

## Appendix 18

### *Assessment of Land offered for future development*

#### 1.0 Church Farm

- 1.1 The owners of this farm yard site have demonstrated that the site will become redundant to agricultural needs within 5 years.
- 1.2 The site has the capacity to deliver additional housing in a form that is consistent with the scale and character of the village.
- 1.3 The site meets the criteria of the Neighbourhood Plan's Sustainable Development Strategy, in that:
  - 1.3.1. Although, as land used in connection with agriculture, the site is not classified as "brownfield", it is a previously developed site that may otherwise fall into decay
  - 1.3.2. When/if farming ceases, given that the owners have indicated it will cease within 5 years, the site will most likely meet the plan definition of "land and sites of buildings that have become redundant" and so becomes a potential development site.
  - 1.3.3. It is sustainable being within the convenient walking distance of the local facilities and services in Clarborough.
  - 1.3.4. Hayton village has on-going problems with mains drainage which can occasionally cause blockage and intermittent flooding at certain points on Main Street. New developments cause concern in that any additional drainage requirements will increase the problem. A development at Church Farm will not add to this problem as their plan is to join a drain/sewer by running west toward the Chesterfield Canal and joining the drain which runs northwards along the Chesterfield Canal to the treatment plant at the north end of Main Street (to be confirmed prior to planning consent).
- 1.4 The potential developer of Church Farm has provided information regarding their proposed development of the site and has indicated a willingness to meet the policies of this Neighbourhood Plan in terms of housing type and style (The current proposals are available in Appendix 14 of Hayton Parish NP).
- 1.5 The proposed residential development of previously developed land at Church Farm will be supported, provided its design is consistent with the Design Guidance & Codes for Hayton.
- 1.6 These proposals have not, at the time of writing, been submitted to BDC for planning consent.
- 1.7 The development of the site should not be constrained or prevented by the

existing development boundary and should be included within a revised Village development boundary.

1.8 This potential development was first formally reported to Hayton Parish in the July 2021 Village Newsletter – see Appendix 15 of Hayton Parish NP.

## **2.0 Blyth House**

2.1 The site fails to meet the criteria of the Neighbourhood Plan's Sustainable Development Strategy, in that:

- 2.2.1. The land is greenfield land
- 2.2.2. The land adjoins a Site of Special Scientific Interest (SSSI) - Chesterfield Canal
- 2.2.3. The site is outside the convenient walking distance of the local facilities and services of Clarborough to the south and Clayworth to the north

2.2 The site is outside the village development boundary

2.3 Proposed residential development of pasture/garden land adjacent to Blyth House will not be supported by this plan.

## **3.0 Windrush**

3.1 Windrush - proposed development of infill site to the south of 36 Main Street.

3.2 No details or timescale for this development is currently known by the owner. Nor are there any plans or details developed for the type of property to be built.

3.3 Providing that any development meets the criteria for developing along the frontage within the existing development boundary of the village and that any development follows the Design Code, the development would be supported by this plan.

## **4.0 Farm Cottage**

4.1 Proposed residential development of land to the north and east of 42 Main Street

4.2 No details or timescale for this development is currently known by the owner. Nor are there any plans or details developed for the type of property to be built. However, the preference is to build property (number unknown) to the rear (east) of Farm Cottage utilising the land adjacent to Farm Cottage as an access route to

property to the rear.

4.3 Building to the rear (east) contravenes the policy of “development consisting of an individual housing plot on a small gap within an otherwise developed frontage within the existing development boundary of the village” - as such development to the rear would not be supported by this plan. However, development to the north adjacent to Farm Cottage would be supported by this plan.

## **5.0 Ridgely Wood Farm**

5.1 Proposed redevelopment of buildings/land to the rear of 14 Main Street

5.2 No details or timescale for this development is currently known by the owner. Nor are there any plans or details developed for the type of property to be built. However, the preference is to build property (number unknown) to the rear (east) of 14 Main Street utilising the land adjacent to 14 Main Street as an access route to property to the rear.

5.3 Building to the rear (east) contravenes the policy of “development consisting of an individual housing plot on a small gap within an otherwise developed frontage within the existing development boundary of the village” - as such development to the rear would not be supported by this plan.

At the time of writing, no further, additional land within the Parish has been offered or proposed for housing or commercial development.

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## Sites Offered for Potential Development