46/2006)

Site Suitability:

There are unlikely to be any physical constraints precluding development of this site. Much of the site is open land and the topography follows that of the adjoining developed, residential area.

However, this site is not within ten minutes walking distance of any services and amenities. A small part of the site is within 600 m of a school but not within any obvious pedestrian access to achieve that. On this basis alone, the site is not considered suitable for development.

Site Availability:

This site has been promoted for housing development throughout the LDF process. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, this site is not considered suitable for housing development. As such, it is neither deliverable or developable.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:

Land at Fortune Oaks, Fortune Lane, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Yes	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

Existing Use:

Unused, open land. Formerly part of the curtilage of Hill House.

Relevant Planning History:

Planning permission (TP/04/0637) was sought in 2004 for the erection of ten dwellings for the elderly and five detached dwellings. This was refused.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Yes	Yes
Green Belt		Conservation Area		Gently slopes from north to south	TPO site (2/2008)

Site Suitability:

Notwithstanding the Green Belt designation the site is physically and practically capable of development, with access from Fortune Lane. This site is located within a 10 minute walking distance of a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the W9, W7, 615 and 107 bus services) providing convenient access to other services and amenities in Elstree and Borehamwood. Accordingly, the location of this site is sustainable.

The Conservation Area designation would invariably affect the density and layout of any housing scheme but would not prevent any development of the site.

Plans submitted by the site developer indicate that housing will be confined to an 0.9 hectare area in the north half of the site. This largely excludes the areas of TPO trees in the southern half of the site.

Overall, this site is considered suitable for housing.

Site Availability:

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village or rural (+0%)	Low (+0%)	Medium (+10%)	Semi-detached (10%)

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

36 dph	28 homes (using gross-to-net ratio of 85%)
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Site Achievability:

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. It should also be noted that the yield calculated above, exceeds the number of units presently proposed by the site developer.

Development of the site for housing would require its release from the Green Belt, given the inappropriate nature of housing in the Green Belt, as per PPG2. This could potentially be achieved within five years of the Core Strategy being adopted, however, through the Site Allocations DPD.

Overall, development of this site is considered achievable.

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable 1-5 years	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Site Location / Address:
High Carrs, Barnet Lane, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

Existing Use:

Residential property

Relevant Planning History:

Planning permission (TP/07/2198) was sought in 2008 for the erection two detached houses. This was refused and a subsequent appeal dismissed. This scheme was refused on the basis of its design, scale and bulk rather than principle.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
				Site slopes gently from north to south	TPO

Site Suitability:

This site is not within ten minutes walking distance of any services or amenities, nor is it within five minutes walking distance of any public transport links. Given this, the location of the site is not considered suitable.

Site Availability:

The approval of a recent application for a significant two storey side extension with a different applicant would suggest that the site is no longer available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

This site is neither available or suitable for housing development. As such, it is not deliverable or suitable.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:

54 Sullivan Way, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes (in part of Elstree not in Green Belt)	No	No	No	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

Existing Use:

Residential garden

Relevant Planning History:

Planning permission (TP/08/0424) was sought in 2008 for the erection of an additional dwelling on-site. Permission was refused, although the principle considered acceptable.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	No

Site Suitability:

This site is located within a 10 minute walking distance of a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the W9, W7, 615 and 107 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is considered sustainable. Given this and the absence of other constraints and this site is considered suitable for housing.

Site Availability:

The site is available on the basis that the applicant in 2008 was the owner of the property at No.54.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village (+0%)	Low (+0%)	Low (+0%)	Semi-detached (+10%)

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

33 dph	1 home (using gross-to-net ratio of 85%)
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Site Achievability:

This site is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable.

