

Thundridge and Wadesmill Assessed Housing Sites and Consultation Comments

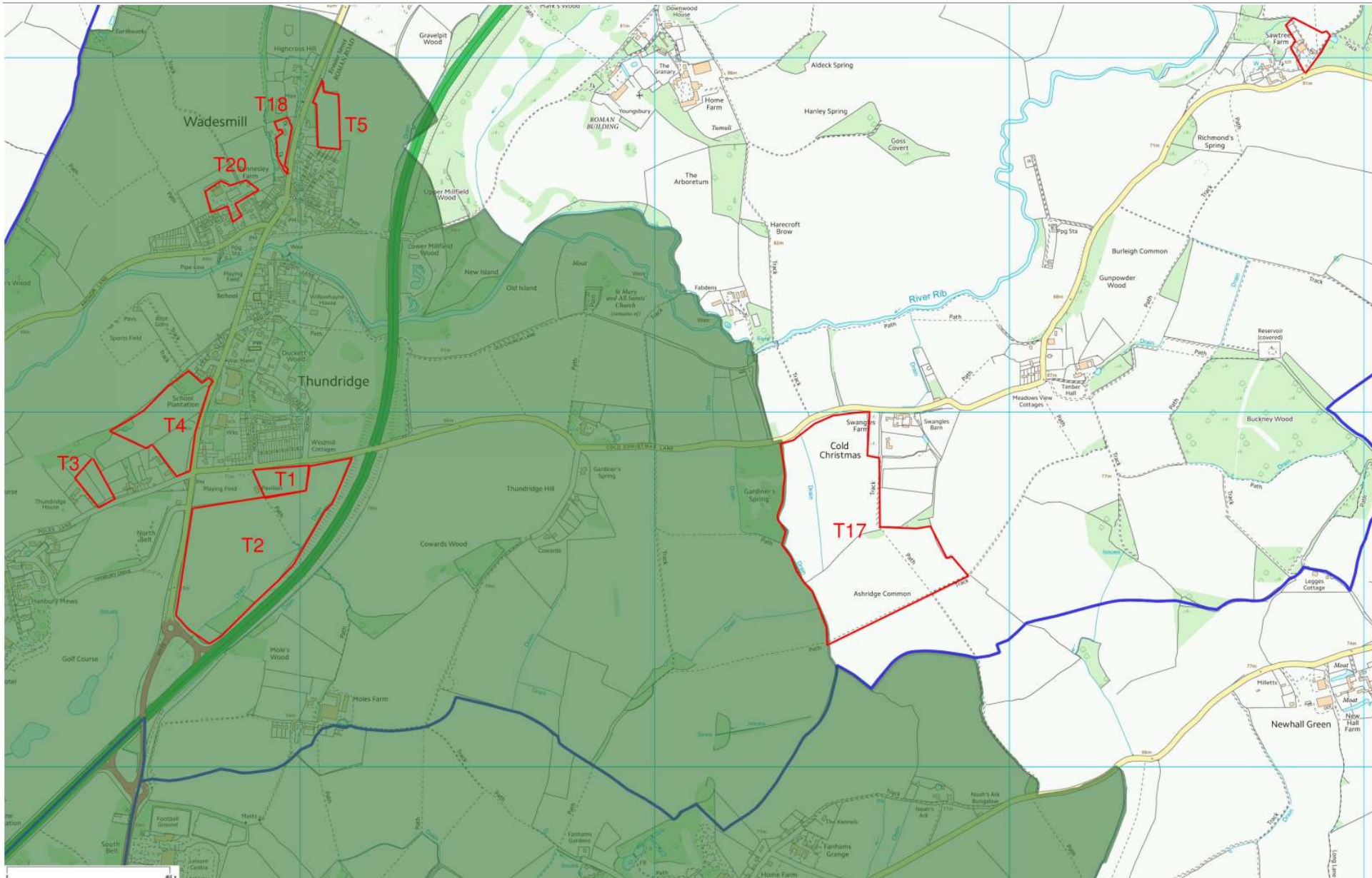
Policy notes

All sites have been assessed and the least viable sites have been dismissed.

Sites being consulted on have been deemed to have potential to meet the needs of the Parish going forward.

Only two sites are proposed for allocation.

Please comment on the sites proposed for allocation and give us a thumbs up or thumbs down on the other sites outside the village boundary .



