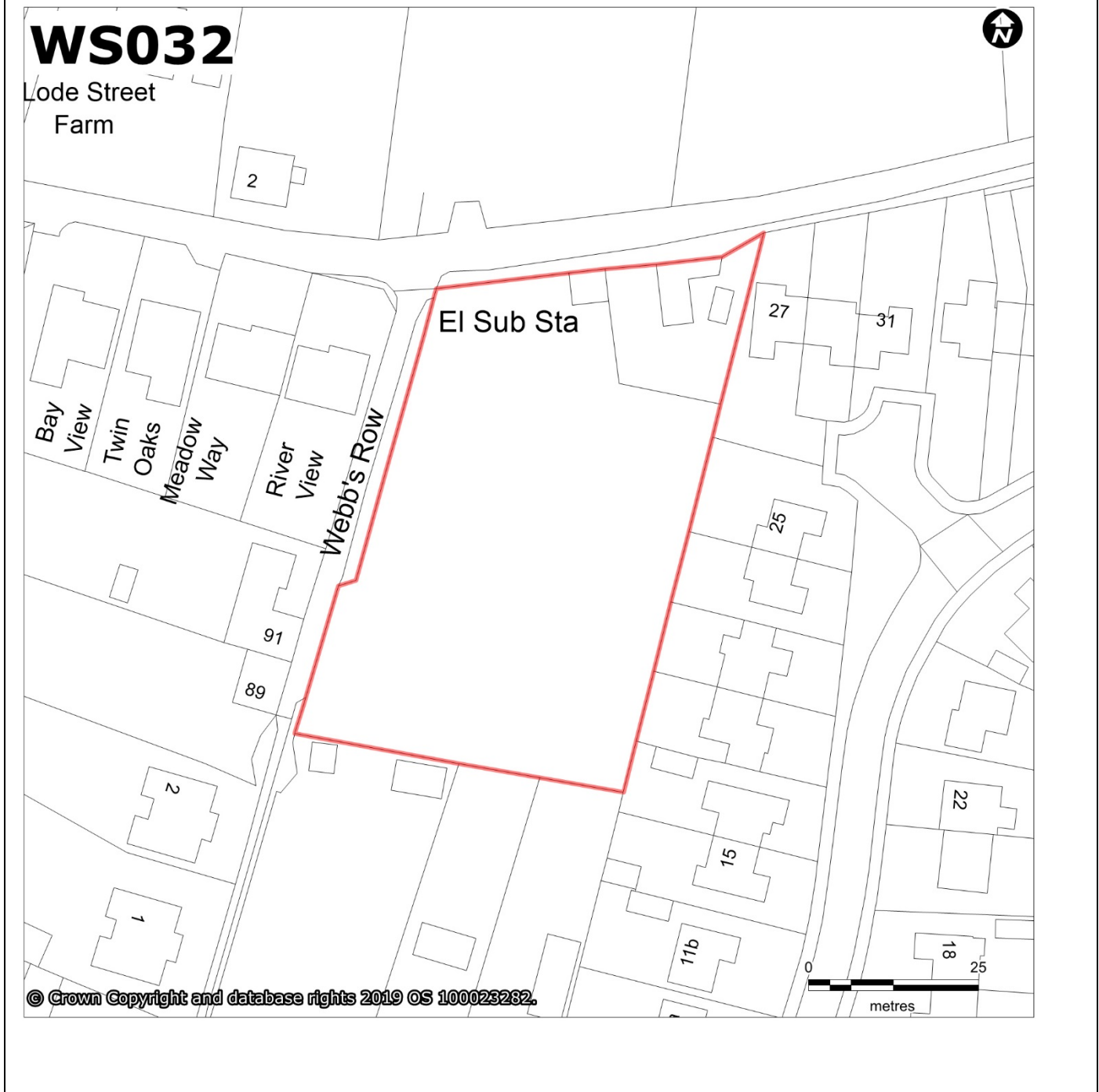


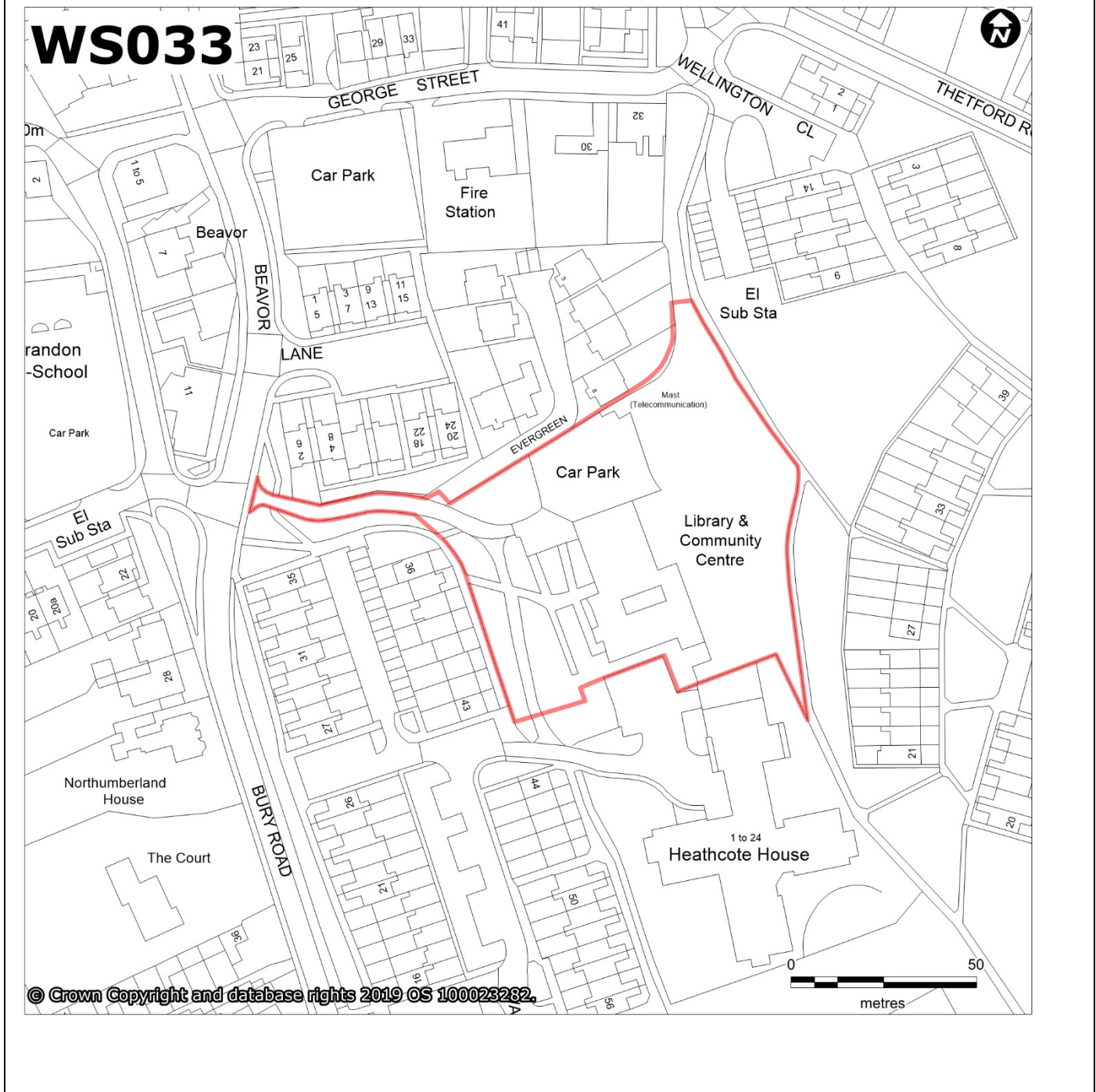
<b>Reference (2020)</b>	WS032	<b>Previous references</b>	SA2(b) FHDC/B/31
<b>Settlement</b>	Brandon		
<b>Site name</b>	Land off Gas House Lane, Brandon		
<b>Status:</b>	Allocated – SA2(b) DC/16/1450/OUT – January 2019 for 10 dwellings		



<b>Existing use</b>	Former Gas Works	<b>Proposed use</b>	Residential
<b>Area</b>	0.35	<b>Yield</b>	10
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
7	11	14	18
<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019.		

<b>Suitability</b>	The site is within the SPA Stone Curlew 1500m buffer. The northern and western edges of the site forms part of a public right of way and would need to be retained. The site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site. There are also a number of other environmental issues on the site.	
<b>Achievability</b>	The site is allocated within the former Forest Heath area Local Plan 2019 (SA2(b)) for 10 dwellings and was also granted outline planning permission (DC/16/1450/FUL) on the site in January 2019 and forms part of the 2019 five year housing land supply.	
<b>Timescale</b>	1-5 years	10
	6-10 years	
	11-15 years	
<b>Summary</b>	The site has been allocated within the former Forest Heath area Local Plan 2019 (SA2(b)) and outline planning permission was granted in 2019 for 10 dwellings. There are no known issues that are likely to impact on the delivery of the site.	

