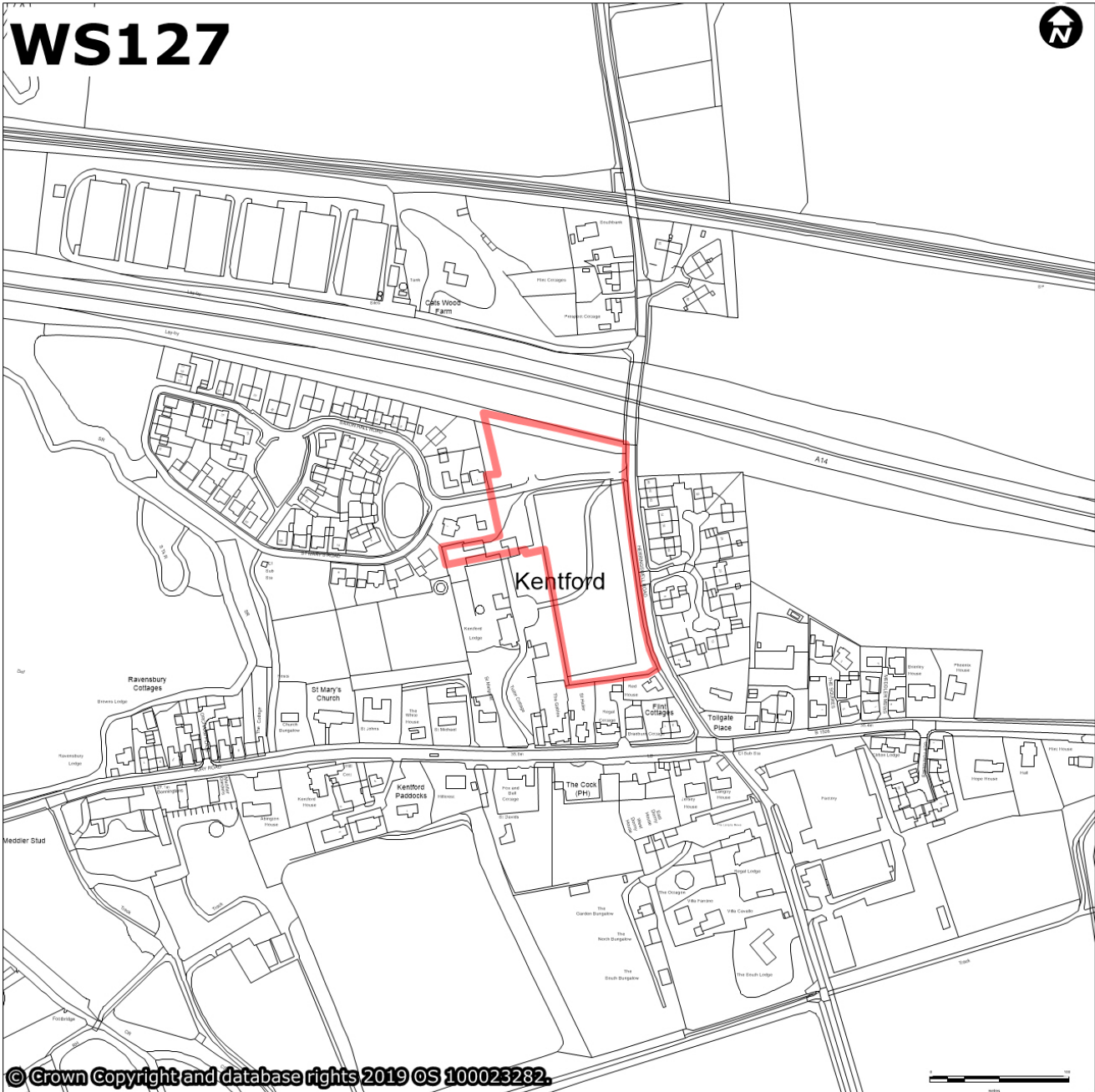


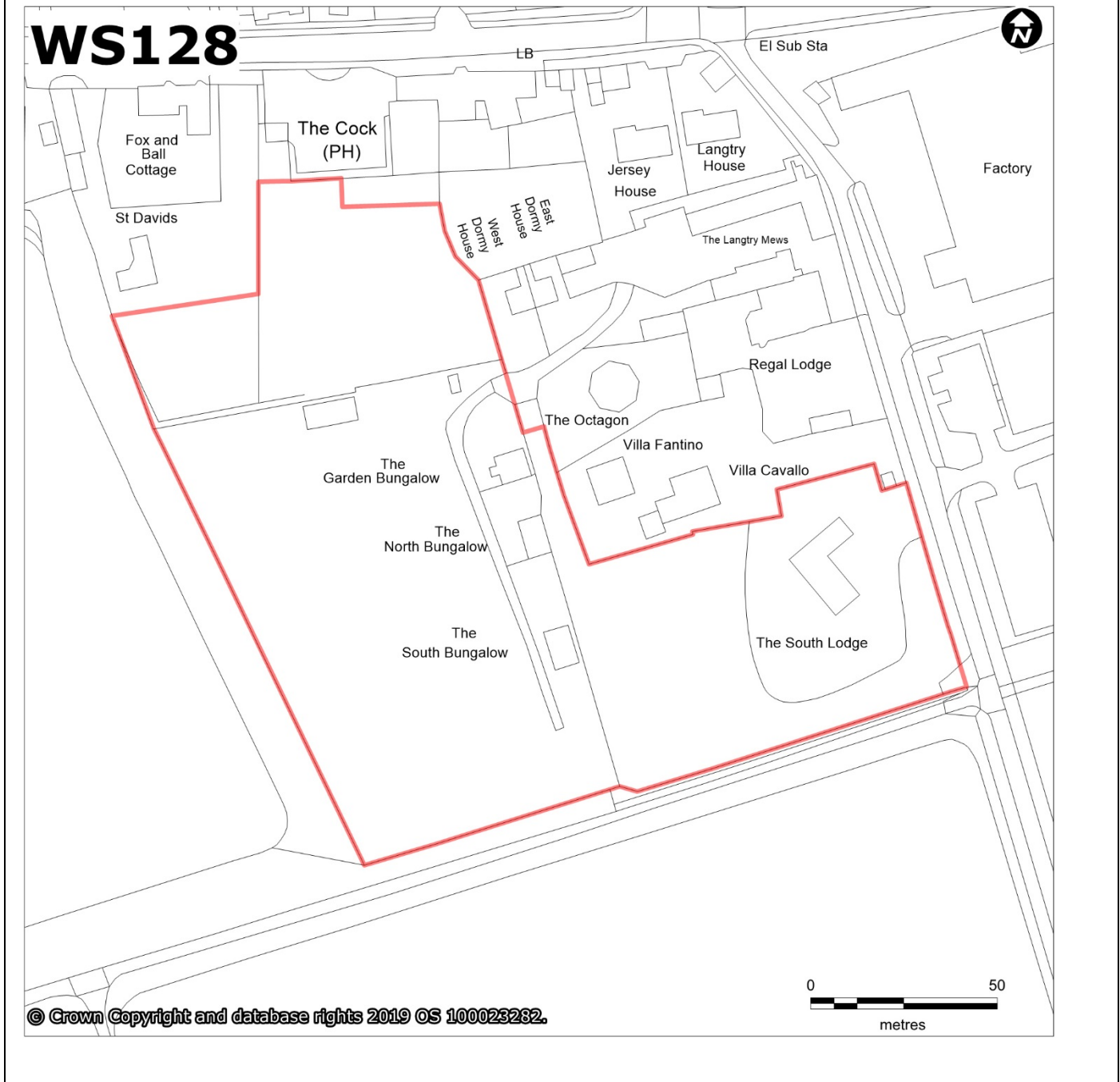
Reference (2020)	WS127	Previous references	
Settlement	Kentford		
Site name	Kentford Lodge, Herringswell Road, Kentford		
Status:	DC/15/2577/FUL – 10 July 2017 – 21 dwellings		



Existing use		Proposed use	Residential
Area	1.80	Yield	21
Future potential housing capacity			
20dph	30dph	40dph	50dph
36	54	72	90
Availability	The site was confirmed as available in May 2019. Development has also commenced on site.		

Suitability	There are no significant constraints to development, however there are a number of environmental constraints on the site.	
Achievability	The site is under single ownership and there are no known legal issues constraints.	
Timescale	1-5 years	21
	6-10 years	
	11-15 years	
Summary	<p>The site has full planning permission for 21 dwellings on the site (reference DC/15/2577).</p> <p>Development has commenced on the site and is expected to be completed within the next five years.</p>	

Reference (2020)	WS128	Previous references	SA13(a) K16
Settlement	Kentford		
Site name	Land to rear of The Kentford, Kentford		
Status:	Allocated – Policy SA13(a) DC/14/2203/OUT – 8 July 2016 DC/18/0135/RM – 14 November 2018 Development commenced December 2018		

