

Site Reference 313

Site Name Fulford Hall Farm

Gross Area (Ha) 76.53

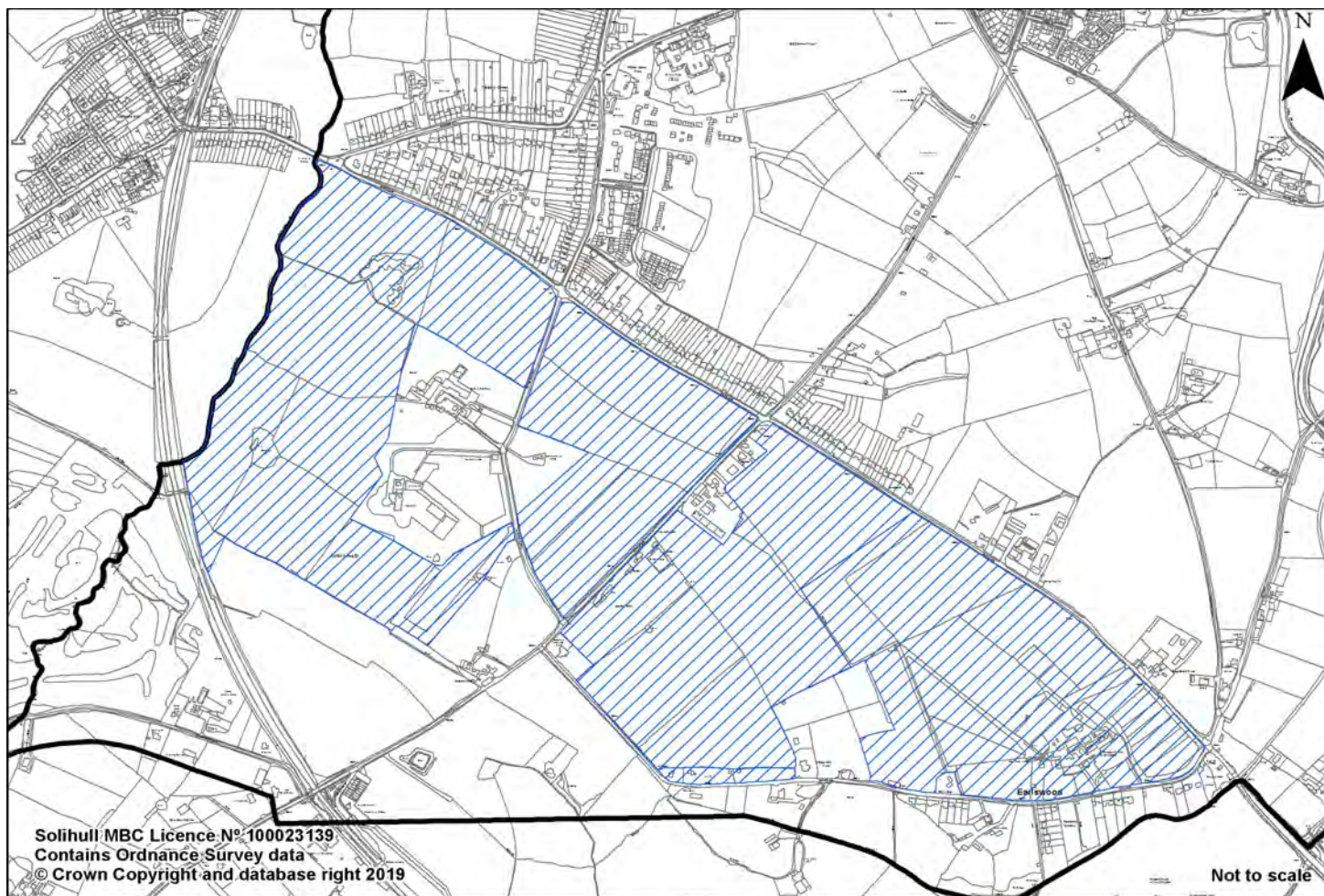
Ward Blythe

Capacity (SHELAA) 2,410

Parish Tidbury Green

Green Belt 100

Greenfield/
Brownfield Predominantly Greenfield



Constraints

Policy Constraints Green Belt

Hard Constraints Adjacent to Listed building in western part, Listed building within eastern part Proximity to SSSI in southern part High pressure gas pipeline inner zone to south-east corner

Soft constraints Flood Zones 2 and 3 on western edge of site around River Cole Contaminated land on small part of site Overhead cables PROWs SL91, SL86 through the site Existing commercial uses on site in eastern part Habitats of wildlife interest

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Low Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	(3 assessments) AECOM 130 19 effects: 4 positive; 11 neutral; 4 negative (1 significant) and AECOM 151 19 effects: 4 positive; 8 neutral; 7 negative (1 significant) and AECOM 154 19 effects: 2 positive; 11 neutral; 6 negative (1 s

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	The site is situated south of Tidbury Green village, which is considered suitable for infilling and unsuitable for expansion.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has variable accessibility, which is higher to the west and lower to the east. Development would result in a disproportionate expansion to the settlement of Tidbury Green and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R