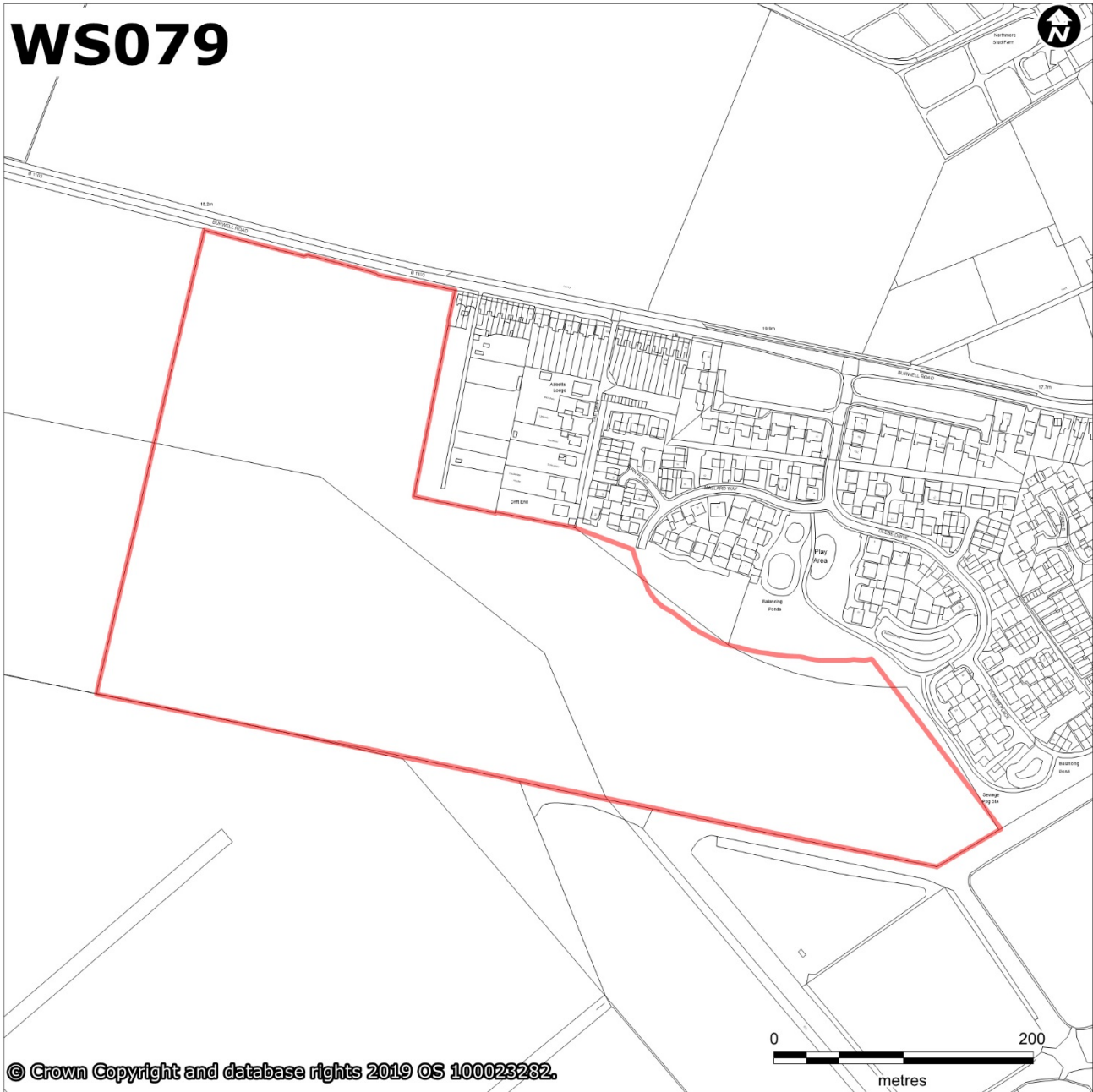


Reference (2020)	WS079	Previous references	SA12(a)
Settlement	Exning		
Site name	Land south of Burwell Road and west of Queen View, Exning		
Status:	Allocated – SA12(a)		

