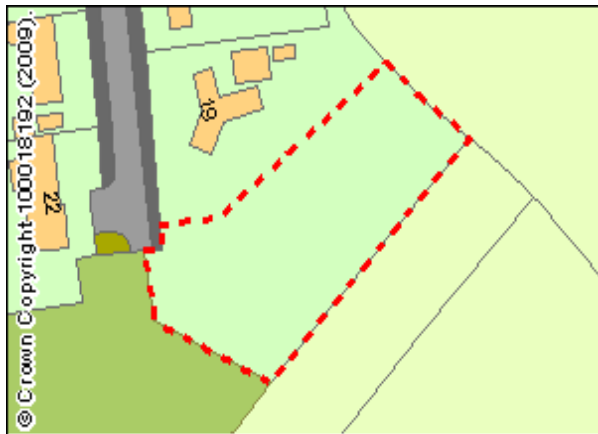




<b>Site ID:</b>	5117		
<b>Address:</b>	Adjacent	19	Elmcroft Lane
<b>Settlement:</b>	Hightown		
<b>Existing Use:</b>	Garden		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.2214
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
<b>Suitability Score:</b>	<b>35</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	70	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Garden. Decent site if available.
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<b>Conclusion:</b>	Comments received at consultation stage indicate that the site is used for the purposes of archery and is unlikely to come forward for development in the foreseeable future. Accordingly, the site has been excluded from the identified housing supply.
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Site ID:	5118		
Address:	Land at	Boat Yard	Lower Alt Road
Settlement:	Hightown		
Existing Use:	Boat yard		
Type of Land:	Urban Brownfield		

Gross Area:	0.1897
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	4
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	0
Suitability Score:	37

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	72	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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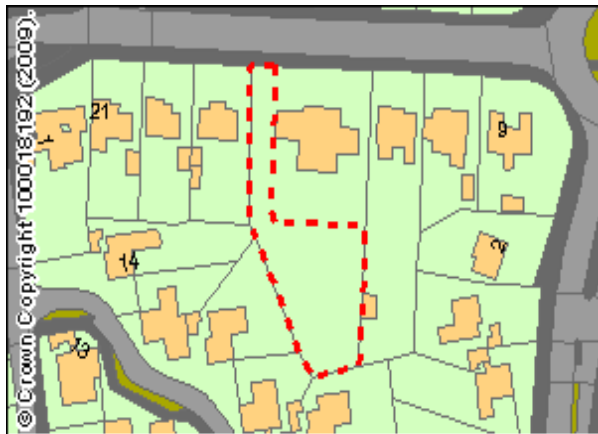
<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Boat yard. Appears to be well used.
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<b>Conclusion:</b>	Site does not appear to be available but pleasant environment. The Council's Development Control team comments that there is a wish to see the site remain in current use. WYG agrees and the site is excluded from the identified housing supply.
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Site ID:	5119		
Address:	Rear of	15	Lower Alt Road
Settlement:	Hightown		
Existing Use:	Garden		
Type of Land:	Urban Brownfield		

Gross Area:	0.0979
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	0
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	36

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	71	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Site Survey Comments:** Large garden to rear of existing dwelling.

**Conclusion:** Availability an issue and the Council's Development Control team comments that site would fail access test. WYG agrees that access is inappropriate and the site is excluded from the identified housing supply.



Site ID:	5120		
Address:	Adjacent	The Cottage	St Georges Road
Settlement:	Hightown		
Existing Use:	Garden		
Type of Land:	Urban Brownfield		

Gross Area:	0.2455
Net Area:	0.2455
Density (per ha):	10
Dwelling Yield:	2
Timeframe:	1 - 5 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input checked="" type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Site Survey Comments:** Large garden to rear of existing dwelling. Minority of site in Green Belt.