Comments from the public

“Keep site T2-T1 open farming land. Green belt buffer zone between Ware and Thundridge”

“87% reject development on existing greenbelt in village survey”

“Lets keep Thundridge and Wadesmill Village status not make it more than that”

“Extra Car Park required for the playing field and pavilion at Cold Christmas Lane - Gets excess cars on the road when football matches on”

High Cross Assessed Housing Sites and Consultation Comments

Policy notes

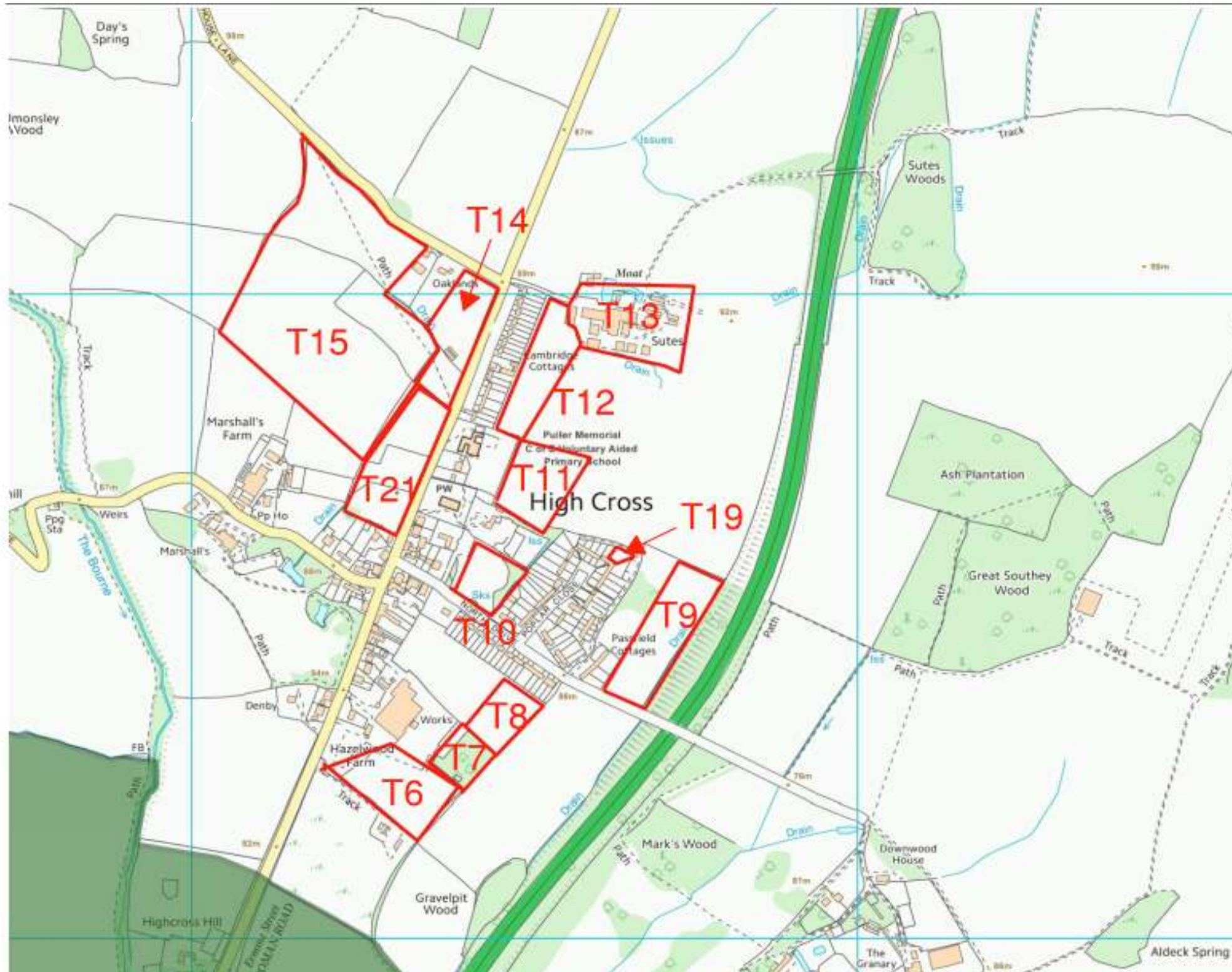
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Please comment on the sites proposed for allocation and give us a thumbs up or thumbs down on the other sites outside the village boundary .

