

Strategic Housing Land Availability Assessment

APPENDIX 3							
SHLAA ref	116	348	349	WH/r1	WH/r2		
Pref. Options	n/a	n/a	n/a	SP1	n/a		
Address	The Estate Yard, Hoo Park	Land between Horn Hill and Bendish Lane	Rose Farm	Land south of, High Street	Land south of, High Street		
APPENDIX 3							
Agriculture	3	3	3	3	3		
AQMA	No	No	No	No	No		
AONB	No	No	No	No	No		
Archeology	No	No	No	No	No		
Common / CROW	No	No	No	No	No		
Cons Area	No	Adjacent	No	Adjacent	Adjacent		
Contaminate	No	No	No	No	No		
Flood - river	No	No	2 (part)	No	No		
EA							
Flood - surface	Low (part)	High (part)	High(part)	Low(part)	No		
Green Belt	No	No	No	No	No		
Habitats	Adjacent	No	Adjacent	No	No		
Listed	No	No	Yes	Setting	No		
Local Nature Reserve	No	No	No	No	No		
PROW	Adjacent	Adjacent	Adjacent	Yes	Adjacent		
Reg. P&G	Yes	No	No	No	No		
SAM	No	No	No	No	No		
SPZ	3	1	3	3	3		
SSSI	No	No	No	No	No		
Wild	No	No	Adjacent	No	No		

APPENDIX 4					
Suitable	No	Yes	No	Yes	Yes
Summary Reasons	Plot containing agricultural buildings associated with Hoo Farm. Detached from nearby settlements and would result in development with no access to facilities or services. Currently covered by rural restraint policy. Local Plan will not inset / exclude plots of this nature from the prevailing policy designation in the surrounding area.	Undeveloped agricultural land to west of Whitwell. Site partially bounded on two sides by residential development. Remaining boundaries well established. Site slopes relatively steeply down from rear of properties on Horn Hill and topography and relationship with surrounding uses will need to be carefully considered. Potential to take access from site frontage on Bendish Lane. Site is currently in area of rural restraint and would require amendment to village boundary.	Farm and surrounds bounded by adjoining roads and Minram River. Frontage to Codicote Road which provides opportunity for access. However, to east of B651, Whitwell contained to south of Codicote Road and question desirability of breaching this boundary. Land to the west - which might allow for better integration of this site with the village - has not been promoted and development here in isolation would appear detached.	Undeveloped land to rear of Whitwell High Street. Bounded on two sides by existing village with well established planting on remaining two sides. Need to ensure access arrangements that are sensitive to adjoining. Conservation Area and listed buildings. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly to take account of issues.	Undeveloped agricultural land to south of Whitwell. Site well bounded on three sides but no demarcation of southern edge on the ground. Requires access and this could probably only be satisfactorily delivered through any development of site 158. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly for consistency with adjoining land.
Available	Yes	Yes	Yes	Yes	Yes
Achievable	-	Yes	-	Yes	Yes
Refined Area	0	6	0	2.2	3.3
Dwellings	0	41	0	40	60