

APPENDIX XXXX

Yarpole Group Housing Site Deliverability Assessment

Site Ref.	Ownership	Site Analysis (Deliverable – Available and Achievable)	Yes No/Not Sure (Y/N/?)	No. of Dwellings	Comments/Conclusions	Owner`s preferred timescale
		<u>SITES PROPOSED IN THE DRAFT PLAN FOR DEVELOPMENT</u>				
3	Mr.& Mrs. Bashford	Landowner submitted site via “Call for Sites”. Direct access to public highway. No known difficulties.	Y	2	Allocation less than originally asked for because of need to protect old school building setting and not overcrowd the site. Discussed with owner .	0-5 yrs
4	Mr. P Bashford	Landowner submitted site via “Call for Sites”. Access to public highway via car park area. No known constraints.	Y	2	After discussion with landowner site finally chosen is in different location enabling community benefit from increased parking at Parish Hall and more concentrated development in core of Cockgate.	0-5 yrs
5	Mr. Humphries	Landowner submitted land parcel via ‘Call for Sites’. Current planning application for 5 dwellings. Access available directly onto public highway. The site is a continuation of a small residential estate. No restrictive covenants known.	Y	5	Accepted site is smaller than area submitted. Submitted area was substantial in relation to need; concern about impact on amenity of larger site in terms of traffic generated and access road. Landowner`s agent notified of concerns including design. Additional possibility of public open space.	0-5 yrs
6	Mr.Humphries	Landowner submitted site via “Call for Sites”. Current planning application for one dwelling. Direct access to public highway. No restrictive covenants known.	Y	1	Discussions with agent are ongoing to see if up to 3 smaller houses could be built.	0-5 yrs
8	Ms. Craddock &Mr.Thompson	Landowner submitted site following “Call for Sites”. Direct access to public highway. No restrictive covenants known.	Y	1	Adjacent to existing development and within proposed settlement boundary.	0-5 yrs
9	Mrs.Lawson	Landowner submitted site via “Call for Sites”. No known constraints. Within existing settlement boundary and will be within the proposed one. Access via owner`s driveway which in turn has direct access to public highway	Y	1	This site is effectively infill. Site within old settlement boundary and also the proposed one.	6-10 yrs

10	Mr. Woodfield	Landowner submitted site via "Call for Sites". Previous planning application in 2012 refused as outside the then settlement boundary. Access is available directly onto public highway. Section 106 on part of the land which will be given to Parish Council for Community use if development proceeds.	Y	7	Submitted site was much larger but includes areas in flood zone2 and therefore excluded in accordance with our agreed criteria. Sensitive site which needs to be considered with site 18 to achieve most appropriate design. 2 low cost houses could be included within the total.	0-5 yrs
15	Mr. Morgan	Landowner submitted site via "Call for Sites". No known constraints. Conversion of existing farm buildings. Access to public highway from fram site. See also site 23.	Y	5	Owner agrees this could include 2 low cost within the total.	11-15 yrs
17	Mr. Coverly	Landowner submitted site via "Call for Sites". Access to public highway via two gates. No known constraints.	Y	1	Site submitted is partly outside proposed new settlement boundary. Proposed development of 1 dwelling is appropriate.	0-5 yrs
18	Mr Niblett	Land owner submitted site following "Call for Sites". Currently has a pre planning application in. No current direct access to public highway except via farmyard. No restrictive covenants known.	Y	7	Design ideally should be considered with site 10 because of the sensitive nature of the two sites. Need to ensure that we retain open views into and out of the village setting.	0-5 yrs
19	Mr. Byard	Landowner submitted site following "Call for Sites". Direct access to public highway. No restrictive covenants known.	Y	2	Access to site from Leys Lane. This and site 27 may provide opportunity for improvement of junction	0-5 yrs
20	Mr. Griffiths	Landowner submitted site following "Call for Sites". Direct access to public highway. No restrictive covenants known.	Y	1	Effectively infill	0-5 yrs
23	Messrs. r. A & BMorgan	Details included with site 15	Y	-		0-5 yrs
26	Mr Hughes	Landowner submitted site following "Call for Sites". Direct access to public highway. No restrictive covenants known.	Y	1	Within the former settlement boundary.	0-5 yrs
27	Mr. Fletcher	Landowner submitted site following "Call for Sites". Direct access to public highway. No restrictive covenants known.	Y	2	See note to site 19.	11-15 yrs
28	Mr. Wason	Landowner submitted site following "Call for Sites". Direct access to public highway. No restrictive covenants known.	Y	1	Effectively a conversion of existing barn	0-5 yrs
		Total allocations from proposed sites		39		

<u>SITES THOUGHT TO BE TREATABLE AS WINDFALL</u>						
1	Mr. Holder	Landowner submitted request via 'Call for Sites'. Access available directly onto public highway. Site is part of Stocken Farm, Luston.	?	1	Conversion of existing agricultural building	0-5 yrs
14	Mr Connolly	Landowner submitted request via 'Call for Sites'. Direct access to public highway. Existing redundant poultry shed.	?	1	Brownfield site in rural location	0-5 yrs
16	Ms. Arthur	Landowner submitted request via 'Call for Sites'	?	1	Proposal is for conversion of existing barn which was apparently an earlier dwelling.	0-5 yrs
25	Mr Godding	Landowner submitted request following 'Call for Sites' Direct access to public highway. No restrictive covenants known.	?	2	Conversion of existing agricultural buildings	6-10 yrs
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<u>SITES REJECTED</u>						
2	Mrs. Henry	Landowner submitted request via 'Call for Sites'	N	1	Garden Plot which would require new access to be created. Rural location. Development would not fit policy RA3	0-10 yrs
7	Mr. Niblett	Landowner submitted request via 'Call for Sites'	N	2	Insufficient access and detrimental to views out of village from a public footpath.	0-5 yrs
11	Ms. Atkinson	Landowner submitted request via 'Call for Sites'	N	1	Although access available, very rural location and inconsistent with RA3	0-5 yrs
12	Dr. McClean	Landowner submitted request via 'Call for Sites'	N	1	Rural location. Inconsistent with RA3	0-5 yrs
13	Mr.& Mrs. Tilby	Landowner submitted request via 'Call for Sites'	N	1	Rural location. Inconsistent with RA3	0-5 yrs
21	Mr. Turrell	Landowner submitted request via 'Call for Sites'	N	1	Site in rural location adjacent to, but outside, proposed settlement boundary. Deep cutting on highway at this point and boundary drawn to reflect this .	0-5 yrs
22	Mr. Pelham-Davis	Landowner submitted request via 'Call for Sites'	N	Not specified	Proposed to be kept as protected green area to provide a trace of the many orchards which influenced this settlement `s development.Owner informed.	0-5 yrs
24	Mr Jenkins	Landowner submitted request via 'Call for Sites'. Direct access to public highway. No restrictive covenants known.	N	1	Owner aware of proposal to reject . Site is located in area that the plan proposes should remain as "green lung" .	0-5 yrs