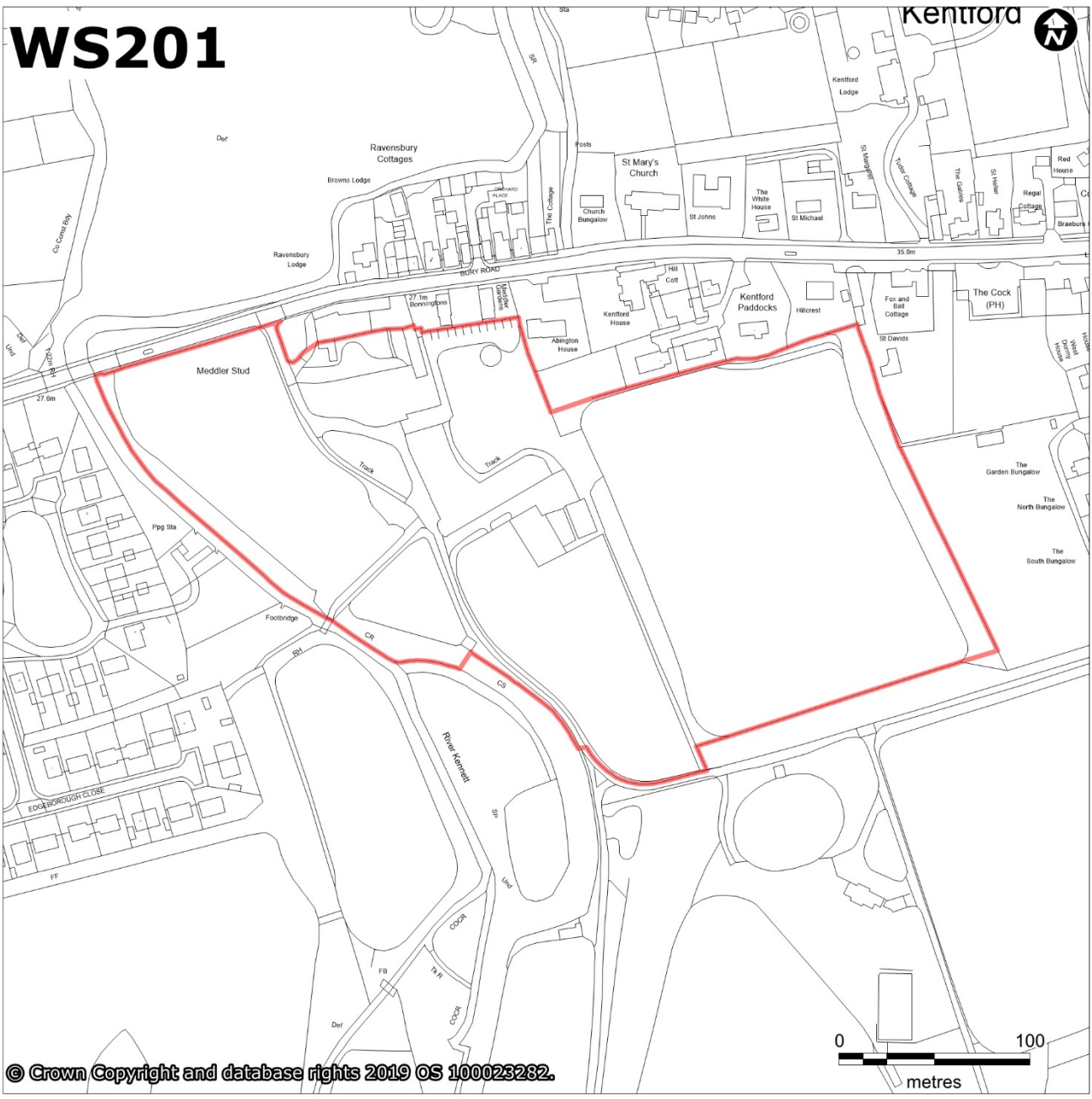


Existing use	Meadow	Proposed use	Residential
Area	2.27	Yield	30
Future potential housing capacity			
20dph	30dph	40dph	50dph
45	68	91	11
Availability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA13(a)). The site received outline planning permission in July 2016 and		

	the reserved matters granted permission in April 2019. Development of the site has commenced.	
Suitability	The site is within the SPA Stone Curlew 1500m buffer. The site contains trees protected by a tree preservation order. There are also a number of other environmental issues on site.	
Achievability	Outline and reserved matters planning permission has been granted for 30 dwellings and development has commenced on site.	
Timescale	1-5 years	30
	6-10 years	
	11-15 years	
Summary	The site is allocated within the former Forest Heath area Local Plan 2019 and planning permission has been granted on the site for 30 dwellings. Development has commenced on site and there is no evidence to suggest a delay in the delivery of the site.	

Reference (2020)	WS201	Previous references	SA13(b) K/02
Settlement	Kentford		
Site name	Meddler Stud Bury Road		
Status:	Allocated – SA13(b) DC/14/0585/OUT – 5 May 2016 DC/17/2476/RM – 30 November 2018 Development commenced		

WS201



Existing use	Former Paddock	Proposed use	Mixed use including residential and racehorse training establishment
Area	6.92	Yield	63
Future potential housing capacity			
20dph	30dph	40dph	50dph
138	208	277	346

Availability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA13(b)). The site has also received outline planning permission in May 2016 and the reserved matters granted permission in April 2019. Development of the site has also commenced.	
Suitability	<p>The site is within the SPA Stone Curlew 1500m buffer.</p> <p>The site is also within flood zones 2 and 3 area. 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>Earthworks survey (required through planning permission DC/14/0585) revealed surviving earthworks relating to early cultivation (rare for East Anglia). Preservation of these earthworks in situ required. Expert historic landscape advice should also be sought on responding to historic landscape characteristics in design.</p> <p>The site contains trees protected by a tree preservation order as well as other environmental issues.</p>	
Achievability	Outline and reserved matters planning permission has been granted for 63 dwellings and equine uses and development has commenced on site.	
Timescale	1-5 years	63
	6-10 years	
	11-15 years	
Summary	<p>The site is allocated within the former Forest Heath area Local Plan 2019 and planning permission has been granted on the site for 63 dwellings.</p> <p>Development has commenced on site and there is no evidence to suggest a delay in the delivery of the site.</p>	