Neighbourhood Plan - Future housing SAYERS COMMON
Schedule of sites (long-list)- 13 May 2015 rev 3

	Ref	Name	Suitability	Number houses
HP33	**613**	**Land south of Furzeland Way, White Horse Lodge,Sayers Common**		6-8
HP 30	220	**Land north of Kingsland Laines, Sayers Common**		40
28	491	**Coombe Down Brighton Road**		40
24		**White Oaks London Road**		3
34	669	**Kings Business Centre**		30
HP29	166	**Land north of Oaklands, Sayers Common**		6
HP26	442	**Allotment Gardens, Sayers Common**		6-10
HP23	601	**Land at Coombe Farm, Sayers Common**		40
HP35		**Land north of Kings Centre, Sayers Common**		30

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Appraisal reference reports:
1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Histroic Monuments report
3. 'MAGIC' woodlands, SSSI's

NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

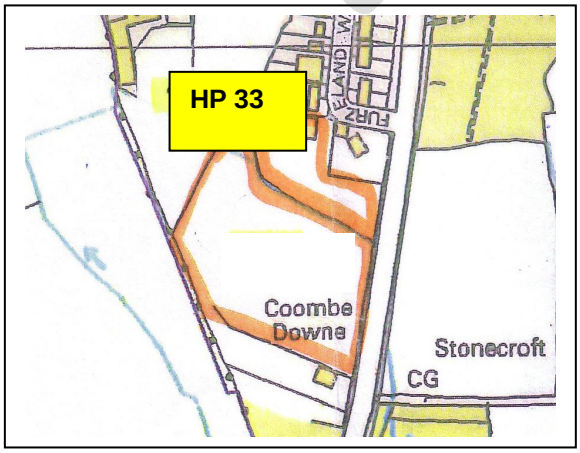
Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP 33 (MSDC 613)**
Name	**Land south of Furzeland Way, White Horse Lodge**
Location	**Furzeland Way**
Area (Ha)	
Dwellings	**6-8**

Character/land use		**Physical constraints**	
Existing use	Agriculture; not in use	Highway access	London Road
Previously developed ?	No	National Park	No
Planning history		Heritage assets	No
Access to services	Distance (m)	Contaminated land	No
Primary school	1500m	Topography	Flat
Secondary school	3000m +	Flood risk area	Stream to south boundary
Doctor/Health centre	3000m +	Impact on views	From south
Public transport	200m	Arboricultural issues	No
Post office	3000m +	Ecology issues	Stream and pond in close proximity
Bank	3000m +	Boundary with built-up area	North side
Food retail	600m +	**Deliverability**	
Formal public open space	500m	Ownership	Owner promoting site
Informal public open space	400m	Period	

Comments	
Suitability	**Extends built-up area to south. In defined Local Gap. Does not contribute to creating a focus to village. Concerns about highway access and drainage. Visual impact from south**

Location map (not to scale)



Appraisal reference reports:

1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Histroic Monuments report
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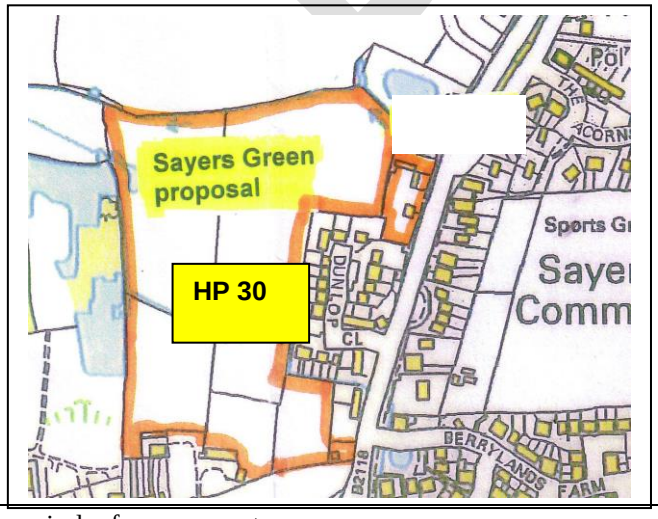
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP 30 (MSDC 220)**
Name	**Kingsland Laines**
Location	**Reeds Lane**
Area (Ha)	**5+**
Dwellings	**Up to 40**

