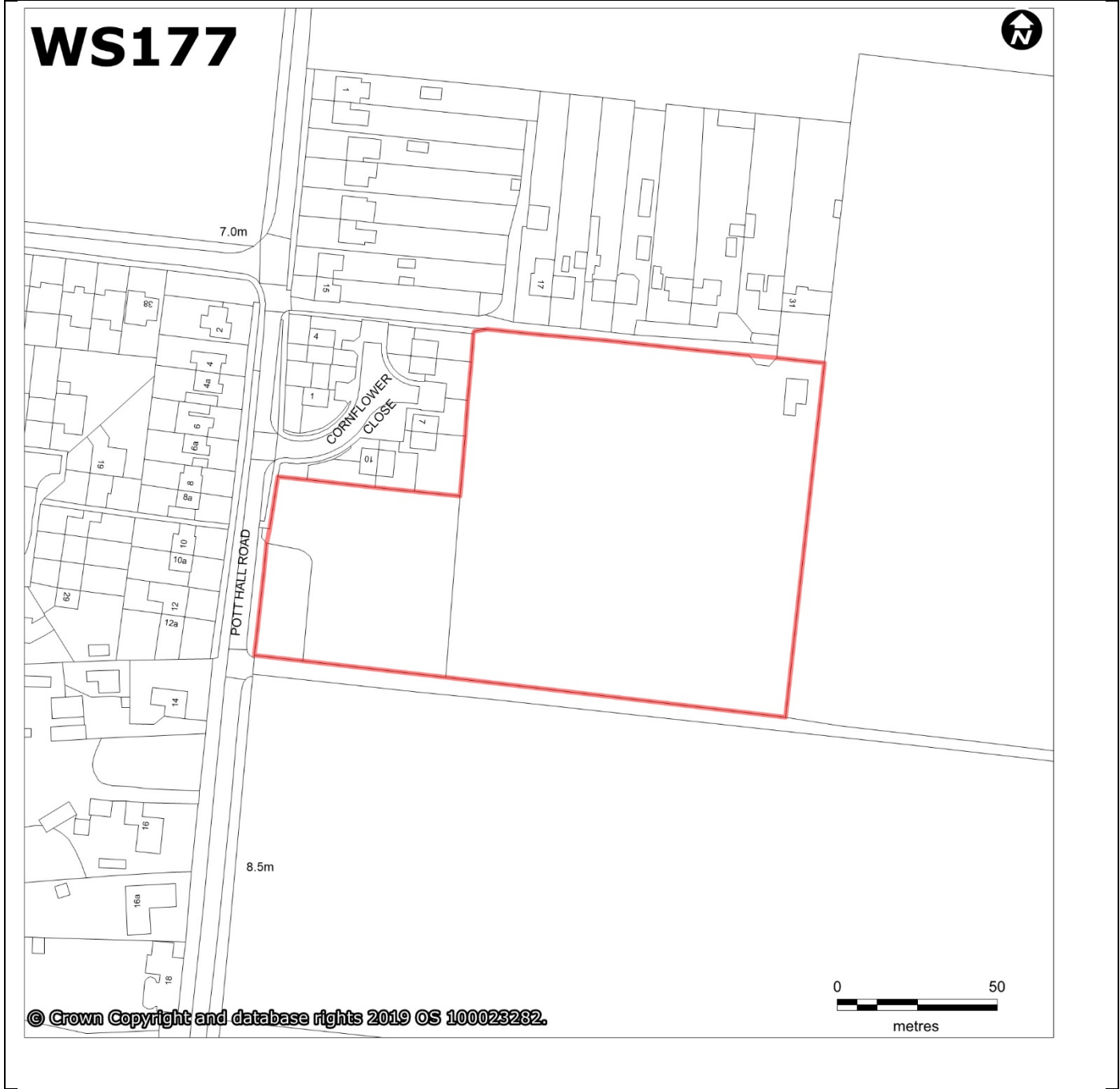


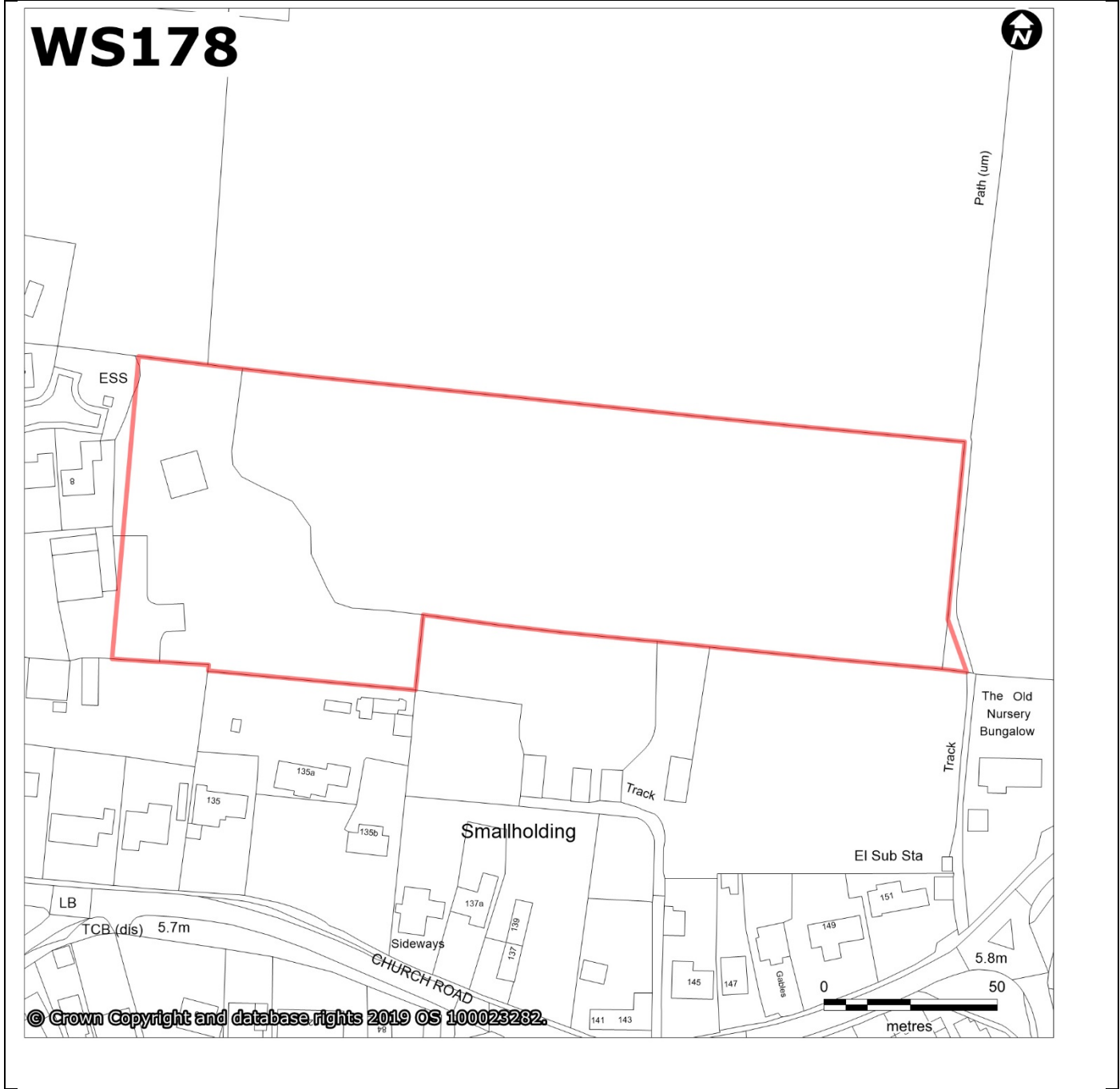
<b>Reference (2020)</b>	WS177	<b>Previous references</b>	
<b>Settlement</b>	West Row		
<b>Site name</b>	Land at Pott Hall Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Vacant land	<b>Proposed use</b>	Residential
<b>Area</b>	1.50	<b>Yield</b>	45
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
30	45	60	75
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	45
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for West Row 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.</p> <p>There are some biodiversity and environmental issues affecting the site that may require further assessment.</p>	

