

Sites over 5 dwellings with low/minor constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reasons for inclusion/notes
Withington	HLAA/117/001	Land south of Southbank, Withington	2.90	80	Access onto the C1130 would need to be in the northern half of the site as remote as possible from the junction with the A438. A visibility splay to the north may rely upon the acquisition of third party land. Alternative access may be achieved through the western of the two residential cul-de-sacs to the north in Southbank, which appears to be of the requisite width - a ransom strip may be involved.
	O/With/004	Land to southwest of village hall, Withington	2.70	40	The access would need to take account of the existing Oak tree or could otherwise take the form of a spur from the village hall access. The site does benefit from pp for CoU to POS and this would need to be taken account of.
Total				120	

Sites over 5 dwellings with significant constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Detail of Significant Constraint
	O/With/003	Land to the west of Withington, Withington	3.68	90*	Due to limitations with the forward visibility, achievable visibility from a potential junction and the proximity to the A4013/Withies Road junction this site would need to be accessed via O/With/004 rather than via a new junction onto the main road. There is a PRoW across the site. The site is also open in aspect when viewed from the west.
*site area limited to take account of the likely need for a buffer strip against western edge			Total	90	

Rejected SHLAA sites over 5 dwellings within the Rural Settlements

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reason for ruling site out
	HLAA/166/001	South of Bank Cottage, Withington	2.81		Significant access constraints. Depending upon the chosen route, either the C1130 or C1131 would require widening and footway provision would be expected.
	HLAA/166/002	Land south of the Steppes, Withington	0.39		The northern half of the site i.e. the part adjacent The Steppes is currently subject of an appeal. An application for a single dwelling was refused due to impact upon the Conservation Area and the loss of BAP habitat (orchard). For these reasons the enlarged site (extending southwards) is considered inappropriate.
	O/With/001	Land to the south of Whitestone Chapel, Withington	2.56		The site is divorced from the settlement by the A4103. Access directly onto the main road is unlikely to be acceptable owing to junction spacing and controlled crossings (for pedestrians) are also unlikely to be acceptable on a main road.
	O/With/002	Land to the south of Withies Road, Withington	10.33		The site is divorced from the settlement by the A4103. Access directly onto the main road is unlikely to be acceptable owing to junction spacing and controlled crossings (for pedestrians) are also unlikely to be acceptable on a main road.
	O/With/006	Land to the rear of Coppice Close, Withington	2.52		Land located site with no accepted highway frontage. The road to the north is private and carries a public footpath (P1110), and is too narrow to form an access to the site, even if it were available. The junction where the track meets C1129/C1130 near Style House has very poor visibility, particularly to the north, and would require third party land from a number of properties to improve this. Even if the visibility could be improved, an access road at this existing junction to serve any further development would be unlikely to be acceptable. The parcel of land to the south has been developed as a UDP housing site and there is no feasible access route onto Withies Road without the acquisition of third party land (including one of the houses).
	O/With/007	Land north of Veldo Lane, Withington	3.14		Large site which fronts C1129. An access onto this road may be achievable, but due to the narrowness of C1129 and the adjacent route to the primary school, the additional volume of traffic on this route is unlikely to be acceptable without widening of the C1129 back to the village which will require third party land. If this site was progressed, the inclusion of a pedestrian route from Veldo Lane/Vine Tree Close to the site and onwards to the school crossing point on C1129 would be required. A footway for the full length of the frontage (on the west side of C1129) would also be required to link to the properties to the north and to the existing footway to the south, which would require hedge removal for footway/visibility. Landscape impact is also a significant constraint, but no a basis for discounting the site for SHLAA purposes.
	O/With/008	Land to the west of Stone House, Withington	1.09		Prominent site within the Conservation Area which makes major contribution to the village setting. Traversed by PRoW. Development would require improvement to the C1129 towards the village centre, which would require third party land.
	O/With/009	Land to east of Stone House, Withington	2.77		The road network is not considered suitable of serving a development of this size. The increase in traffic on the narrow lane past the school would be unacceptable and the road would need widening and footway provision back to the C1129, and possibly improvement back to the village centre, which would require third party land from a number of properties and is therefore very unlikely to be achievable. Moreover this is a prominent site abutting the Conservation Area and adjacent the Grade II* listed Church