**Conclusion:** Has some potential and submitted though call for sites. Accordingly, placed in 5 year supply.



Site ID:	5121		
Address:	Adjacent	Green Ridges	St Georges Road
Settlement:	Hightown		
Existing Use:	Garden		
Type of Land:	Urban Brownfield		

Gross Area:	0.2021
Net Area:	0.2021
Density (per ha):	5
Dwelling Yield:	1
Timeframe:	6 - 10 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	0
Suitability Score:	41

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	76	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input checked="" type="checkbox"/>
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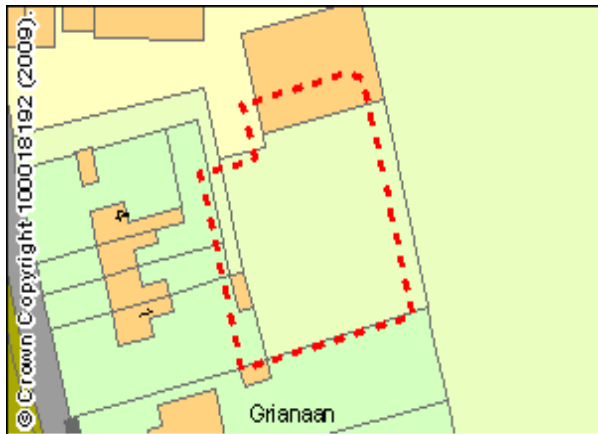
<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Relatively close to Ministry of Defence Range. Can't properly access or view site.
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<b>Conclusion:</b>	Has some potential which could be realised when the market improves. Placed in the 6-10 year housing supply.
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<b>Site ID:</b>	5122		
<b>Address:</b>	Rear of	Blundell Cottages	St Georges Road
<b>Settlement:</b>	Hightown		
<b>Existing Use:</b>	Gardens		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.1493
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
<b>Suitability Score:</b>	<b>38</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>0</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	63	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Can't view properly - private rear gardens.
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<b>Conclusion:</b>	WYG is advised by Hightown Parish Council that the site is owned by the Ince Blundell Estates and is subject to a long lease. It is therefore not considered available for housing. Access to the site is also problematic and it is excluded from the identified housing supply because of these issues.
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<b>Site ID:</b>	5123		
<b>Address:</b>	Rear of	Sandhills &	Moorhouses
<b>Settlement:</b>	Hightown		
<b>Existing Use:</b>	Gardens		
<b>Type of Land:</b>	Urban Extensions Inside the Green Belt		

<b>Gross Area:</b>	0.1901
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	0
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	4
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
<b>Suitability Score:</b>	<b>23</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>0</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	48	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Poor site due to access, topography and ownership.
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<b>Conclusion:</b>	Part of site is SSSI. Assembly and access issues. This is not an appropriate housing site and it is excluded from the identified housing supply. Also part in the Green Belt and excluded from the identified housing supply pending review of Green Belt and the need for urban extensions.
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Site ID:	5124		
Address:	Land Adjacent to	Presbytery	Sandy Lane
Settlement:	Hightown		
Existing Use:	Garden		
Type of Land:	Urban Brownfield		

Gross Area:	0.1131
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Large garden may be appropriate for small development.
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<b>Conclusion:</b>	Has some potential, but we are informed that the site is owned by the Church and is considered to be in active use. If ever surplus to Church requirements, then it is subject to a covenant which returns the land to the Ince Blundell Estate. As a consequence, the site is not considered to be available for development and it is excluded from the identified housing supply. In any event, part of the site is subject to a Tree Preservation Order (TPO) which may restrict the amount or type of development on the site.
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Site ID:	5125		
Address:	Rear of	The Cottages	School Road
Settlement:	Hightown		
Existing Use:	Gardens		
Type of Land:	Urban Brownfield		

Gross Area:	0.0961
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	4
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	40