Character/land use		**Physical constraints**	
Existing use	Agriculture, not in use	Highway access	London Road
Previously developed ?	No	National Park	No
Planning history	Planning application for 120 dwellings refused on appeal 2014 by SoS, inspector recommended approval.	Heritage assets	No
Access to services	Distance (m)	Contaminated land	No
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	Localised ponding
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	100	Arboricultural issues	Not significant
Post office	3000	Ecology issues	Stream and ponds in close proximity
Bank	3000	Boundary with built-up area	To east and southside
Food retail	300	**Deliverability**	
Formal public open space	200	Ownership	Owner promoting site.
Informal public open space	100	Period	
Comments			
Suitability	**Scale of development should be in proportion to needs of the village. Localised drainage concerns.**		

Location map (not to scale)



Appraisal reference reports:

1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Histroic Monuments report
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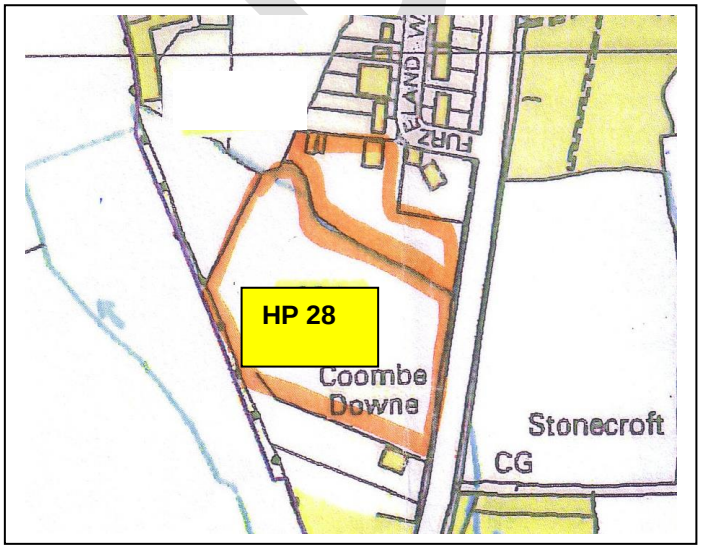
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP 28 (491)**
Name	**Land at Coombe Downe, Sayers Common**
Location	**London Road**
Area (Ha)	**13.3**
Dwellings	**Density up to 30 dpHa**

Character/land use		**Physical constraints**	
Existing use	Agriculture	Highway access	London road
Previously developed ?	No	National Park	No
Planning history	Consultation on use a 'Rural Exception site'	Heritage assets	No
Access to services	Distance (m)	Contaminated land	No
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	Stream to north boundary
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	200	Arboricultural issues	Not significant
Post office	3000	Ecology issues	Stream and pond present
Bank	3000	Boundary with built-up area	None
Food retail	700	**Deliverability**	
Formal public open space	200	Ownership	Owner promoting site.
Informal public open space	100	Period	
Comments			
Suitability	**Extends built-up area. In defined Local Gap . Detached from built-up area and does not contribute to focus of village.**		

Location map (not to scale)



Appraisal reference reports:

1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Histroic Monuments report
3. 'MAGIC' woodlands, SSSI's

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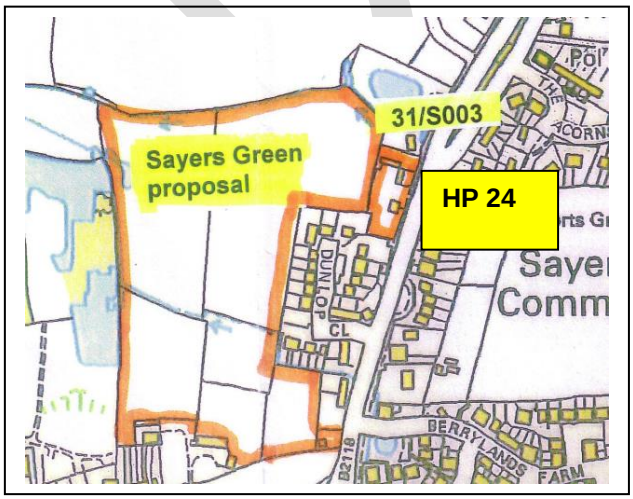
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP 24**
Name	**White Oaks**
Location	**London road**
Area (Ha)	**0.6**
Dwellings	**3 (planning permission granted 2014)**