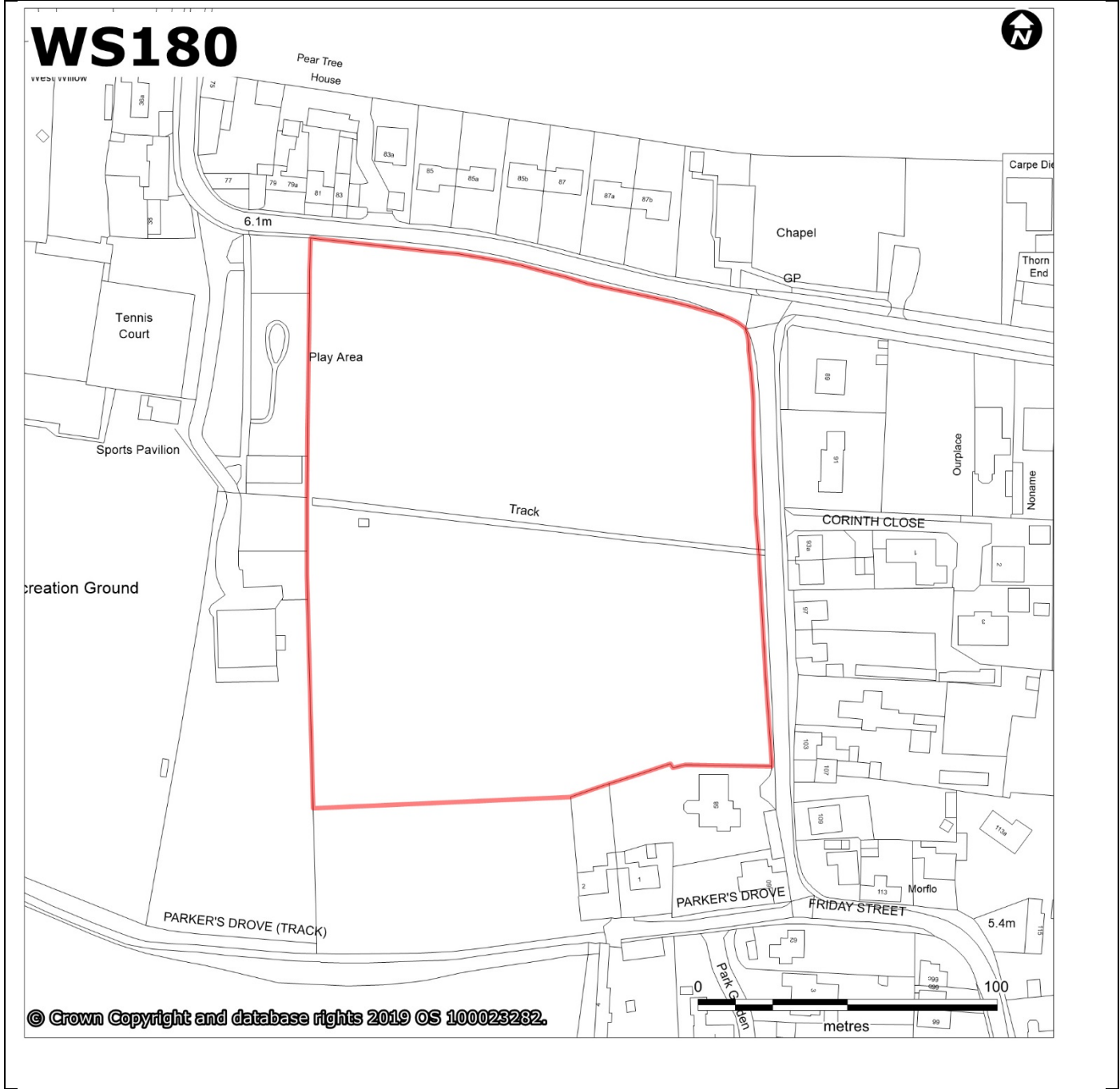
<b>Reference (2020)</b>	WS178	<b>Previous references</b>	FHDC/WR/14
<b>Settlement</b>	West Row		
<b>Site name</b>	Land at Williams Way, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Outbuildings	<b>Proposed use</b>	Residential
<b>Area</b>	1.76	<b>Yield</b>	53
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
35	53	70	88
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	53
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for West Row 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.</p> <p>There are a number of biodiversity and environmental issues affecting the site that may require further assessment.</p>	

<b>Reference (2020)</b>	WS180	<b>Previous references</b>	FHDC/WR/01
<b>Settlement</b>	West Row		
<b>Site name</b>	Land south of Chapel Road, West Row		
<b>Status:</b>	N/A		

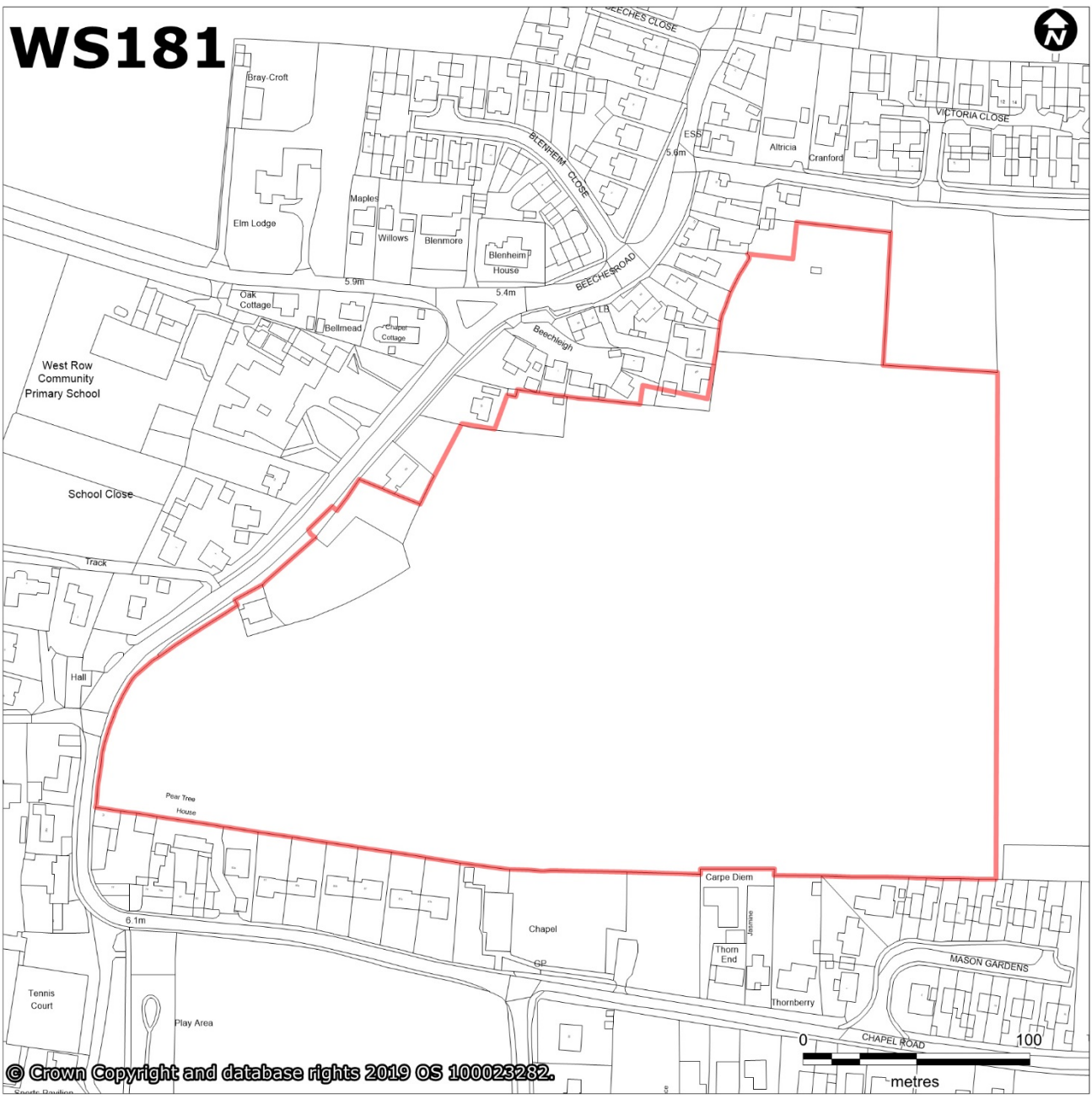


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	2.60	<b>Yield</b>	78
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
52	78	104	130
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership and there are no known legal or ownership issues on the site. The landowners have expressed that the site is currently subject to rental agreement, however any ownership/legal issues can be readily resolved prior to development.	
<b>Timescale</b>	1-5 years	
	6-10 years	78
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for West Row 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.</p> <p>The site is currently subject to rental agreement and may result in a delay to the delivery of the site</p>	