<b>Reference (2020)</b>	WS033	<b>Previous references</b>	SA2(a) FHDC/B/29
<b>Settlement</b>	Brandon		
<b>Site name</b>	Warren Close, Brandon		
<b>Status:</b>	Allocated – SA2(a) DC/18/2509/FUL – pending decision 23 units		



<b>Existing use</b>	Former Library and Preschool	<b>Proposed use</b>	Residential
<b>Area</b>	0.68	<b>Yield</b>	23
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
14	20	27	34
<b>Availability</b>	A full planning application (DC/18/2509/FUL) has been made on the site and is currently pending a decision.		

<p><b>Suitability</b></p>	<p>The site is within the SPA Stone Curlew 1500m buffer, further assessment would be required to understand the impacts to the stone curlews.</p> <p>The site includes trees protected by a tree preservation order. Further tree assessment would be required. The site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
<p><b>Achievability</b></p>	<p>The site has been allocated within the former Forest Heath area Local Plan 2019 (SA2(a)) for 23 dwellings, a full planning application has also been put forward on the site for 23 dwellings.</p> <p>The site also forms part of the 2019 five year housing land supply.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	<p>23</p>
	<p>6-10 years</p>	
	<p>11-15 years</p>	
<p><b>Summary</b></p>	<p>The site is allocated within the former Forest Heath area Local Plan 2019 and is currently subject to a planning application. There is no evidence to suggest there will be any delay to the delivery of the site.</p>	