

Sites over 5 dwellings with low/minor constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reasons for inclusion/notes
-----------------	----------	--------------	----------------	----------------------------	-----------------------------

Tarrington

Sites over 5 dwellings with significant constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Detail of Significant Constraint
	HLAA/002/003	Land adjacent to the Parish Hall, Tarrington	1.70	50*	This site is elevated above the U66207 with the Church tower visible to the east. Land rises up to a ridge from the unclassified road and then falls to the main road. There is a PRoW across the site and O/H power lines. Modern residential development is found to the immediate east. The local highway infrastructure is narrow, the site being fronted by the single track U66207 which would not be suited to any significant intensification of use. Improvements to pedestrian links to village amenities are also problematic.
		*intensification of use of the narrow road infrastructure would appear the main obstacle to the realisation of a significant scheme and it remains questionable that 50 is a realistic return on this site.	<b>Total</b>	<b>50</b>	

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/285/001	Land off A438 at Little Tarrington, Tarrington	2.98		This site is divorced from the village and with the exception of Garbrook is without any residential context. Access directly onto the A438 would not be acceptable. Access could, depending upon numbers, be provided onto the U66205 although improvements to visibility and the provision of a footway would be necessary. Eastern portion of the site is within flood zone 3.
	O/Tarr/001	Land behind (south of) Station House, Tarrington	11.58		Access onto the A438 would not be acceptable owing to the proximity to existing junctions. Access would have to be onto the C1150 which is unacceptable in its current form and would require widening, footway provision and improvement to the junction with the A438. Depending upon numbers, a right turn lane may also be necessary on the A438. The improvements are possible either upon highway land or by utilising part of the site itself, but are of such an extent that the number of dwellings would have to be large enough to render them financially viable. In this location large scale development is not considered appropriate.
	O/Tarr/002	Land behind Sparchall Farm, Tarrington	11.29		As per O/Tarr/001
	O/Tarr/003	Land behind Sunnyside Cottages			This site is divorced from the village and access directly onto the A438 would not be acceptable owing to the proximity to existing junctions.
	O/Tarr/004	Land adjacent to the Old Police House			This site is divorced from the village and with the exception of Garbrook is without any residential context. Access directly onto the A438 would not be acceptable. Access could, depending upon numbers, be provided onto the U66205 although improvements to visibility and the provision of a footway would be necessary.
	O/Tarr/005	Land adjacent to Millbrook and Stocks Cottage			This site is divorced from the village and with the exception of Garbrook is without any residential context. Access directly onto the A438 would not be acceptable. Access could, depending upon numbers, be provided onto the U66205 although improvements to visibility and the provision of a footway would be necessary.
	O/Tarr/006	Land adjacent to the War Memorial and opposite the Old Police House			Public right of way traverses this large, open site which is divorced from the village. Consequently, the site has no residential context. In addition, access directly onto the A438 would not be acceptable and large scale development in this location is not considered acceptable.