<b>Reference (2020)</b>	WS181	<b>Previous references</b>	SA14(a), FHDC/WR/07
<b>Settlement</b>	West Row		
<b>Site name</b>	Access between 45 and 55 Beeches Road, West Row		
<b>Status:</b>	Allocated – Policy SA14(a) DC/14/2047/HYB- Pending decision DC/18/0614/FUL – approved 4 April 2019 - 46 dwellings		

# WS181

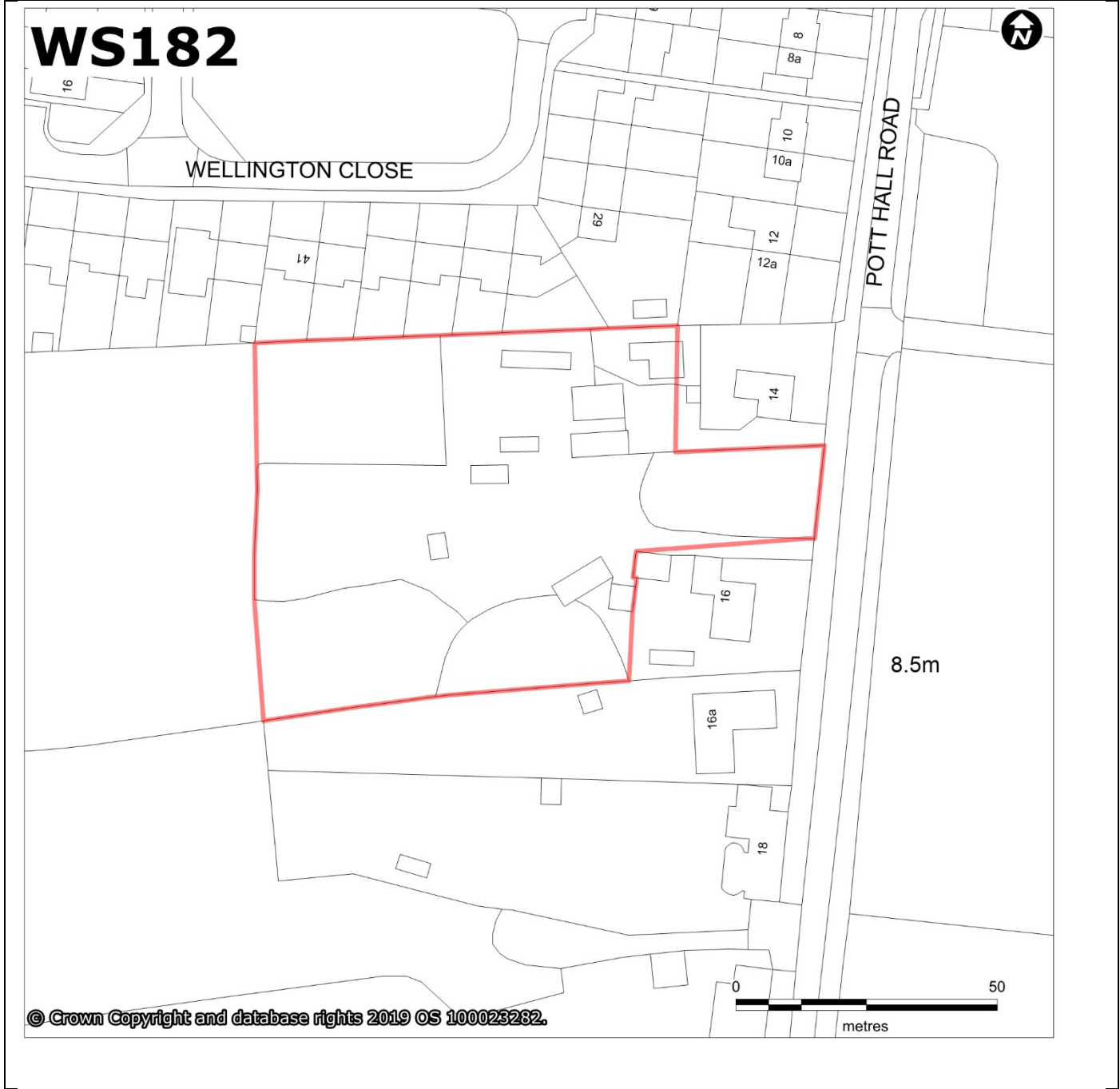


<b>Existing use</b>		<b>Proposed use</b>	Residential
<b>Area</b>	7.35	<b>Yield</b>	152
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
147	221	294	368

<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019.	
<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>Archaeological evaluation of this proposed development site has defined extensive Roman and medieval occupation remains, recorded within the County Historic Environment Record. Archaeological mitigation will be required for any impacts on known areas of archaeological remains, and further archaeological evaluation is required of areas which have not previously been assessed. Development designs which seek to secure preservation in situ in green space are encouraged (see application DC/14/2047).</p>	
<b>Achievability</b>	<p>The site is under multiple ownership.</p> <p>The site is also allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.</p> <p>Part of the site has full planning permission for 46 dwellings.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	152
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary for West Row which is classified as a primary village in Policy CS1 of the former Forest Heath area Core Strategy 2010.</p> <p>The site is allocated within the SALP of the former Forest Heath area (SA14(a)) for 152 dwellings. Part of the site has full planning permission for 46 dwellings.</p> <p>There are a number of biodiversity and environmental issues affecting the site that may require further assessment.</p>	



