

HAMPTON IN ARDEN

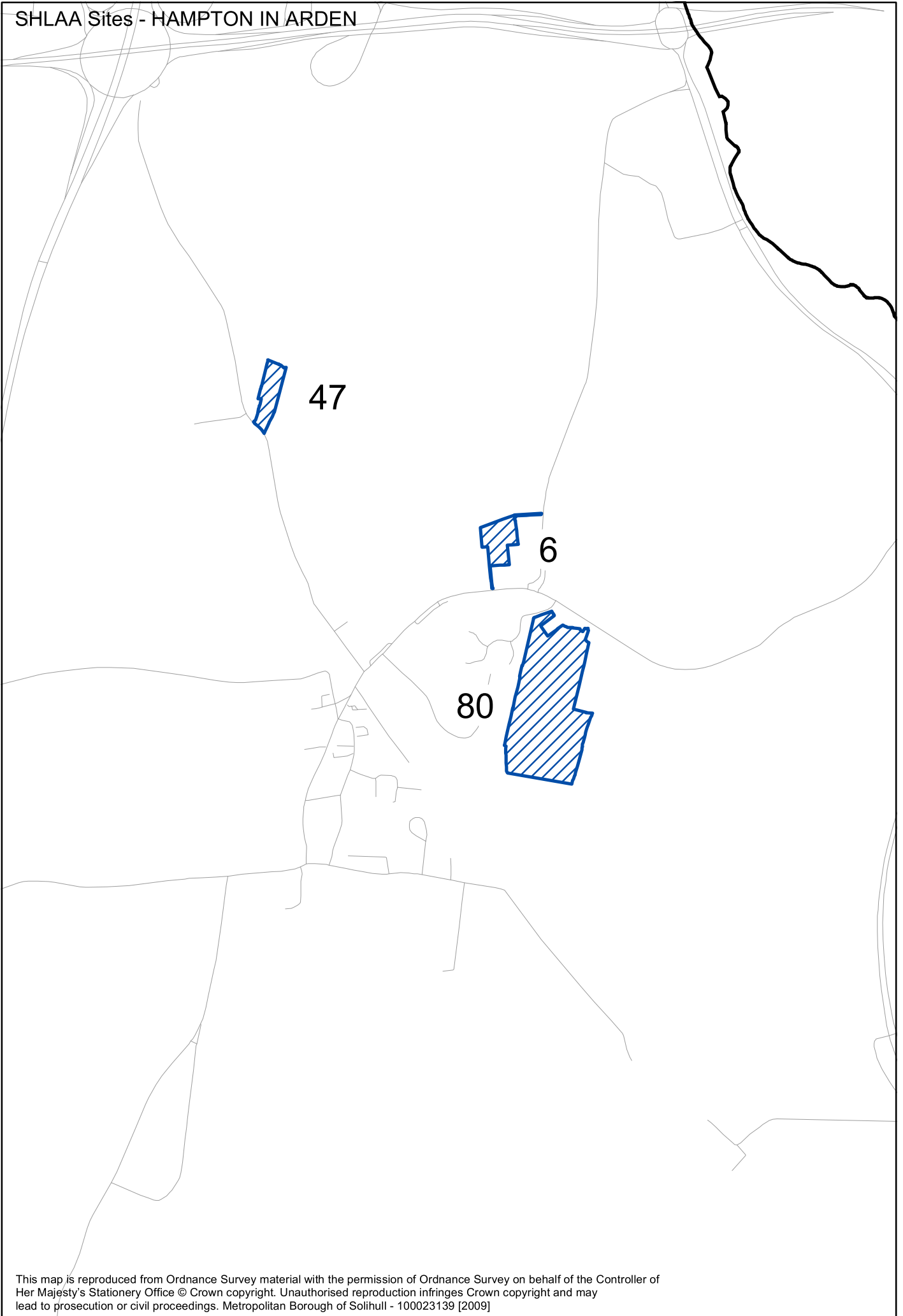
Site Reference	Address
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6	Land behind Diddington Lane / Meriden Lane
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