East Herts District Council

East Herts District Plan now says that High Cross is a Group 2 village and new housing development should be within the village boundary.



Comments from the public

“Development should not be linear”

“T21, T15, T14 etc completely change the nature of the village”

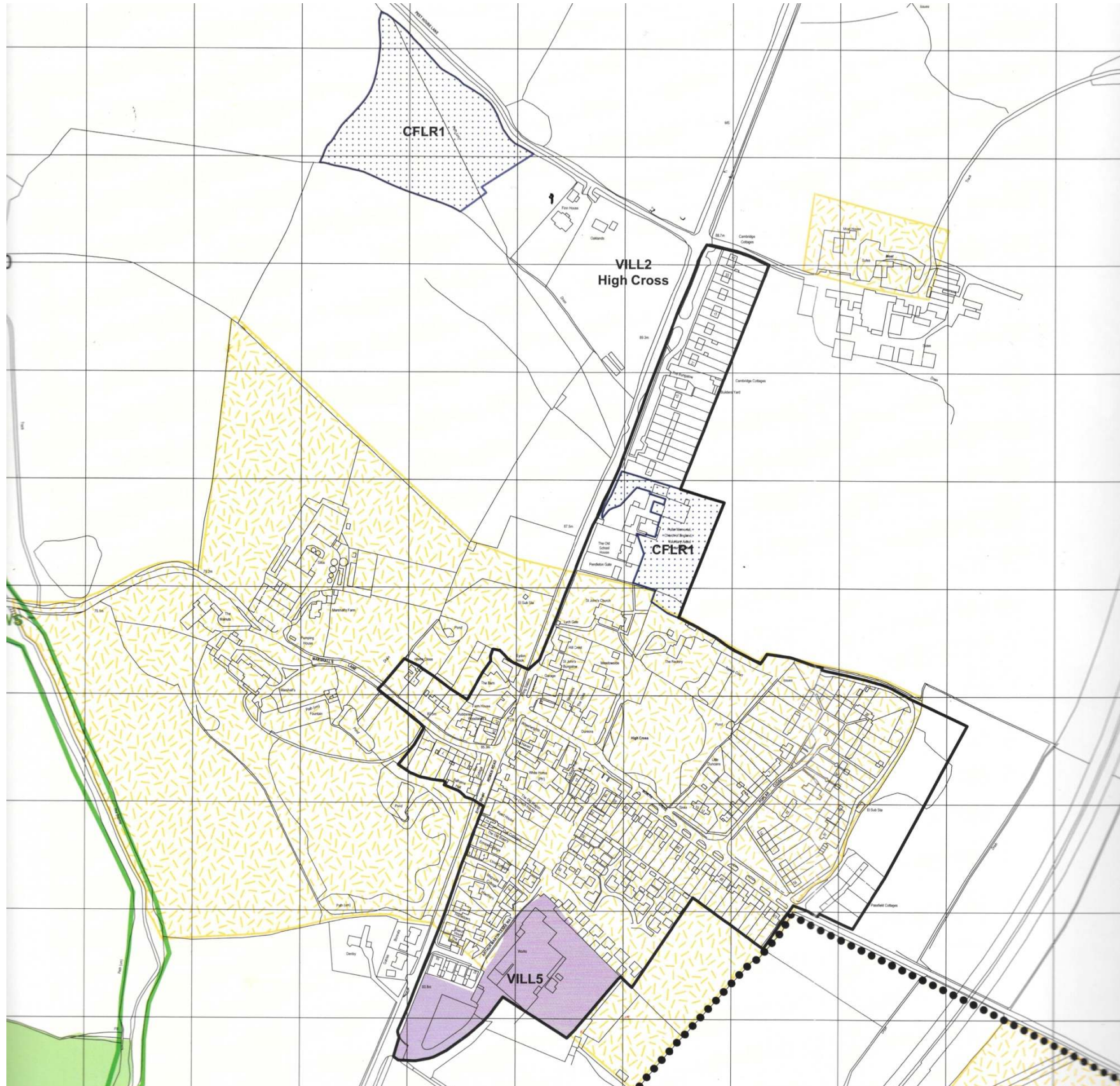
“High Cross has already increased by over 1/3 with Canterbury Park”

“As a now Category 2 village, building should be very limited”

Thundridge Parish Housing Consultation Comments

- 33% of survey respondents would be interested in downsizing over next 15 years.
- 29% would be interested in moving to accommodate care/support needs if suitable properties were available.
- 27% of houses are currently in single occupancy.
- 14% of properties are single occupied by over 65s.
- 34% of properties are occupied by 2 people.
- Only 8% of properties are 1 bed and 24% are 2 bed houses.
- Villages have a higher proportion of 4 and 5 bed houses than East Herts, East of England and England averages.