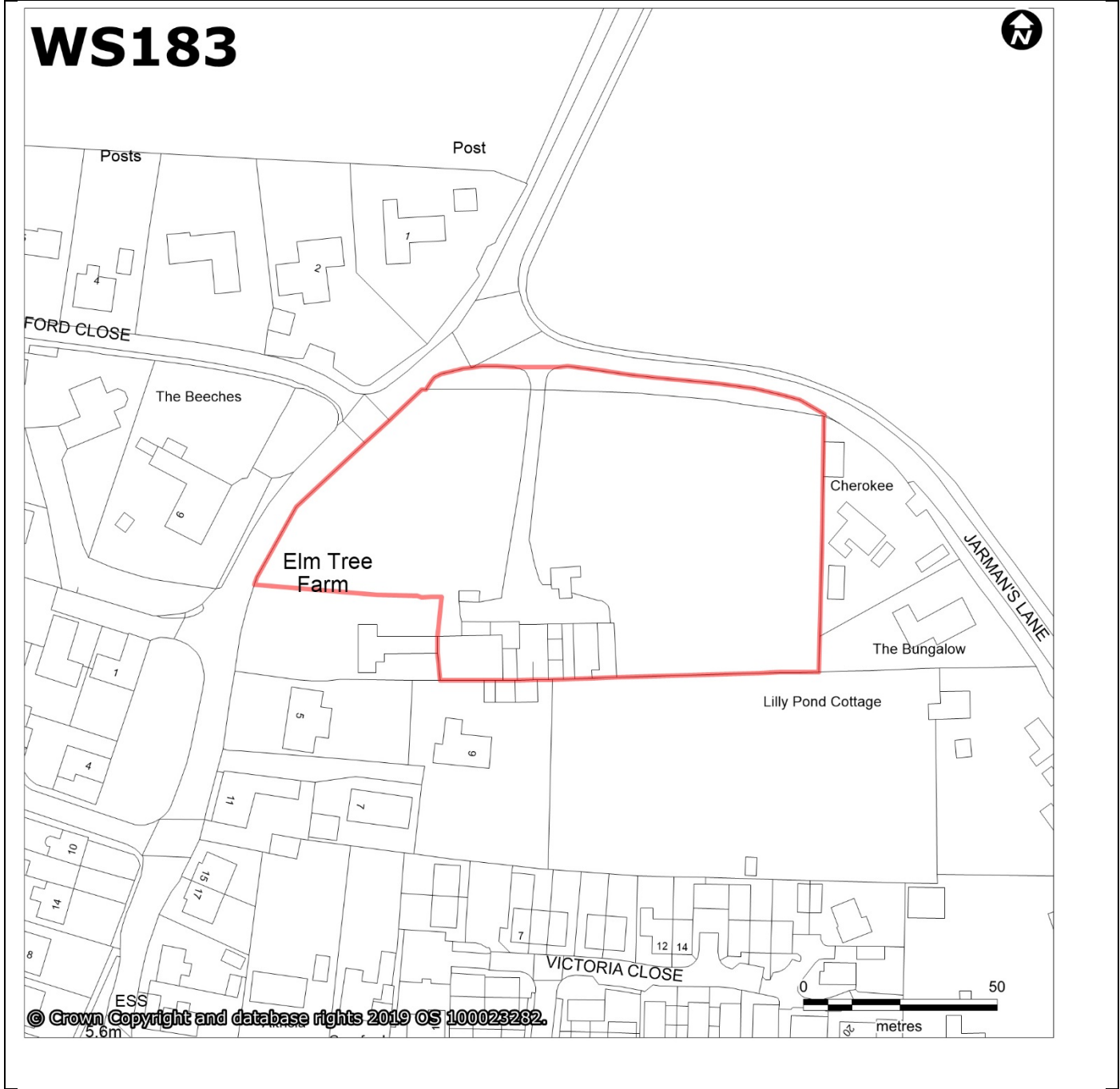
<b>Reference (2020)</b>	WS182	<b>Previous references</b>	FHDC/WR/02
<b>Settlement</b>	West Row		
<b>Site name</b>	Land off Pott Hall Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Grassland and outbuildings	<b>Proposed use</b>	Residential
<b>Area</b>	0.58	<b>Yield</b>	17
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
12	17	23	29
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	There are no significant constraints to development however further assessment would be required to understand environmental issues.	
<b>Achievability</b>	The site is under dual ownership and there are no known legal rights issues on site.	
<b>Timescale</b>	1-5 years	
	6-10 years	17
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There are a number of environmental constraints that may cause some delay to the delivery of the site.</p>	

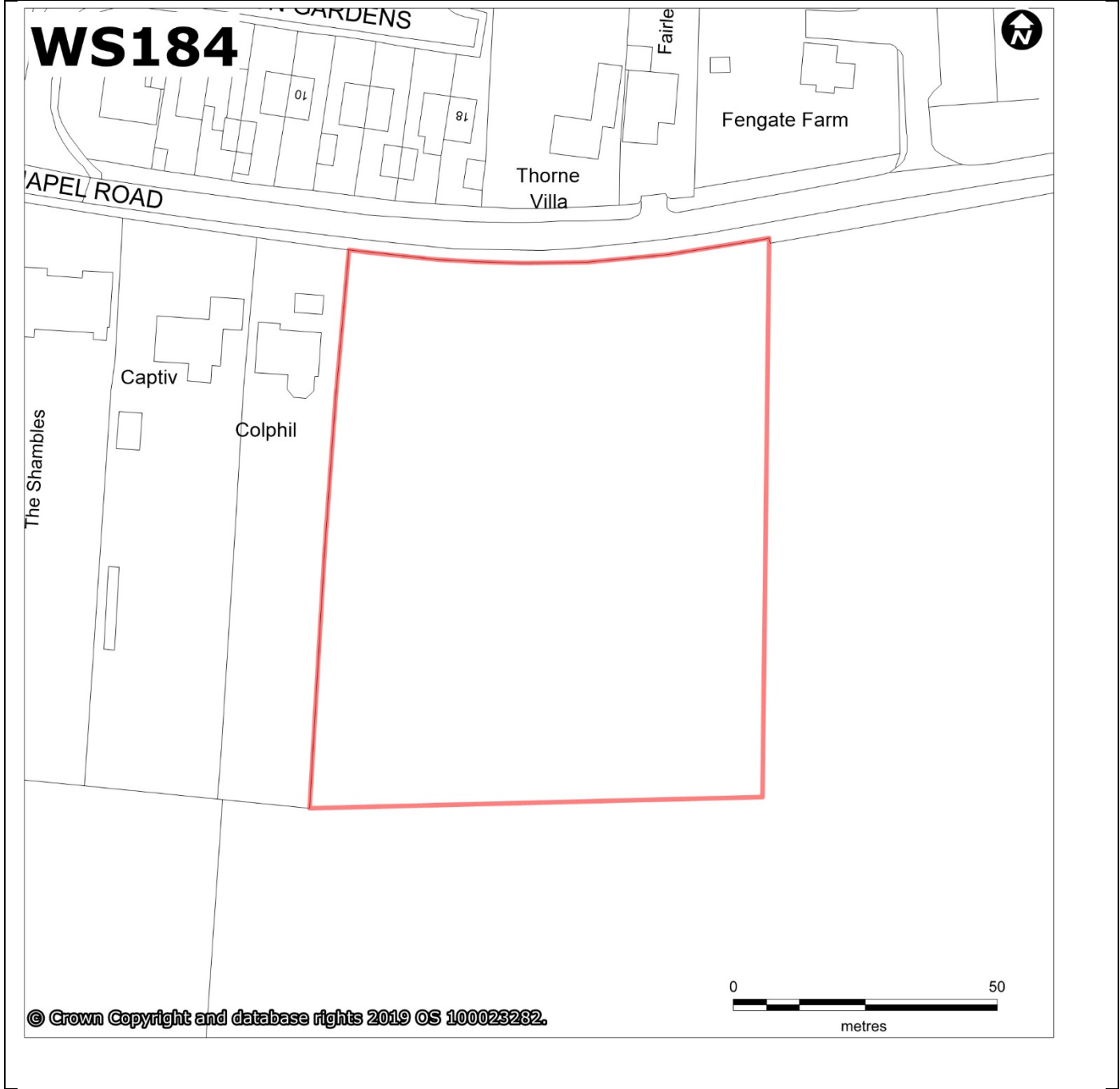
<b>Reference (2020)</b>	WS183	<b>Previous references</b>	FHDC/WR/04
<b>Settlement</b>	West Row		
<b>Site name</b>	Land at the junction of Jarman's Lane and Beeches Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	0.92	<b>Yield</b>	28
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
18	28	37	46
<b>Availability</b>	The site was confirmed in January 2019.		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to a listed building. Further assessment would be required.</p>	
<b>Achievability</b>	There are no known legal issues or constraints on the site.	
<b>Timescale</b>	1-5 years	
	6-10 years	28
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There are a number of environmental constraints that may cause some delay to the delivery of the site.</p>	