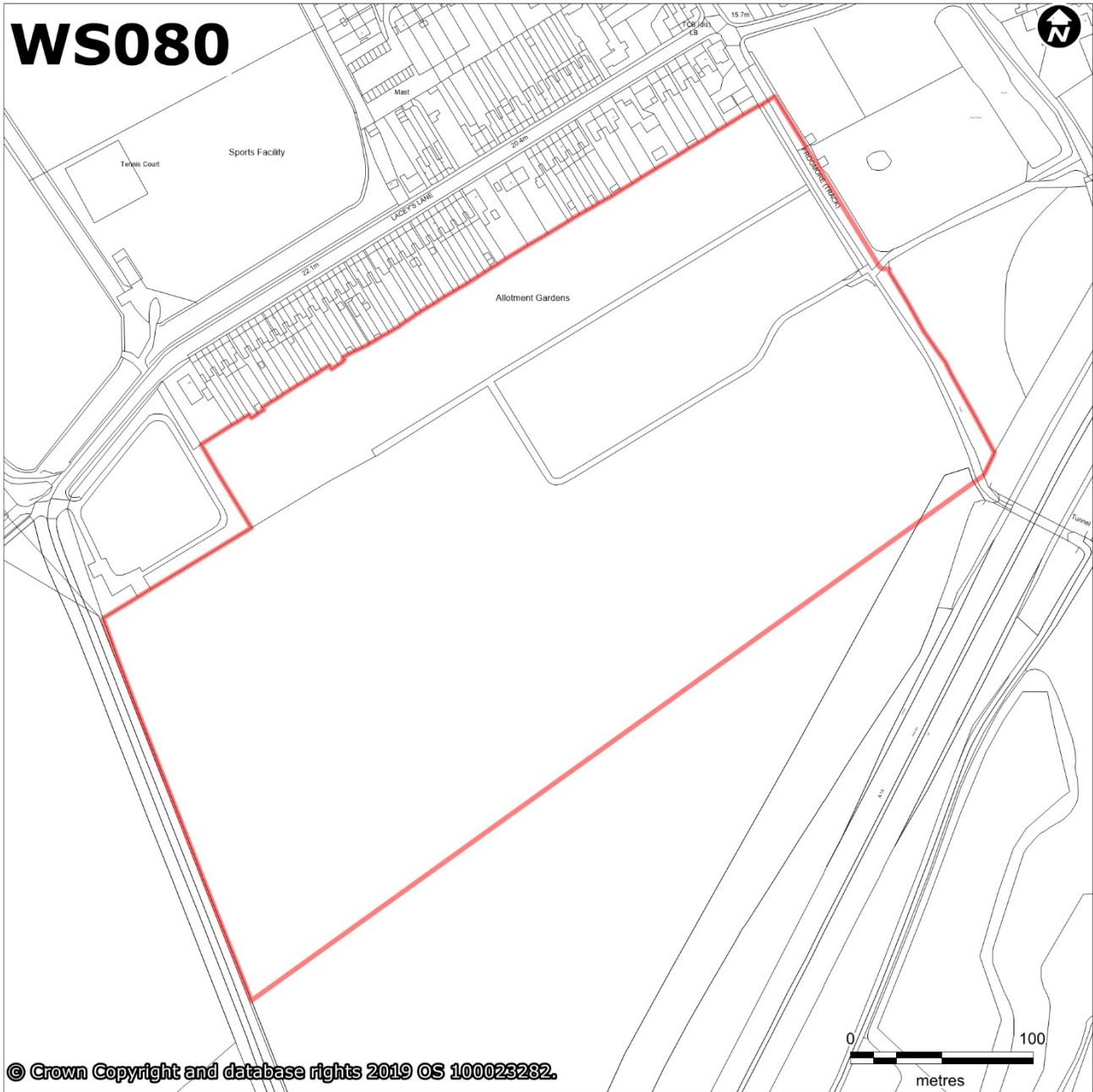
WS079



Existing use	Agricultural	Proposed use	Residential
Area	15.00	Yield	205
Future potential housing capacity			
20dph	30dph	40dph	50dph
300	450	600	750

Availability	The site was confirmed in the December 2018 call for sites and later confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	The site is owned by two parties. The site is also allocated (SA12(a)) within the Site Allocation Local Plan (SALP) for the former Forest Heath area.	
Timescale	1-5 years	
	6-10 years	205
	11-15 years	
Summary	The site is allocated within the SALP for the former Forest Heath area for 205 dwellings. There are a number of environmental constraints on the site which are likely to delay the delivery of the site.	

Reference (2020)	WS080	Previous references	Part of EX/002
Settlement	Exning		
Site name	Land east of Heath Road, Exning		
Status:	N/A		



Existing use	Agricultural	Proposed use	Residential
Area	12.14	Yield	150
Future potential housing capacity			
20dph	30dph	40dph	50dph
243	364	486	607
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site has high archaeological potential. Further assessment required. The site is located in an area of agricultural land and allotments. The allotment land would need to be retained as a result of any development.</p>	
Achievability	The site is under single ownership.	
Timescale	1-5 years	
	6-10 years	150
	11-15 years	
Summary	<p>The site is adjacent to the settlement boundary of Exning which is classified as a primary village in Policy CS1 of the former Forest Heath area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping) on the land that is not used currently used for allotments.</p> <p>There are no significant constraints affecting the site although there are a number of environmental and biodiversity issues that may require further assessment.</p>	