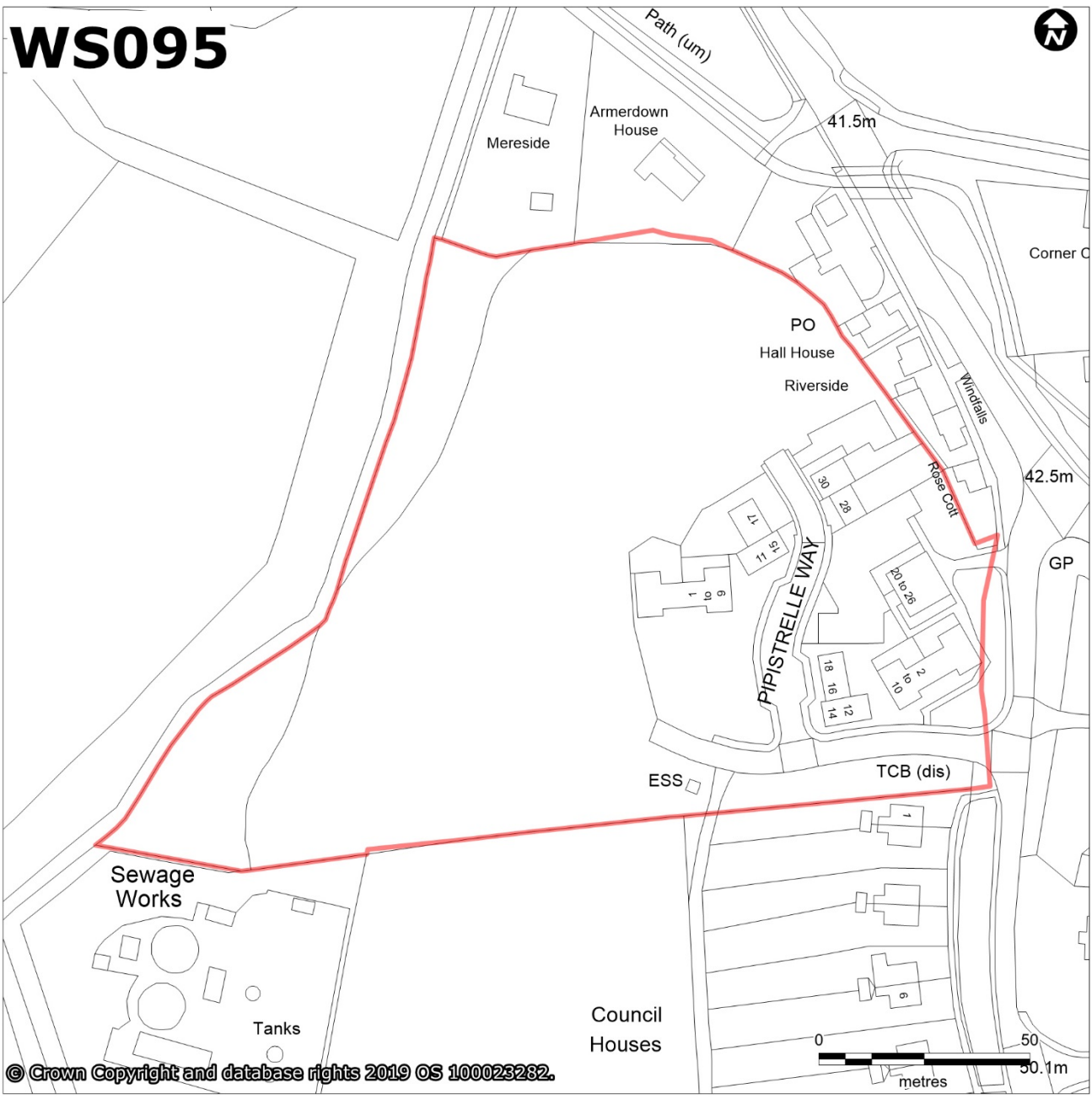


Reference (2020)	WS095	Previous references	RV20(a)
Settlement	Great Whelnetham		
Site name	Land to the north and west of Erskine Lodge, Stanningfield Road, Great Whelnetham		
Status:	Allocated – Policy RV20(a) Rural Vision 2031 DC/15/2277/HYB – 19 December 2016 DC/18/1269/RM – 29 November 2018 (phase 2 – 35 market housing dwellings) commenced June 2019 23 affordable housing dwellings were completed in 2017/2018		



Existing use	Erskine Lodge and curtilage	Proposed use	Residential
Area	2.02	Yield	58
Future potential housing capacity			
20dph	30dph	40dph	50dph
40	61	81	101
Availability	The site is allocated within the Rural Vision 2031 (RV20(a)). Planning permission has also been granted on the site (DC/15/2277/HYB).		

<p>Suitability</p>	<p>Part of the site is within flood zones 2 and 3. The site is also within a conservation area.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water area risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>There are also a number of environmental constraints on the site.</p>	
<p>Achievability</p>	<p>Development of the site has commenced with dwellings being completed on the site.</p> <p>The site is expected to come forward within the next five years.</p>	
<p>Timescale</p>	<p>1-5 years</p>	<p>35</p>
	<p>6-10 years</p>	
	<p>11-15 years</p>	
<p>Summary</p>	<p>The site is allocated within the Rural Vision 2031 document and a planning permission has been granted on the site for 58 dwellings. Development has commenced on the site with some dwellings having been completed. The whole site is expected to be completed within the next five years.</p>	