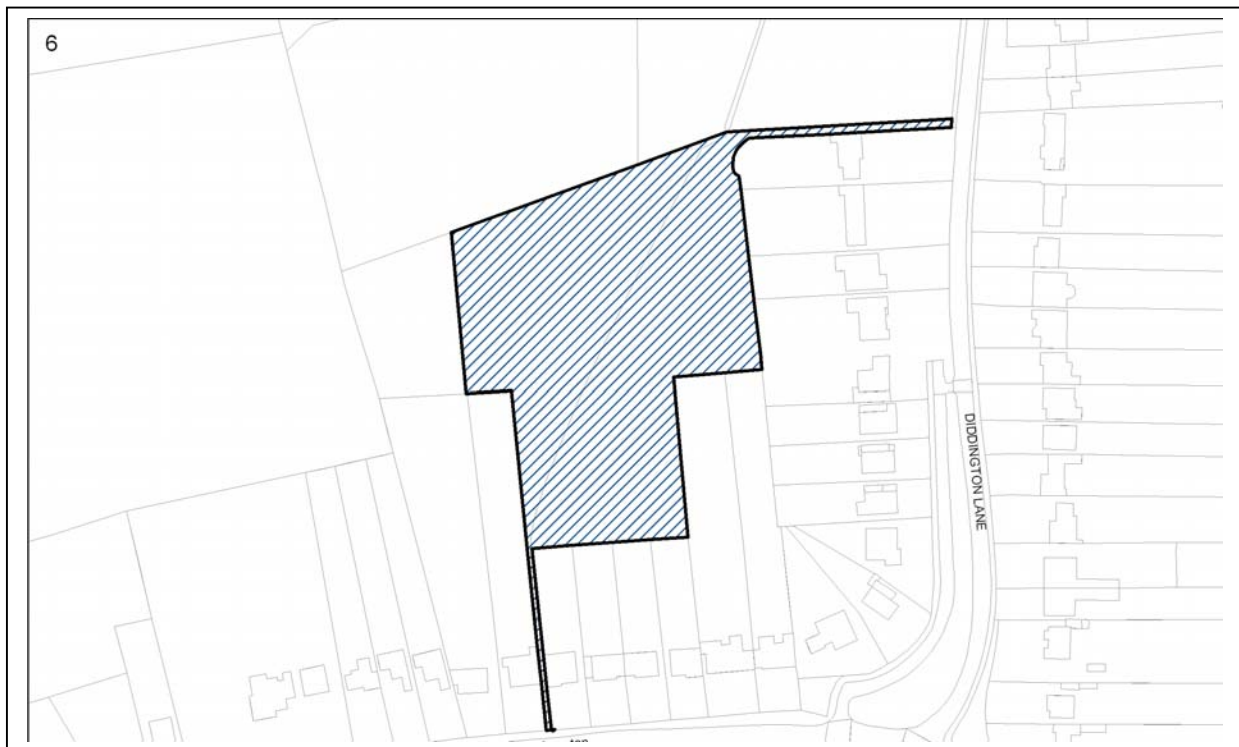
47	Land at Old Station
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80	Land off Meriden Road
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SHLAA Sites - HAMPTON IN ARDEN



