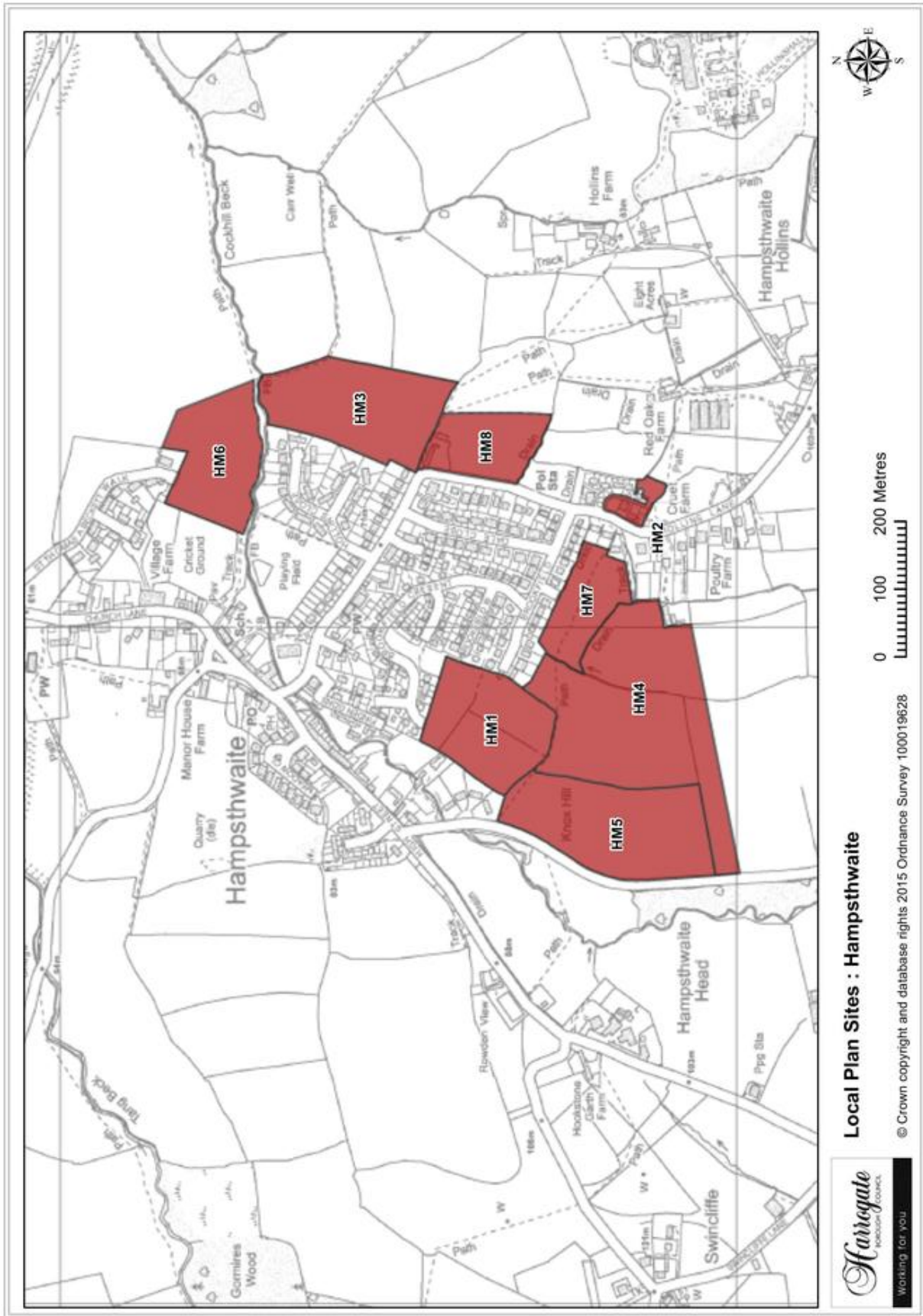


SHELAA – Proposed sites in Hampsthwaite



Site Ref: HM2			
Settlement: Hampsthwaite	Location: Land at Cruet Farm	Land Type: Greenfield	Site Area (ha): 0.315
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.27	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small, irregular shaped site accessed from Hollins Lane via Cruet Fold. To the north and east of the site lies a small group of new houses beyond which lies open countryside used for grazing. Planning permission has been granted for the development of 1 dwelling (16/00041/FUL) on that part of the site that fronts Hollins Lane. The remaining undeveloped part of the site would be suitable for infilling.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by and agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the recent planning permission for development of part of the site submitted.		
Potential yield: 6	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 6	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.2 Site HM3