High Cross Village Boundary



Proposed Housing Site Allocations within High Cross Village boundary

These sites have not previously been consulted on



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Proposed Housing Sites

NAME	T19
ADDRESS	Poplar Close
SIZE OF PLOT	500m ² (0.05ha)
LOCATION	Rear of 20 Poplar Close



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- A garden of a property located on Poplar Close
- The site is located within the designated High Cross Village boundary.
- The site is accessible from North Drive.
- Potential for 1 property.
- Timescales for development of site are currently unknown.
- Provisional Site Viability Assessment Score: 155.

Proposed Housing Sites

NAME	T23
ADDRESS	North Drive, High Cross
SIZE OF PLOT	7000m ² (0.7ha)
LOCATION	North Drive

- A site located adjacent to Passfield Cottages this was previously occupied many years ago by Greenhouses.
- The site is located within the designated High Cross Village Boundary.
- Potential for up to 20 properties.
- Site is owned by the District Council.
- Previous planning history on the site.
- The site has access issues that must first be resolved (as referred to in East Herts District SLAA current version).
- Provisional Site Viability Assessment Score: 134.

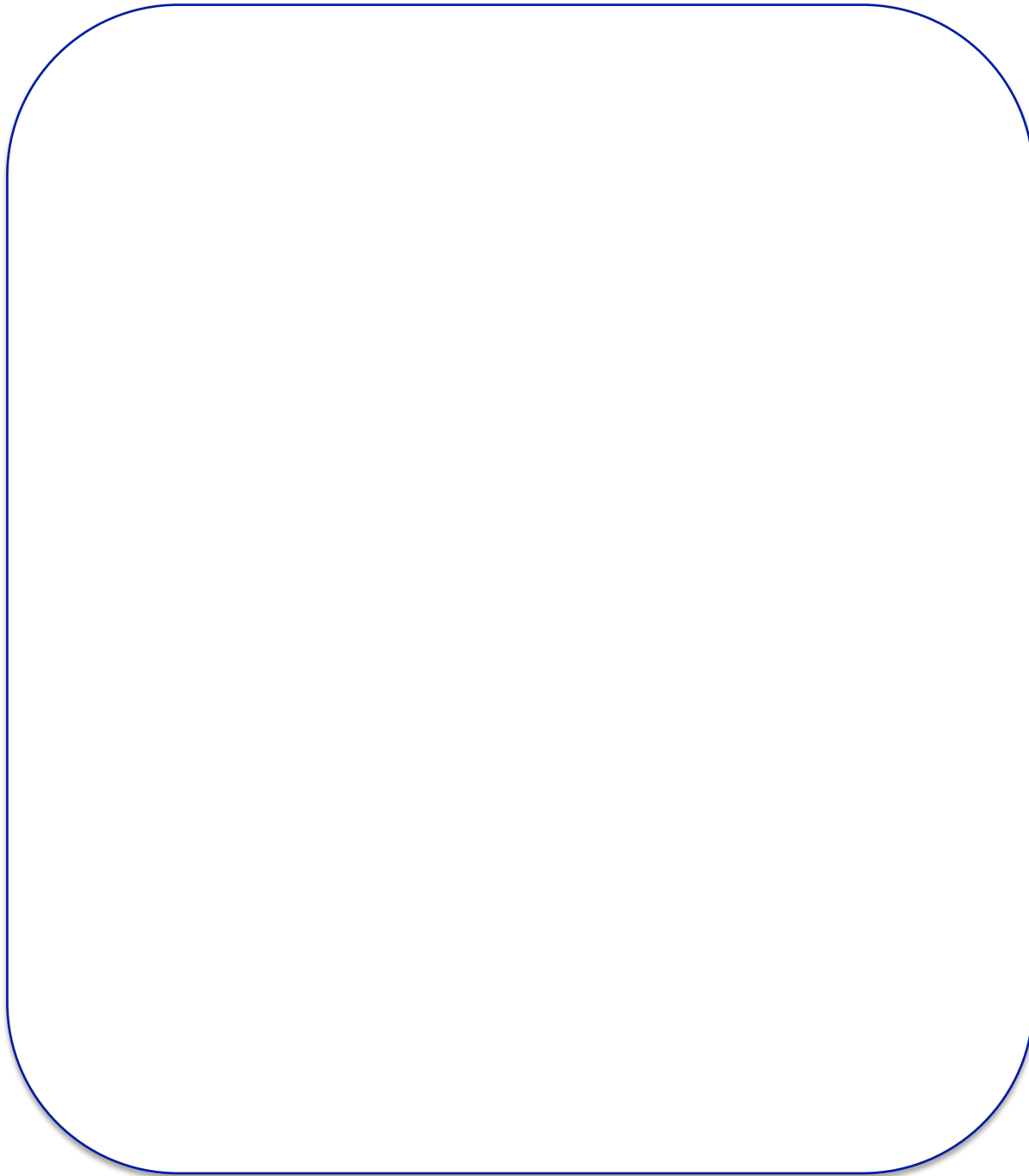


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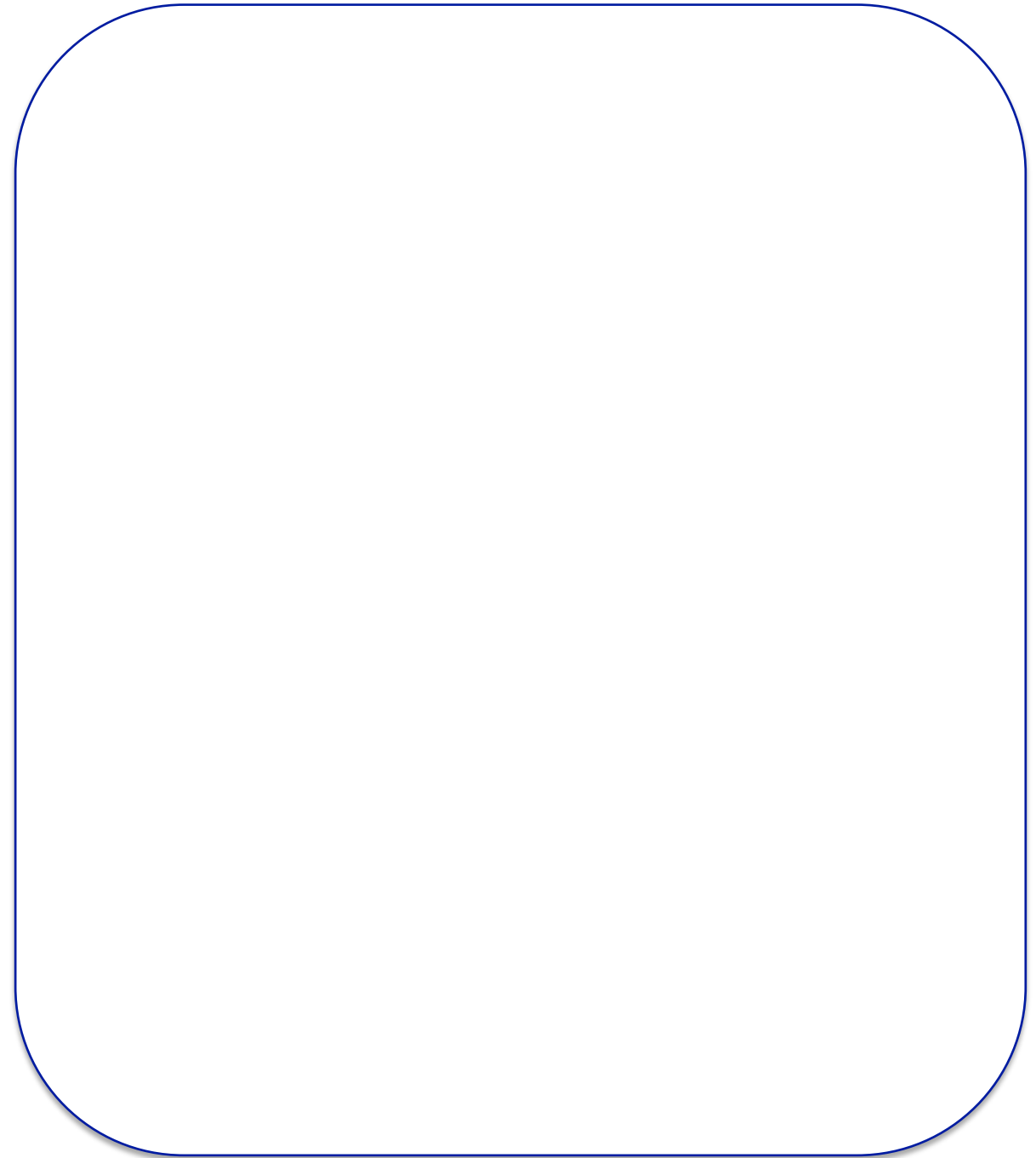