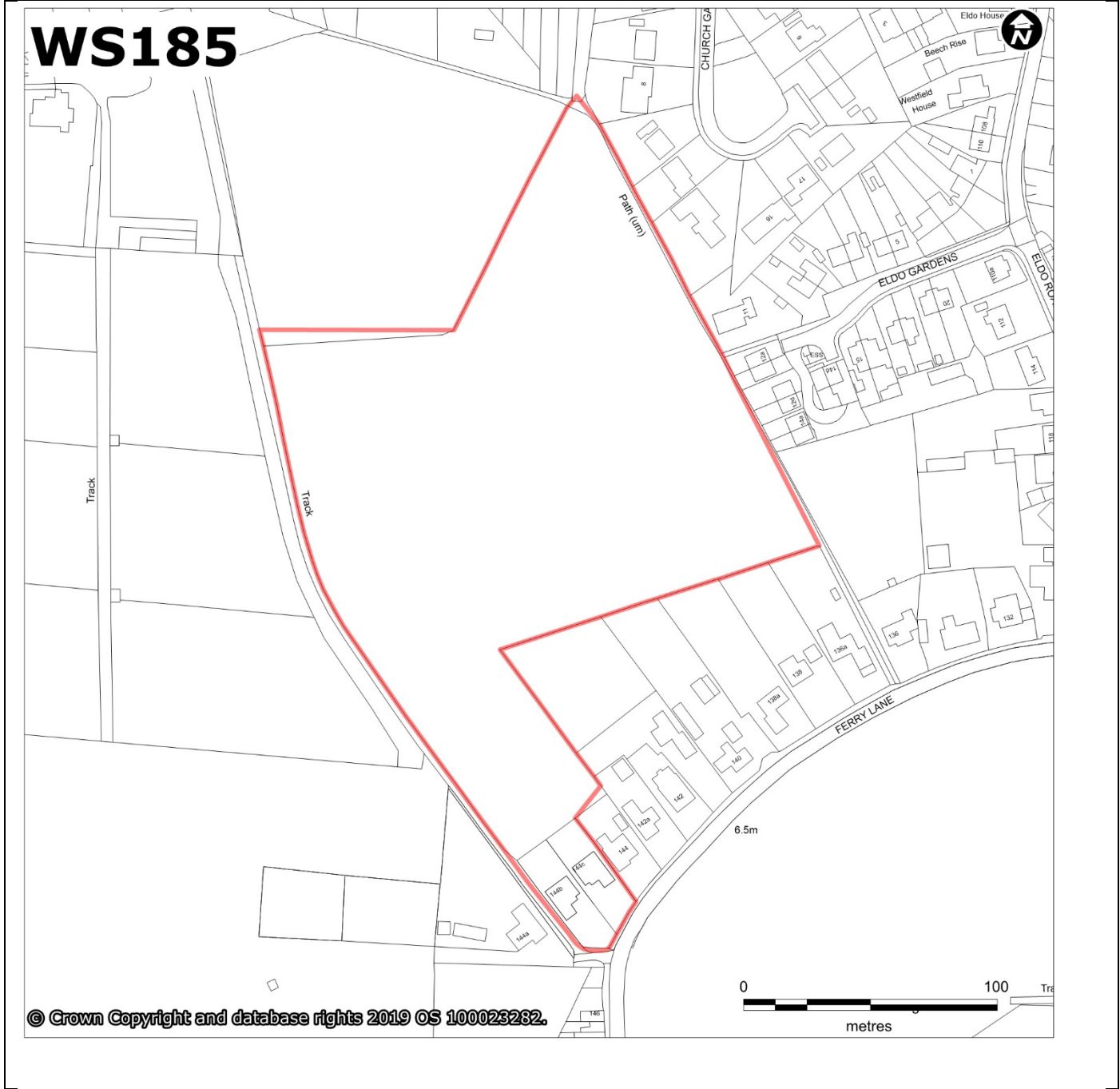
<b>Reference (2020)</b>	WS184	<b>Previous references</b>	FHDC/WR/10
<b>Settlement</b>	West Row		
<b>Site name</b>	Land off Chapel Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	0.85	<b>Yield</b>	26
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
17	26	34	43
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	There are no significant constraints to development however further assessment would be required to understand environmental issues.	
<b>Achievability</b>	The site is under single ownership	
<b>Timescale</b>	1-5 years	
	6-10 years	26
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There are a number of environmental constraints that may cause some delay to the delivery of the site.</p>	

<b>Reference (2020)</b>	WS185	<b>Previous references</b>	FHDC WR/16
<b>Settlement</b>	West Row		
<b>Site name</b>	Land to north of Ferry Lane, West Row		
<b>Status:</b>	N/A		

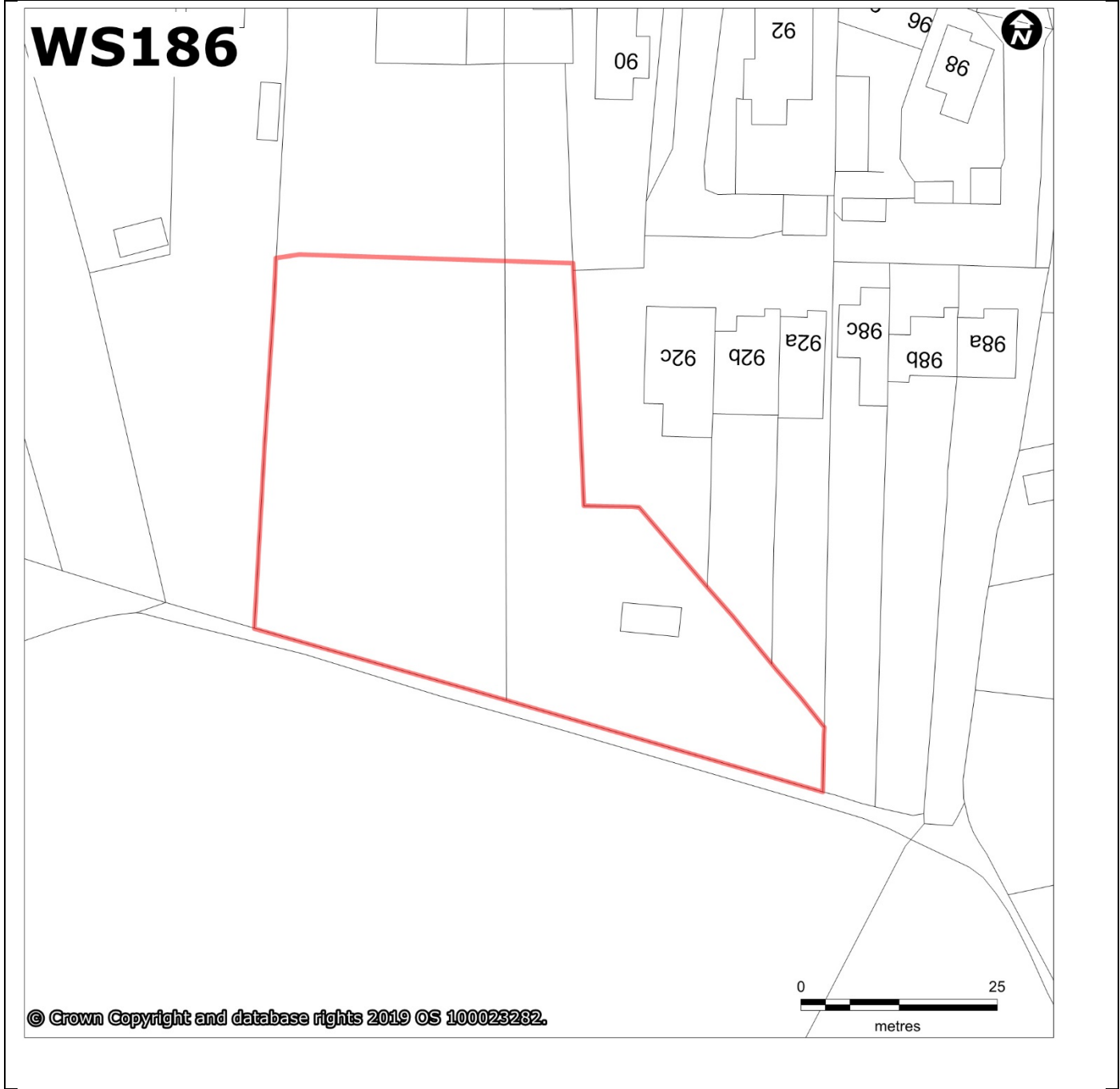


<b>Existing use</b>	Open space	<b>Proposed use</b>	Residential
<b>Area</b>	3.16	<b>Yield</b>	95
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
63	95	126	158
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site lies in an area of high archaeological potential. Further assessment required.</p> <p>A public right of way runs along the south-west and north-east edges of the site, this needs to be retained.</p>	
<b>Achievability</b>	The site is under joint ownership	
<b>Timescale</b>	1-5 years	
	6-10 years	95
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There are a number of environmental constraints that may cause some delay to the delivery of the site.</p>	



