

SLAA 2016 - Officer Site Survey and Assessment

Site Information

Address	Grove Farm	Site ID
	Mytchett Road	352
	Mytchett	
Site Area (ha)	3.5	
How Site was Identified:	Opportunities in Established use	
ExistingUse:	Sui generis	
Is the Site Previously Developed Land (PDL)?	PDL	
Planning History:	None	

Site Suitability and Constraints

Policy, Environmental and Heritage constraints

Policy, physical and access constraints

Countryside beyond the Green Belt

Site description:

Within 10 minutes walk/cycle from main rail / employment / shops. Within countryside beyond the Green Belt. Site abuts settlement boundary and could form possible rural exception site.

Site Availability

Is site available?:

YES

Ownership status:

Information about the site's availability

Site suggested by owner, Site Allocations Issues & Options Consultation 2013 as land outside of mobile home site.

Site Achievability

Market and viability factors:

Site already meets a housing need in it's current form. Current license (Mar 09) is for 96 mobile homes on site. Permanent housing would be provided outside of mobile home site but may involve the loss of some units. Site identified as available now but unlikely to come forward in short to medium term. No major constraints on site but achievability would depend on re-locating

existing residents and is unlikely to occur in short term.

Site Deliverability

Can identified constraints be overcome? Is this site viably developable (6 - 15 years) or deliverable (0 - 5)?

Site in CBGB adjacent to settlement boundary and could form small settlement extension, however issues around loss of open space would need to be addressed. Site is non-PDL in CBGB and phasing reflects current policy for such sites.

Site Use

Use Type	Indicative no. residential	Officer comments
Housing (potentially including a proportion of affordable) or economic uses	54	Based on site assessment of land available outside on mobile home site. Current license (Mar 09) - 96 mobile homes on whole site.
Starter Homes		
Self/custom build		
Gypsy/traveller accommodation		
Total	54	

Indicative Phasing

Estimated delivery timescale

0-5 years (2016-21), 6-10 years (2021-26), 11-15 years (2026-31), 15 years +

11-15

Site SLAA Category

Developable

Site Map