What is your opinion?

T19 (Poplar Close)



T23 (North Drive, High Cross)



Housing Site - Outside Village Boundary – in the Green Belt - for information only



NAME	T3
ADDRESS	Poles Lane
SIZE OF PLOT	12140m ² (1.214ha)
LOCATION	Adjacent to Thundridge House

- The site is a greenfield located next to Thundridge House on Poles Lane. The site is located within the greenbelt and outside the village boundary - previous planning application for 1 large house rejected.
- Site is within a designated Local Wildlife Site. Development on Locally Designated Wildlife sites will not be permitted unless material considerations outweigh the need to safeguard their nature conservation value.
- Owners' proposal is for three to five relatively modest properties suitable for older people (such as bungalows), with priority given to those currently living in the Parish when sold. This would meet an identified need in the Parish.
- Potential timescales for development to come forward are currently unknown.
- Provisional Site Viability Assessment Score: 133

Would you support the development of this site?

Yes, I would



No, I wouldn't

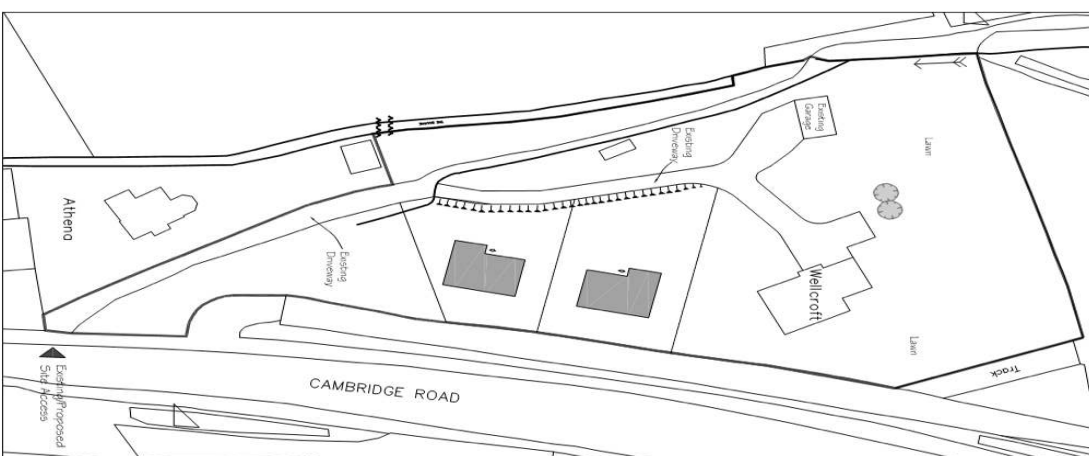


Housing Site - Outside Village Boundary – in the Green Belt - for information only

Housing Site - Outside Village Boundary – in the Green Belt - for information only

NAME	T18
ADDRESS	High Cross Hill, Wadesmill
SIZE OF PLOT	4,000m ² (0.4ha)
LOCATION	Garden of Wellcroft

- A garden site located off High Cross Hill.
- The site is located in the greenbelt and outside the village boundary.
- Greenbelt location means this would be considered an Exception Site with any development required to meet a local need.
- Proposal for two 3 bedroom bungalows.
- Both properties would be owner occupied.
- Potential for over 60s and local resident restrictions on sale.
- Limited visual impact due to lie of the land and location.
- Site is potentially deliverable in the next two years.
- Provisional Site Viability Assessment Score: 141.



Yes, I would 

Would you support the development of this site?

