

Location: Croft Lane			Site Reference: CR1			
Settlement: Crondall			Area (ha): 1.41 (net 0.84 ha)			
Opportunity presented Large, flat, unkempt, poorly managed open space close to the centre of Crondall village with road frontage. Surrounding land uses include residential, junior and infant school and church. Adjoining smaller field also part of the site.			Market appraisal / economic viability Particularly strong market for private and affordable housing in the village settlements. No question of economic viability.			
LDA study			Sustainability appraisal Site occupies a large area of unused overgrown open space in the settlement of Crondall. Facilities and services in the village are few and sources of employment negligible, hence development here is likely to promote movements by car.			
Policy issues / Constraints Subject of previous planning applications all of which have been refused, one on appeal in 1984. Site located in a Conservation Area. A Listed Building, The Old Parsonage, lies close to the western boundary.						
Conclusions prospects/ justification/			The Conservation Area Proposal Statement refers to this as a 'historical significant area', although no evidence of this alleged significance has been shown. It is former common land, which, since the 17 th century has been used as a building resource for the village to accommodate residents requirements for housing. In the context of PPG3, it represents an opportunity to maximise the use of land within Crondall. This will enable the provision of affordable housing which would help secure a mixed and balanced community, consistent with the principles of sustainability. The LDA case study has demonstrated that the site could be developed in a way that preserves and enhances the characteristics of the village and the Conservation Area. It echoes materials, forms and frontages typical of the village, and preserves the setting of the adjacent Listed Building. The scheme shows a sensitive development of 28 dwellings at a net density of 33 d/ha, in line with PPG3 guidance. In the context of the study, and in spite of planning history, there is no continuing reasoned justification to resist development.			
Yield – as suggested by PPG3 - net area of 0.84 ha			Time frame			Recommendation Yield / Period for inclusion in Urban Capacity Study / Local Plan
High 50dph	Med 40dph	Low 25dph	0-5 years	5-10 years	10-15 years	28 dwellings based on LDA study, developing the site at a relatively low density, preserving and enhancing the Conservation Area and the setting of 'The Old Parsonage', retaining an accessible open community space at the north west apex of the site opposite the church entrance, and in the centre of the site, to act as a natural focus in this part of the village.
42	34	25	28	0	0	
Requirements to move to higher yield The Council to accept high density in an area of low density in the centre of Crondall.			Requirements to move to earlier period N/A			