Site Ref: HM3			
Settlement: Hampsthwaite	Location: Land at Hollins Farm	Land Type: Greenfield	Site Area (ha): 3.1057
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.33	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field to the south of Cock Hill Beck on the eastern edge of the settlement. There is modern housing development to the west and agricultural land to the north, east and south. At the northern end of the site a small part is at risk of flooding (Flood Zone 3a) and development of this area should be avoided. Site HM8 immediately adjoins the southern boundary of the site. Any development proposal would need careful design, layout and landscaping, however, the view of the Highway Authority is that the site frontage to the adopted highway is too narrow to accommodate a suitable access.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by a strategic land company on behalf of the landowner.		
Currently achievable? Yes	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.3 Site HM4

Site Ref: HM4			
Settlement: Hampsthwaite	Location: Land south of Brookfield	Land Type: Greenfield	Site Area (ha): 6.0218
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.91	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is irregular shaped comprising several agricultural fields (or parts of fields) lying to the south Brookfield and a site currently being developed for housing. There is no defined southern boundary. Agricultural land lies to the east, south and west of the site. Any development proposal would need careful design, layout and landscaping, however, there may be access issues as in the view of the Highway Authority the scale of development would require two accesses which can only be achieved by development of adjoining sites.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners (along with site HM5).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 97	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 97	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.4 Site HM5

Site Ref: HM5			
Settlement: Hampsthwaite	Location: Land to east of Rowden Lane	Land Type: Greenfield	Site Area (ha): 3.6151
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.71	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is an agricultural field to the south west of the village that abuts Rowden Lane beyond which there is further agricultural land. The land rises to the north east of the site and development of the site on its own would be highly visible because of the site's exposed position at the village edge.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners (along with site HM4).		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.5 Site HM6

Site Ref: HM6			
Settlement: Hampsthwaite	Location: Land south east of St Thomas a Beckett Walk	Land Type: Greenfield	Site Area (ha): 2.26442.0
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.70	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises an arable field to the north of Cockhill Beck and to the east of the Cricket Ground. There is residential development to the north and south of the site. A significant proportion of the site, including the site access, lies in an area at risk of flooding (Flood Zones 2 and 3, including 3b) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. An outline planning application (15/01993/out) for 5 dwellings on the majority of the site was refused in September 2015 and is currently the subject of an appeal.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.6 Site HM7

Site Ref: HM7			
Settlement: Hampsthwaite	Location: Land off Brookfield Garth	Land Type: Greenfield	Site Area (ha): 1.3466
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.21	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the south of residential development at Brookfield, with further residential development to the east/south east off Hollins Lane. To the west is agricultural land (including site HM4). The land itself is overgrown and not in productive agricultural use. The site is well related to existing residential development to the north and east and would be a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a national house builder.		
Currently achievable? Yes	Achievability notes: There is know interest from the development industry in this site.		
Potential yield: 30	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 30	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.7 Site HM8

Site Ref: HM8			
Settlement: Hampsthwaite	Location: Land at 43 Hollins Lane	Land Type: Greenfield	Site Area (ha): 1.5182
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.36	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Hollins Lane and comprises two fields used for grazing, which contain a number of mature Oak trees. In the north west corner lies a residential dwelling with associated domestic curtilage. A public right of way crosses the northern part of the site. There is residential development to the west of the site. Any proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 33	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 33	For phasing years 11 - 15: 0	For phasing years 16 +: 0