 No, I wouldn't

Housing Site - Outside Village Boundary – in the Green Belt - for information only

Housing Site - Outside Village Boundary - for information only

NAME	T6 and T6a
ADDRESS	High Road, High Cross
SIZE OF PLOT	12000m ² (1.2ha)
LOCATION	South of Oakley Horseboxes

- A greenfield site located off High Road and adjacent (south) to Oakley Horseboxes site
- The site is located outside the designated High Cross Village Boundary
- Proposal to relocate the existing factory into a purpose designed building on site identified as T6
- The existing factory site would then be available for housing and this site has been identified as T6a
- Owners' proposal is that the site could accommodate 20 – 30 properties
- 60% owner occupied and 40% affordable housing proposed in line with District Plan
- Mix of housing (size/style etc not yet determined)
- Timescales for T6a to be developed with housing is 5-10 years
- Provisional Site Viability Assessment Score: 123



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Yes, I do



Would you support the development of this site?



No, I wouldn't

Housing Site - Outside Village Boundary – for information only

Housing Site - Outside Village Boundary - for information only

NAME	T7
ADDRESS	High Road, High Cross
SIZE OF PLOT	5300m ² (0.53ha)
LOCATION	Adjacent to T6

- A greenfield site located behind Oakley Horseboxes currently used for storage.
- The site is located outside the designated High Cross Village Boundary.
- Owners' proposal is for 12 to 16 properties.
- 60% owner occupied and 40% affordable housing proposed in line with District Plan
- Mix of housing (size/style etc not yet determined).
- Timescale associated with development of T7 would be 2-5 years.
- Provisional Site Viability Assessment Score: 109.

Would you support the development of this site?

Yes, I would



No, I wouldn't



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Housing Site - Outside Village Boundary – for information only

Housing Site - Outside Village Boundary - for information only

NAME	T8
ADDRESS	High Road, High Cross
SIZE OF PLOT	7800m ² (0.78ha)
LOCATION	Adjacent to T7

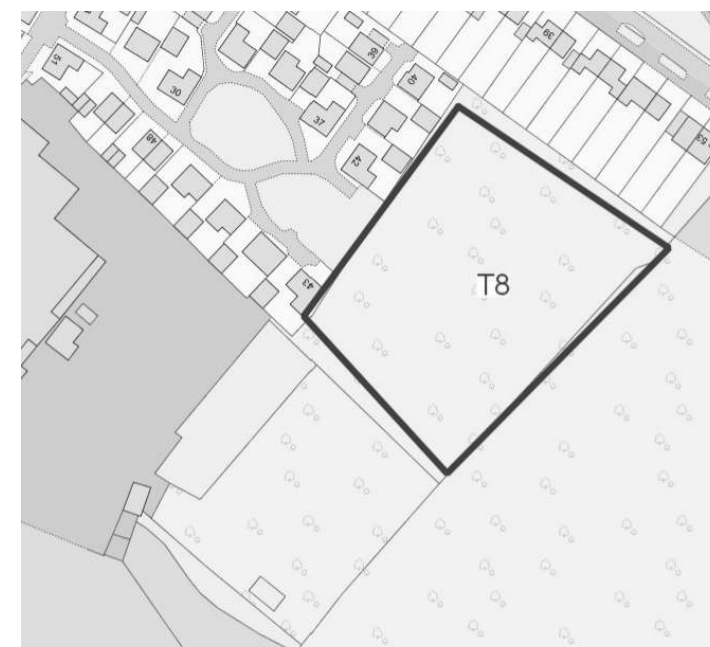
- A greenfield site located behind Canterbury Park and adjacent to T7 it is bordered on two sides by existing development.
- The site is located outside the designated High Cross Village Boundary.
- Owners proposal is for a scheme for 21 dwellings has been prepared comprising:
 - Eleven 4 bedroom detached houses
 - Six 3 bedroom semi-detached houses
 - Four 2 bedroom terraced houses
- Potential to revise mix of market housing to include bungalows if market demand can be demonstrated.
- Parking could be provided at a rate higher than adopted parking standards.
- Construction traffic would access site via entrance to Oakley's and T7. Once completed residents would use Arthur Martin-Leake Way.
- Provisional Site Viability Assessment Score: 122.

Would you support the development of this site?

Yes, I would



No, I wouldn't



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Housing Site - Outside Village Boundary – for information only