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Reference

S75**Site Location / Address:**

Stoneycroft/The Bungalow, Barnet Lane, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes (in part of Elstree not in Green Belt)	No	No	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

Existing Use:

Residential property

Relevant Planning History:

Planning permission (TP/08/1005) was sought for demolition of Stoneycroft and the Bungalow and erection of block of 8 flats. Permission was refused and a subsequent appeal dismissed. It should be noted however that an in principle objection to housing was not raised.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	No	Yes
		Near to a listed building and Conservation Area			TPO site (7/2008)

Site Suitability:

This site is located within a 10 minute walking distance of a primary school, food store and GP Surgery. However, there are no public transport links within five minutes walking distance of this site. On balance, this site is still considered relatively sustainable given the existing services and amenities in this locale. Following revisions to PPS3, this site would now be considered as greenfield redevelopment.

The policy/heritage and tree restrictions are all important factors in determining the scale, positioning and design of any development but there is no 'in principle' reason why residential intensification of this site could not occur. There are no other environmental constraints which would preclude outright the possibility of any development.

Overall, this site is considered suitable for housing development.

Site Availability:

The site is considered available on the basis that there have been no land transactions recorded by the Land Registry on the site since the application was submitted in 2008. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. It can therefore be assumed that the site is available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village or rural (+0%)	Low (+0%)	Medium (+10%)	Semi-detached (+10%)

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

36 dph	7 homes (using gross-to-net ratio of 100%)
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Site Achievability:

This site is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Site Location / Address:

Elstree Free Church, High Street, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	Yes	No	No	No

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes (partial)	No	Yes	No	No

Existing Use:

Vacant former church and curtilage

Relevant Planning History:

A planning permission application (TP/08/1525) was received in 2008 for part demolition, conversion and extension of the existing church building to create 6 residential units. This was refused. A further, similar application (TP/09/0514) but for five residential units was refused in early 2009. This refusal is currently under appeal. It should be noted that in both instances, the principle of housing on-site was considered appropriate.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	No	No
Green Belt		Locally Listed Building Conservation Area			

Site Suitability:

This site is located within a 10 minute walking distance of a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the W9, 615 and 107 bus services) providing convenient access to other services and amenities in Elstree and further a field. Accordingly, the location of this site is highly sustainable.

The site is, in principle, capable of redevelopment notwithstanding the heritage constraints. A satisfactory scheme with sufficient parking, amenity space etc would need to be submitted but a residential redevelopment is appropriate on this site, as the church is no longer believed to be required for community purposes.

Overall, this site is considered suitable for housing.

Site Availability:

As noted above, a developer has made two applications to develop the site for housing in the last two years. Both have been refused, with the latest one currently under appeal. This indicates that the site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Village (0%)	Medium density (10%)	Medium (10%)	Mixed (+20%)

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

44 dph	3 homes (using gross-to-net ratio of 100%)
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Site Achievability:

This site is being promoted by a developer and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:

South Medburn Farm, Watling Street, Elstree

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Some	Yes

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

Existing Use:

Equestrian Centre

Relevant Planning History:

Several planning permission applications have been received in the last decade for residential development on-site. The latest (TP/08/1482) for conversion of an existing barn to a single dwelling was refused in August this year.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	No	No
Green Belt		Listed Building			

Site Suitability:

The presence of a listed building acts as a constraint on part of the site. This would not preclude housing development, provided a sensitive scheme was designed.

Although the site can be accessed directly off Watling Street, its development would be contrary to PPG2 (in the absence of any very special circumstances – which to date have not been demonstrated) and the residential development of Green Belt in this isolated location would be inconsistent with the emerging Core Strategy – which does not advocate a ‘rural expansion’ approach to accommodating growth. Under the emerging policy framework, there would be no rationale for allocating a site such as this. The prospect of housing coming forward within the next five years is therefore very limited.

This site is also not located within ten minutes walking distance of services and amenities or within five minutes walking distance of relatively frequent public transport services. Accordingly, the location of the site for housing is not considered sustainable.

Overall, this site is not considered suitable for housing.

Site Availability:

As noted above, the landowner has made several applications to develop some housing on-site, the most recent of which was refused in August this year. This indicates that the site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

Estimated density: (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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Site Achievability:

This site is located in an area where there is high demand for housing. Furthermore, the continued applications for only one home indicate that housing development even at such a small scale is economically viable. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Although available, this site is not considered suitable for housing development. As such, it is neither deliverable or developable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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