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
Availability Score:	0

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	65	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Gardens - hard to view site, but no real scope for development.
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<b>Conclusion:</b>	In at least 5 different ownerships. Assembly likely to be problematic and excluded from the identified housing supply on this basis.
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<b>Site ID:</b>	5126		
<b>Address:</b>	Adjacent	The Croft	Thirlmere Road
<b>Settlement:</b>	Hightown		
<b>Existing Use:</b>	Garden		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.1399
<b>Net Area:</b>	0.1399
<b>Density (per ha):</b>	15
<b>Dwelling Yield:</b>	2
<b>Timeframe:</b>	6 - 10 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	0
<b>Suitability Score:</b>	<b>41</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	76	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input checked="" type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Large garden. Reasonable site in strong housing area.
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<b>Conclusion:</b>	Has some potential, possibly in long term. Availability an issue but land value may allow this site to come forward in time.
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Site ID:	5169		
Address:	Land adj to		Thornbeck Ave
Settlement:	Hightown		
Existing Use:	Green Amenity Area		
Type of Land:	Urban Greenfield		

Gross Area:	0.1549
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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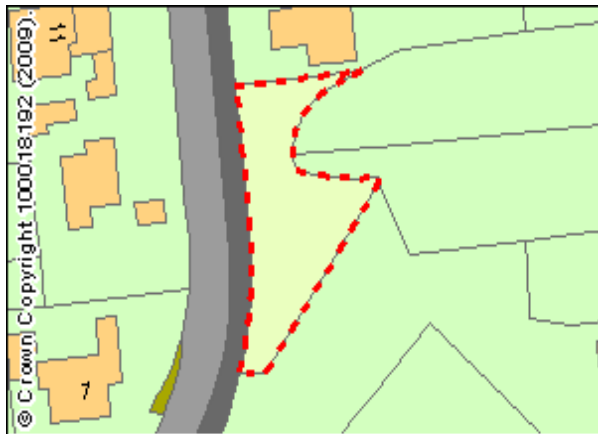
<b>Site Survey Comments:</b>	Reasonably maintained open space.
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<b>Conclusion:</b>	Site is maintained and designed informal open space and is not considered to be an appropriate housing site. Excluded from identified housing supply accordingly.
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<b>Site ID:</b>	6200		
<b>Address:</b>	Side Garden	20	The Roundway
<b>Settlement:</b>	Hightown		
<b>Existing Use:</b>	Residential		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.0331
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	0
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	0
<b>Suitability Score:</b>	<b>30</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
<b>Availability Score:</b>	<b>15</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	70	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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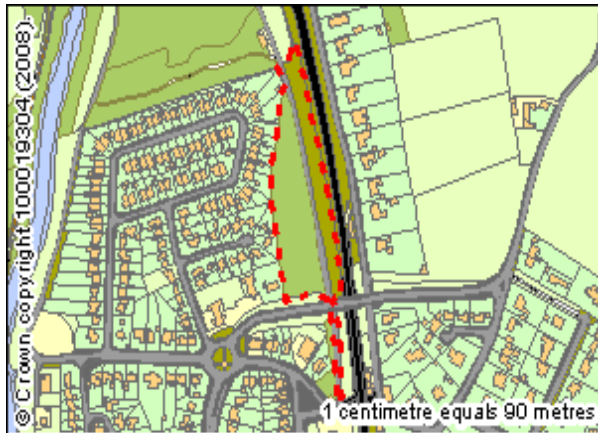
<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Side garden next to existing well maintained dwelling.
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<b>Conclusion:</b>	Real doubts as to whether site can accommodate additional dwelling as developable area is very small. Excluded from identified housing supply on this basis. Call for sites submission.
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Site ID:	9548
Address:	Land North of Kerslake Way
Settlement:	Hightown
Existing Use:	Vacant Land
Type of Land:	Urban Greenfield

Gross Area:	1.48
Net Area:	1.332
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	0
Contaminated:	4
Access:	4
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	0
Suitability Score:	22

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	20

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	67	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Vacant but maintained land adjacent to Hightown Railway Station. Access to the site is potentially problematic and there may be a requirement for buffer between railway line and any future development.
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<b>Conclusion:</b>	Site submitted for consideration during consultation on Draft Report. Part of the site is subject to a Tree Preservation Order (TPO) which would likely restrict the amount or type of development on the site. This site is also Urban Greenspace where Council Officers have indicated that development would be inappropriate. WYG agrees and the site is excluded from the identified housing supply.
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