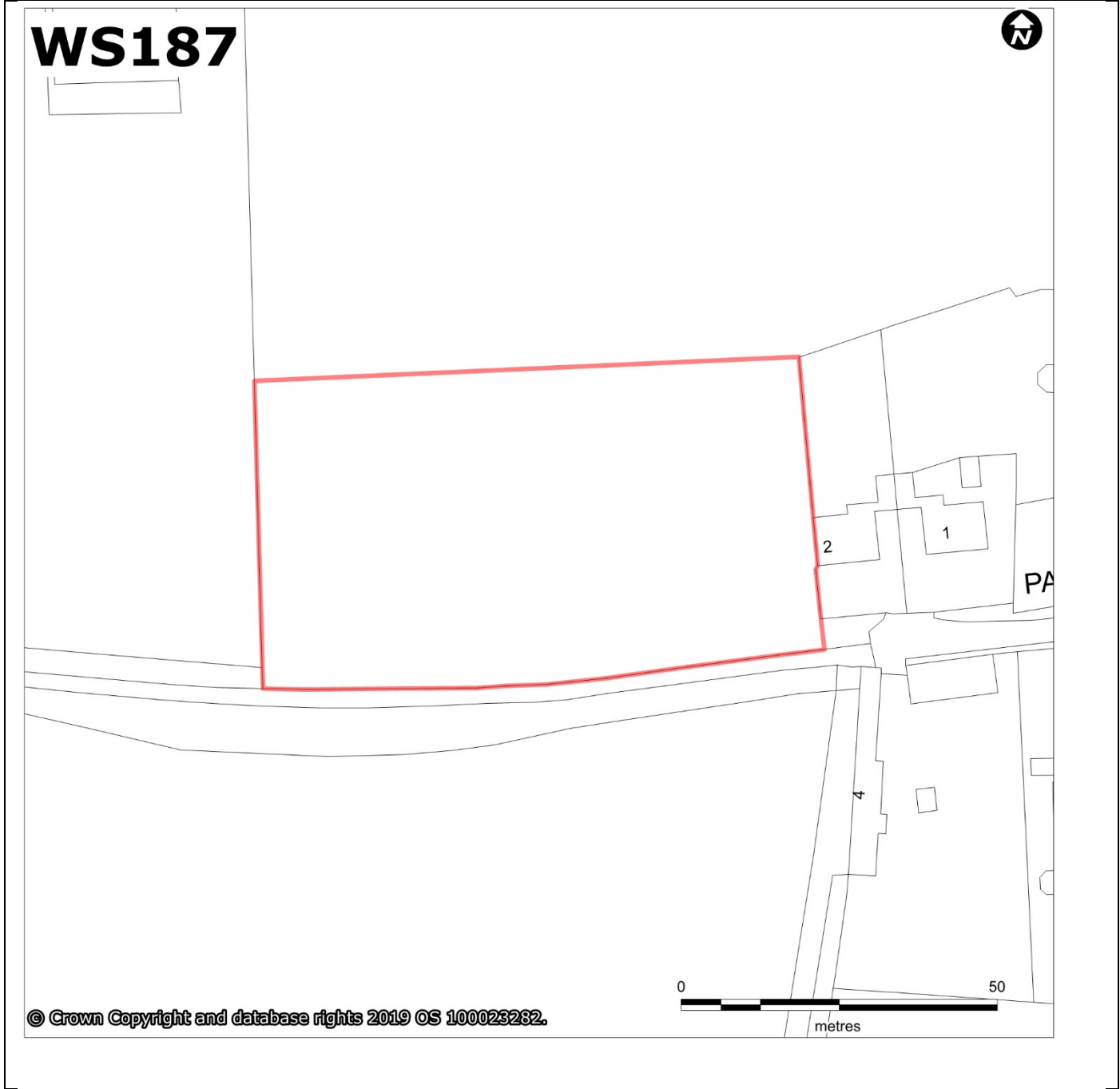
<b>Reference (2020)</b>	WS186	<b>Previous references</b>	FHDC WR/20
<b>Settlement</b>	West Row		
<b>Site name</b>	Land to rear 82/84 Church Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Garden land	<b>Proposed use</b>	Residential
<b>Area</b>	0.28	<b>Yield</b>	8
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
6	8	11	14
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>A public right of way runs along the south edge of the site, this needs to be retained.</p>	
<b>Achievability</b>	<p>The site is under single ownership and there are no known legal issues constraints.</p>	
<b>Timescale</b>	1-5 years	8
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There is no evidence to suggest any delays to the delivery of the site.</p>	

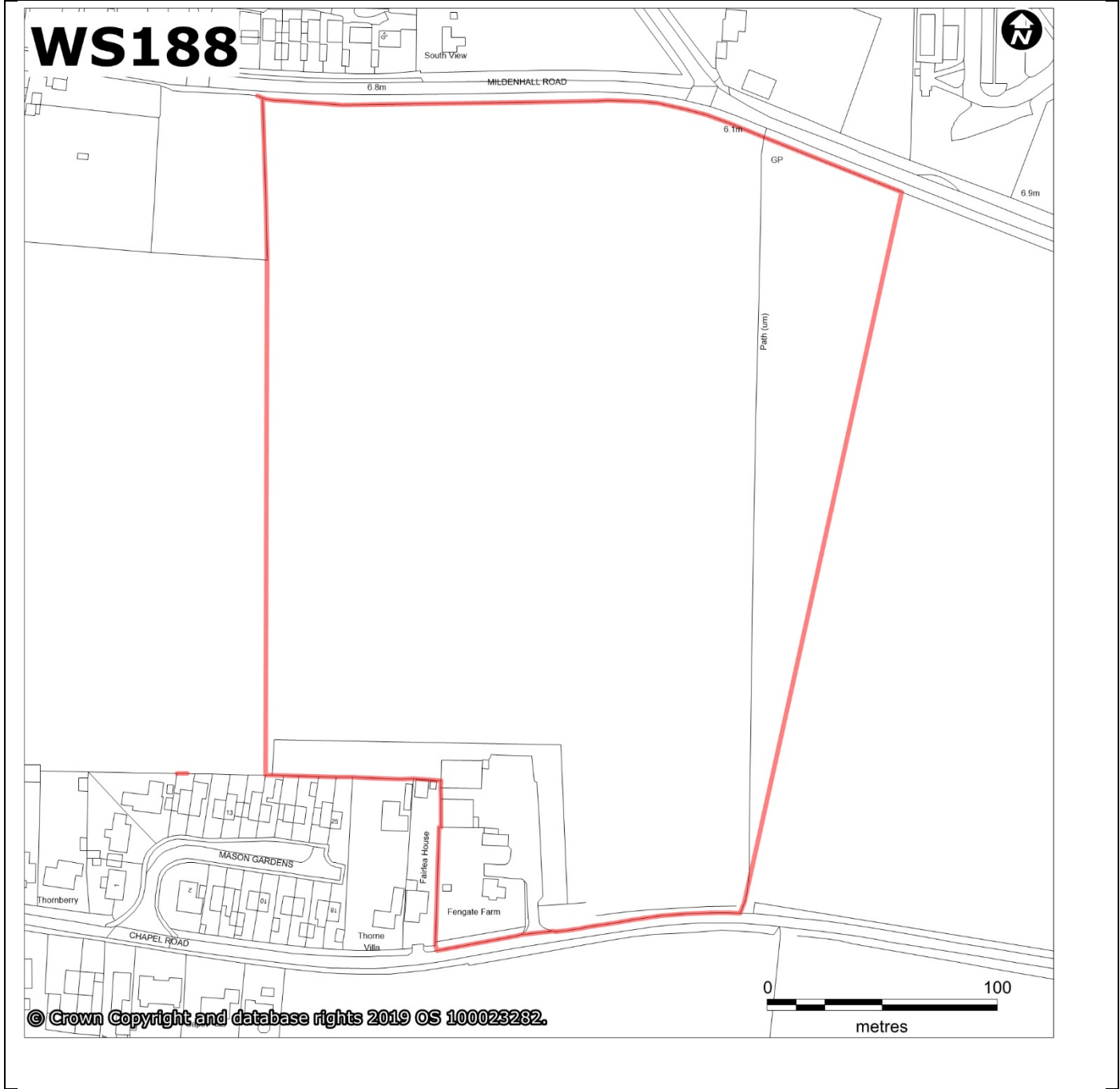
<b>Reference (2020)</b>	WS187	<b>Previous references</b>	FHDC/WR/26
<b>Settlement</b>	West Row		
<b>Site name</b>	Land off Parker's Drove, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Grassland and cultivated land	<b>Proposed use</b>	Residential
<b>Area</b>	0.43	<b>Yield</b>	13
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
9	13	17	22
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>A public right of way runs along the south edge of the site, this needs to be retained.</p>	
<b>Achievability</b>	The site is under single ownership	
<b>Timescale</b>	1-5 years	
	6-10 years	13
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>There are a number of environmental constraints on the site that may delay the delivery of the site.</p>	

