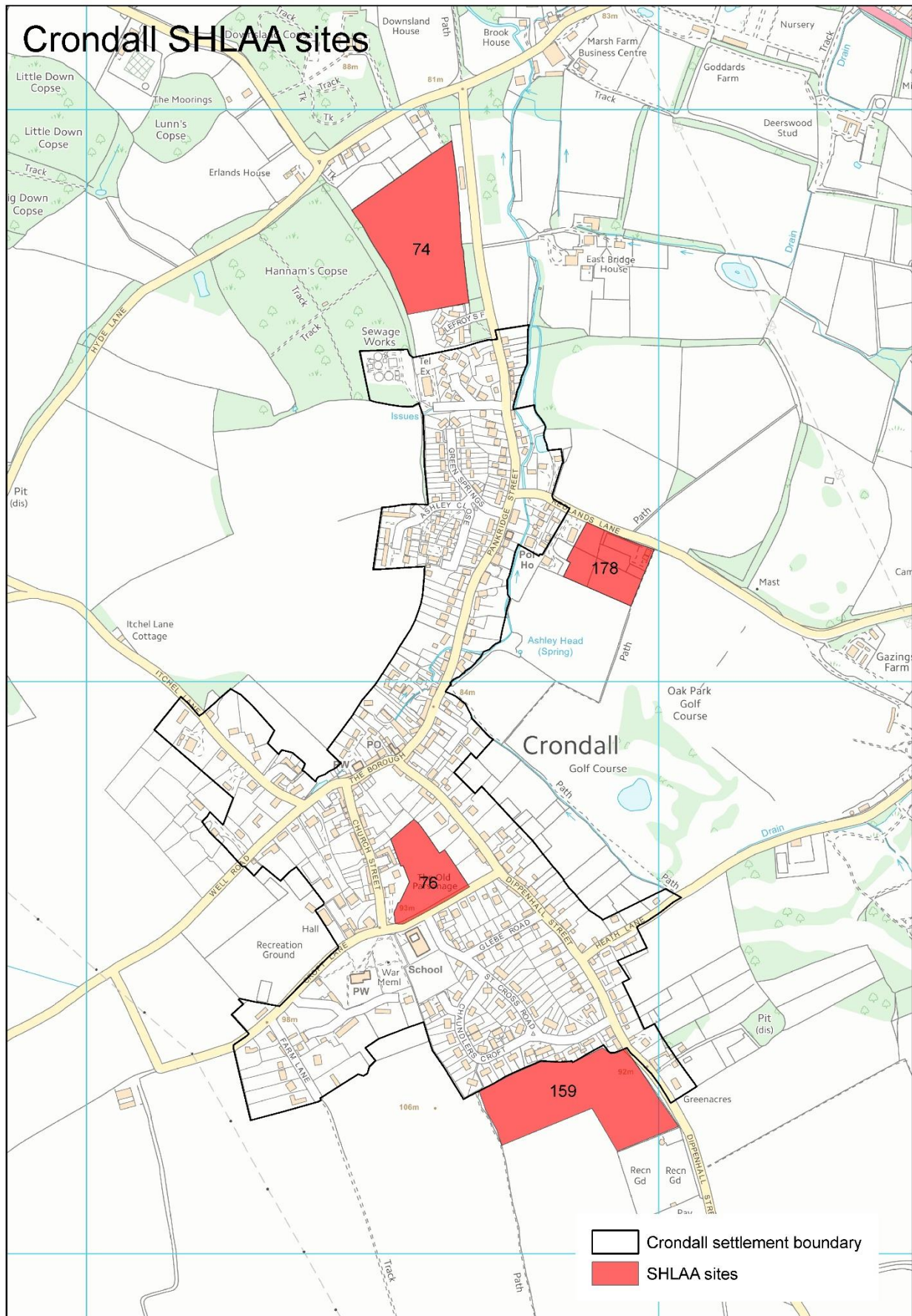


Crondall

Site Ref	Site Name
SHL74	Land north west of Crondall
SHL76	Parsonage Meadow, Crondall
SHL159	Land at Dippenhall Street, Crondall
SHL178	Broden Stables and Stable Yard

Crondall SHLAA sites



Site Reference	SHL74
Site Name	Land north west of Crondall
Site Address	Land north west of Crondall
Parish	Crondall
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	3.65
Estimate of potential housing capacity	66
Current Land Uses	Agricultural or horse paddocks
Suitability	<p>Policy Constraints</p> <p>The site is situated in the countryside, outside the Crondall settlement boundary as shown in the adopted Local Plan (Replacement) 1996-2006.</p> <p>Physical</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The Crondall Conservation Area is approximately 80m to the south of the site.</p> <p>A Site of Importance for Nature Conservation adjoins the western boundary of the site and a group of TPOs adjoins the site to the east.</p> <p>The site is within 5km of the SPA.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>Public Right of Way runs along western boundary.</p> <p>There is no high grade agricultural land (best and most versatile land) within the site.</p>

<p>Recommendations for overcoming constraints</p>	<p>The site would need to be allocated for residential development in the new Local Plan or in a Neighbourhood Plan.</p> <p>Adverse impacts on the setting and character of the nearby listed buildings and Conservation Area should be avoided, as should any impacts on the nearby SINCs.</p> <p>SPA mitigation would be required.</p> <p>Trees covered by the TPO adjacent to the site should be protected.</p> <p>Any development would need to take account of the Public Rights of Way (PROW) near the site boundaries.</p>	
<p>Availability</p>	<p>Land Ownership: It has been confirmed that the land is available for development (Aug 2017).</p>	
<p>Achievability</p>	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.</p>	
<p>Deliverability</p>	<p>Deliverable (within 5 years)</p>	
	<p>Developable (within 6-15 years)</p>	
	<p>Not currently developable</p>	<p>X</p>