Site 6 Land behind Diddington Lane and Meriden Lane



Site Size	1.06 ha (2.6 ac)
Existing Use	Greenfield
	Former paddock and grazing
Proposal	Housing
Free of all current constraints	No
Suitability for housing:	
Policy restrictions	Greenbelt RSS Phase II Review Policy Airport Consultation Zone Agricultural land classification - 3
Physical problems and limitations	Local infrastructure Increased provision of services Access TPOs Footpath
Potential impacts	Landscape, Conservation, Increased traffic flow, fingers into green belt Habitats of interest
Environmental conditions	Noise exposure category - A
Availability for housing:	Within 5 years

Achievability for housing:	
Market	Surrounding area is residential. Large detached housing. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 18 - 30 months. Phased development. Would suit national house builders, large developers.
Overcoming constraints: Removal from Greenbelt.	
Housing Potential: In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, and 5, bed detached and semi detached houses. Site could accommodate a development of 32 - 53 units.	

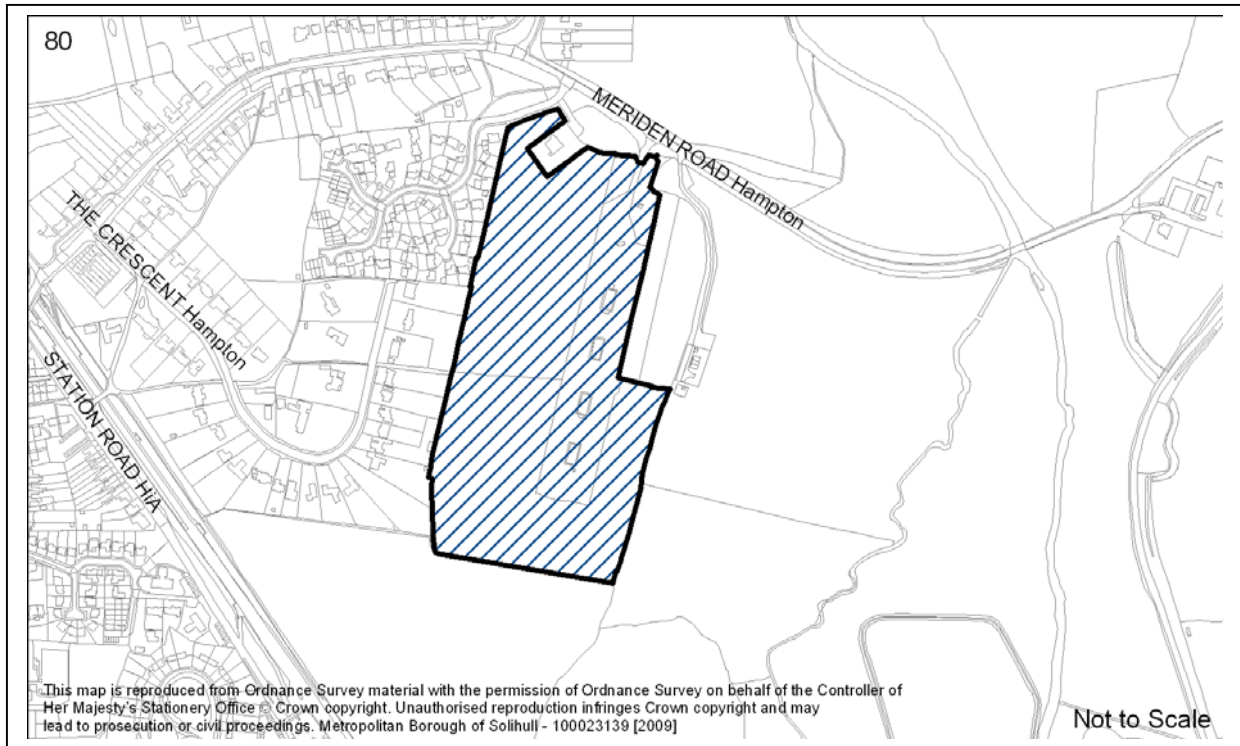
Site 47 Land at Old Station Road



Site Size	0.93Ha (2.29ac)
Existing Use	Greenfield
	Former rail storage yard / depot
Proposal	Housing / Other – affordable housing, rural exception site
Free of all current constraints	No
Suitability for housing:	
Policy restrictions	Greenbelt RSS Phase II Review Policy Airport Consultation Zone Agricultural land classification - 3
Physical problems and limitations	Local infrastructure Increased provision of services Access Sub station Land levels Contamination Shape of site SINC
Potential impacts	Landscape, Conservation, Increased traffic flow, fingers into green belt

	Habitats of interest
Environmental conditions	Noise exposure category - A
Availability for housing:	Within 5 years – expected to deliver
Achievability for housing:	
Market	Surrounding area is residential. Large detached and semi detached housing. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Design and build solutions.
Delivery	Projected build would take 18 - 30 months. Phased development. Would suit national house builders, large developers, medium and private developers.
Overcoming constraints: Removal from Greenbelt. Re-grade of site	
Housing Potential: In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, bed detached, semi detached and terraced housing. Site could accommodate a development of 28 - 46 units.	

Site 80 Land off Meriden Road



Site Size	8.28ha (20.45ac)
Existing Use	Greenfield
	Commercial, agricultural, part of former ammunition depot
Proposal	Housing
Free of all current constraints	No
Suitability for housing:	
Policy restrictions	Greenbelt Airport Consultation Zone RSS Phase II Review Policy Agricultural land classification – 3, predominantly in urban land use
Physical problems and limitations	Local infrastructure Increased provision of services Access Would be insufficient primary school capacity if built at a high density
Potential impacts	Landscape, Conservation, Increased traffic flow, fingers into green belt
Environmental conditions	Noise exposure category - A
Availability for housing:	Within 5 years
Achievability for housing:	

Market	<p>Surrounding area is residential.</p> <p>Large detached and semi detached housing.</p> <p>Evidence of new build development close by.</p> <p>Alternative uses in part may be suitable.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 28 - 60 months.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, and commercial developers.</p>
<p>Overcoming constraints:</p> <p>Removal from Greenbelt.</p> <p>Commercial requirement – may need to be marketed</p> <p>New primary school capacity may be required.</p>	
<p>Housing Potential:</p> <p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, and 5, bed detached, semi detached and terraced housing.</p> <p>Site could accommodate a development of 248 - 414 units.</p>	