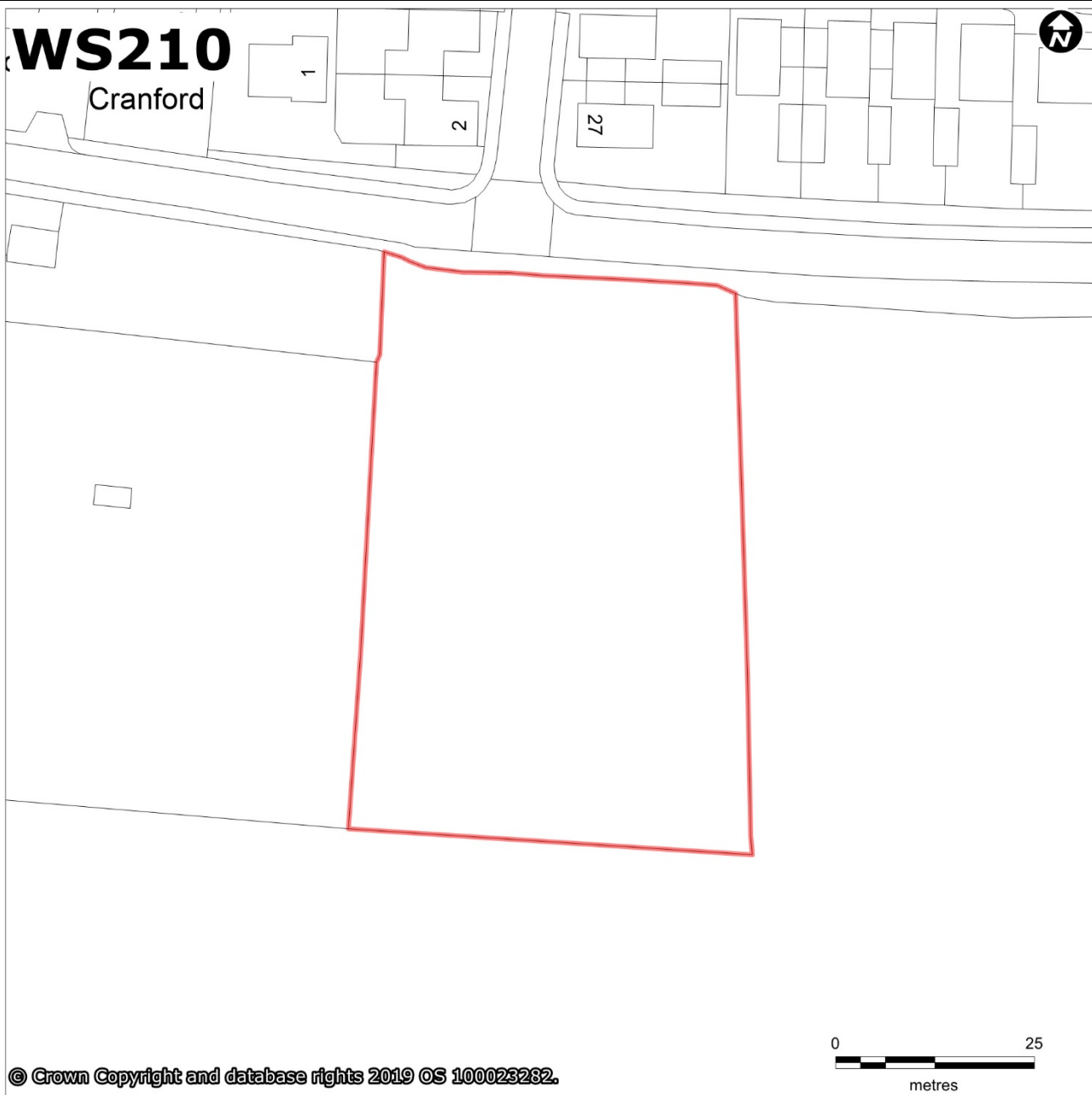
<b>Reference (2020)</b>	WS188	<b>Previous references</b>	
<b>Settlement</b>	West Row		
<b>Site name</b>	Land off West Row Road, West Row		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	8.10	<b>Yield</b>	146
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
162	243	324	405
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>Extensive Roman and medieval occupation remains have been located within the vicinity of this site. Archaeological mitigation will be required for any impacts on known areas of archaeological remains, and further archaeological evaluation is required of areas which have not previously been assessed. Development designs which seek to secure preservation in situ in green space are encouraged (see application DC/14/2047).</p>	
<b>Achievability</b>	<p>The site is under single ownership.</p> <p>The properties are currently let under agricultural tenancies.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	146
	11-15 years	
<b>Summary</b>	<p>The site partially adjoins the settlement boundary for West Row (and a very small part falls within) a primary village whereby allocations are permissible dependent on size.</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).</p> <p>No planning application has been submitted for the site, but a small part of the site (0.37ha) is allocated: SA14(a) within the SALP for 152 dwellings.</p>	

<b>Reference (2020)</b>	WS210	<b>Previous references</b>	SA14(a) (Part of)
<b>Settlement</b>	West Row		
<b>Site name</b>	Site B Land to the East of the Forge		
<b>Status:</b>	Allocated – Part of SA14(a)		

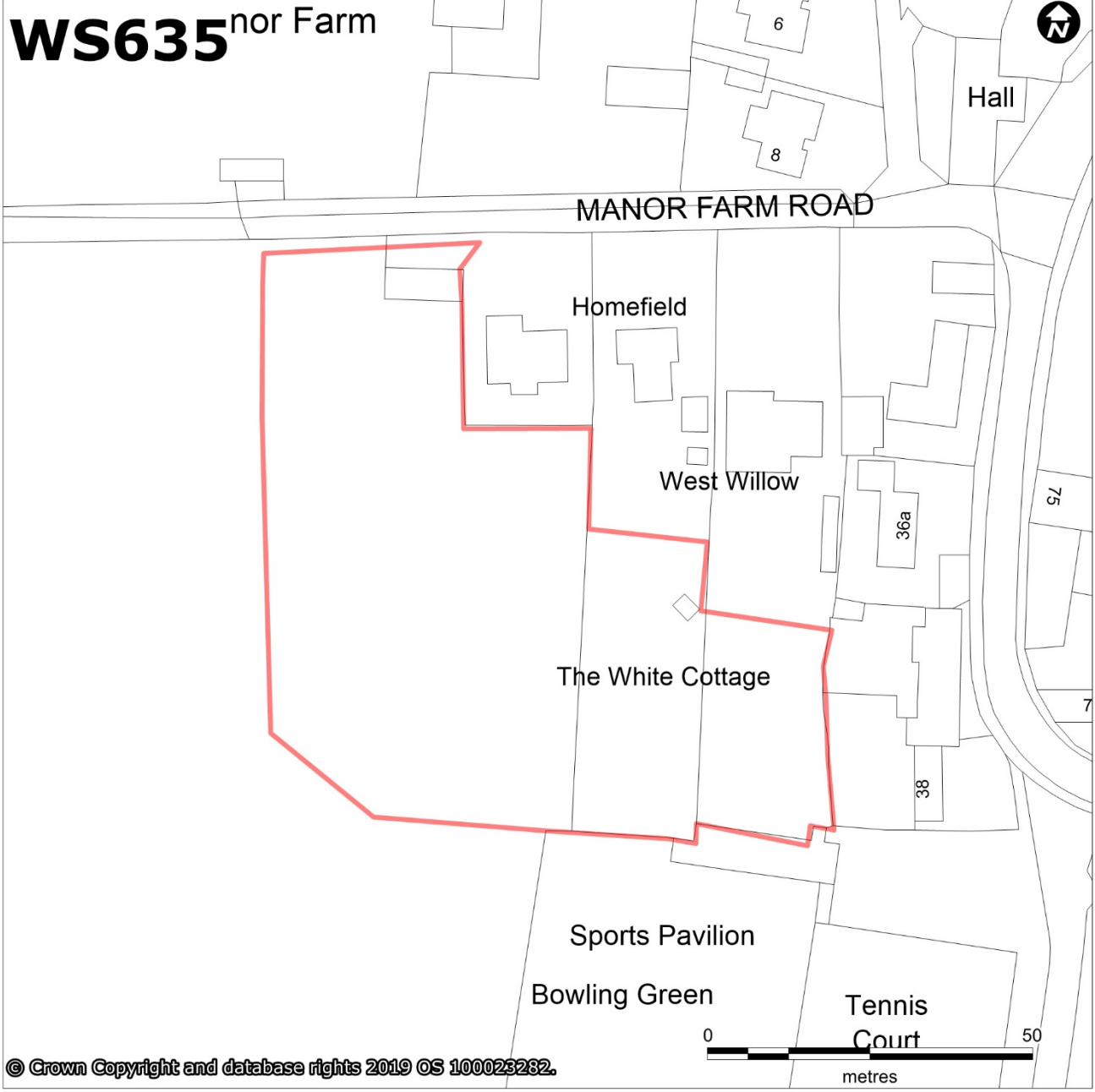


<b>Existing use</b>	Paddock	<b>Proposed use</b>	Residential
<b>Area</b>	0.37	<b>Yield</b>	11
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
7	11	15	19
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	11
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies within the settlement boundary for West Row 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.</p>	



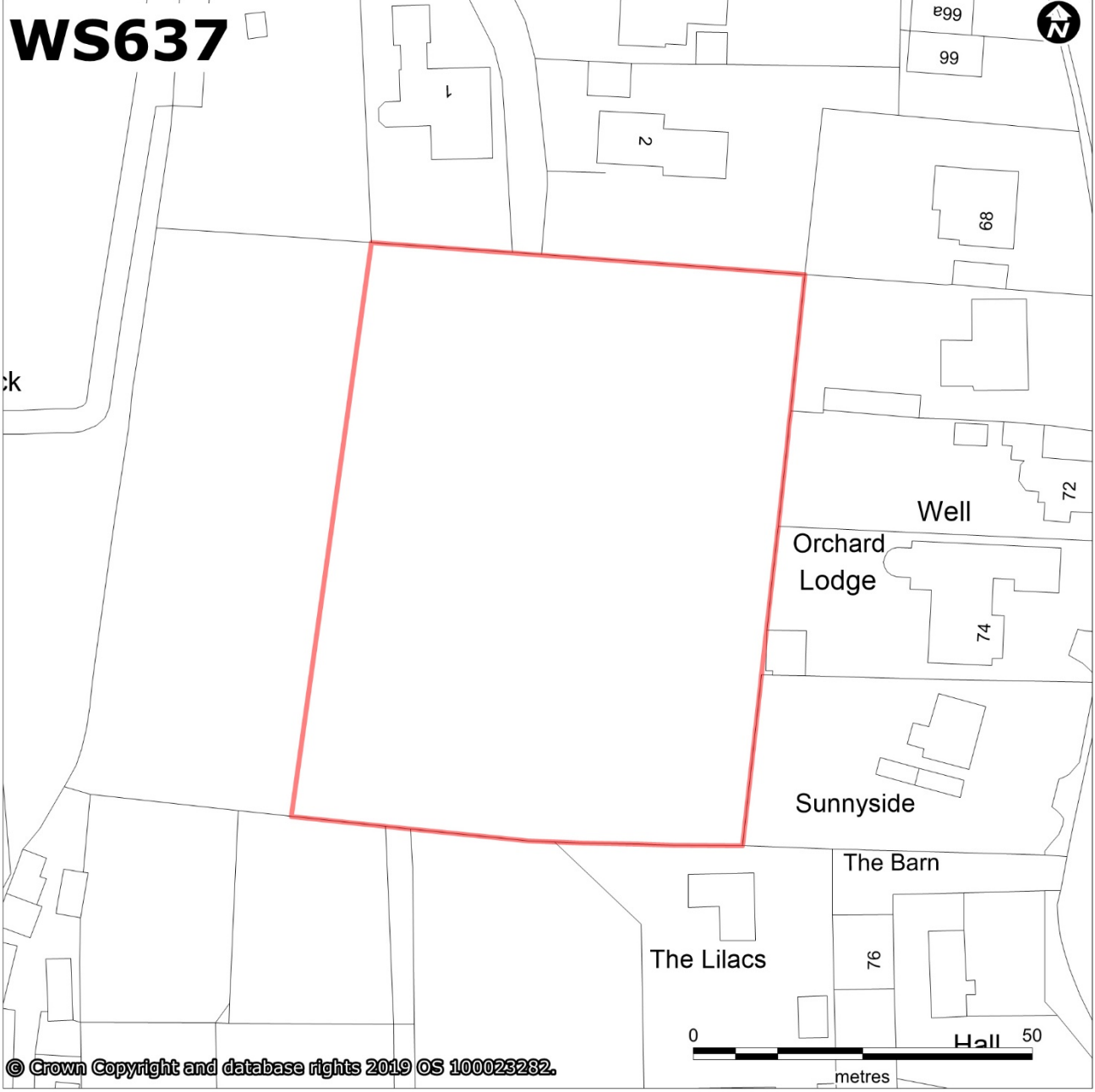
<b>Reference (2020)</b>	WS635	<b>Previous references</b>	FHDC/WR/09
<b>Settlement</b>	West Row		
<b>Site name</b>	Land adjacent to Park Garden, Friday Street, West Row		
<b>Status:</b>	Outline planning permission granted: DC/14/2407/OUT – February 2015 Reserved Matters permission granted: DC/16/2671/RM – February 2017		



<b>Existing use</b>	Grassland	<b>Proposed use</b>	Residential
<b>Area</b>	0.53	<b>Yield</b>	5
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
11	16	21	27

<b>Availability</b>	The site has received outline and reserved matters planning permission on the site for 5 dwellings	
<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership	
<b>Timescale</b>	1-5 years	5
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>Outline and reserved matters planning permission has been granted for 5 dwellings on the site.</p>	

<b>Reference (2020)</b>	WS637	<b>Previous references</b>	FHDC/WR/12
<b>Settlement</b>	West Row		
<b>Site name</b>	Land adjacent to Park Garden, Friday Street, West Row		
<b>Status:</b>	Outline planning permission granted: DC/14/2407/OUT – February 2015 Reserved Matters permission granted: DC/16/2671/RM – February 2017		



<b>Existing use</b>	Grassland	<b>Proposed use</b>	Residential
<b>Area</b>	0.9	<b>Yield</b>	7
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
18	27	17	22

<b>Availability</b>	Progress has been made towards the development of this site.	
<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership	
<b>Timescale</b>	1-5 years	7
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary of West Row, which is classified as a primary village in Policy CS1 of the former Forest Heath area Local Plan 2019 2010.</p> <p>Outline and reserved matters planning permission has been granted for 7 dwellings on the site.</p>	