Character/land use		**Physical constraints**	
Existing use	Farm buildings	Highway access	London road
Previously developed ?	No	National Park	No
Planning history	Planning permission granted	Heritage assets	Adjacent GII listed bldg
Access to services	**Access to services**	DContaminated land	Not known
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	Localised ponding
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	100	Arboricultural issues	Trees present
Post office	3000	Ecology issues	None known
Bank	3000	Boundary with built-up area	Three sides
Food retail	100	**Deliverability**	
Formal public open space	200	Ownership	Owner promoting site.
Informal public open space	100	Period	
Comments			
Suitability	**Established existing dwellings; tree cover. To be included in Neighbourhood Plan process.**		

Location map (not to scale)



Appraisal reference reports:
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NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

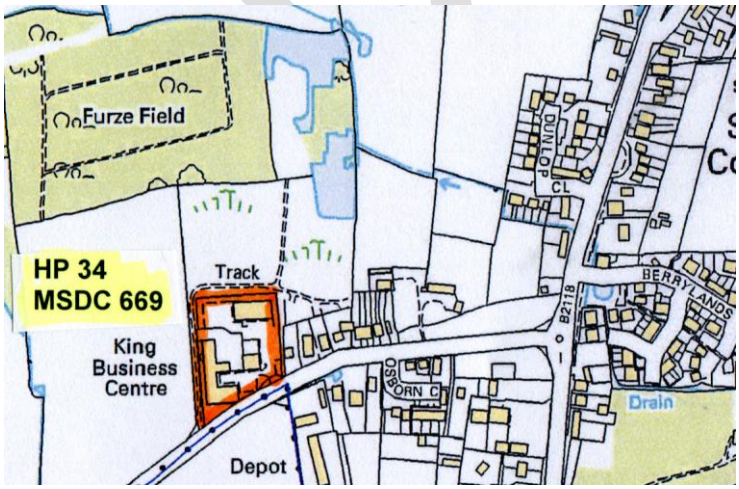
Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP 34 (669)**
Name	**Kings Business Centre**
Location	**Reeds Lane**
Area (Ha)	**2.0**
Dwellings	**Up to 30**

Character/land use		**Physical constraints**	
Existing use	Employment	Highway access	Reeds Lane
Previously developed ?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	**Access to services**	Contaminated land:	Not known ,but current industrial uses.
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	None
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	500	Arboricultural issues	None known
Post office	3000	Ecology issues	None known
Bank	3000	Boundary with built-up area	none
Food retail	700	**Deliverability**	
Formal public open space	800	Ownership	Owner promoting site.
Informal public open space	400	Period	

Comments	
Suitability	**Existing employment uses, modern buildings substantially occupied. Loss of employment issues.**

Location map (not to scale)



Appraisal reference reports:
1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Histroic Monuments report
3. 'MAGIC' woodlands, SSSI's

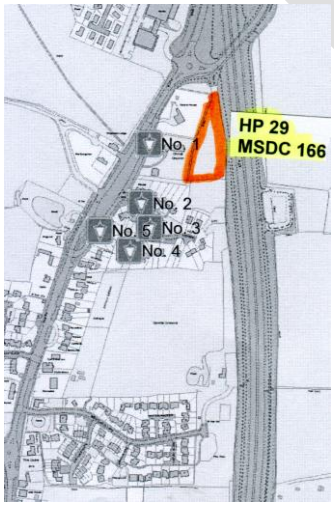
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP29 (166)**
Name	**Land north of Oaklands**
Location	
Area (Ha)	**0.50**
Dwellings	**c 6**

Character/land use		**Physical constraints**	
Existing use	Not is use	Highway access	London road
Previously developed ?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	**Access to services**	Contaminated land	Not known
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	300	Arboricultural issues	None known
Post office	3000	Ecology issues	None known
Bank	3000	Boundary with built-up area	none
Food retail	500	**Deliverability**	
Formal public open space	300	Ownership	Owner promoting site.
Informal public open space	300	Period	
Comments			
Suitability	**Detached from existing built-up area, extends settlement; well-screened.**		

Location map (not to scale)



Appraisal reference reports:
1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
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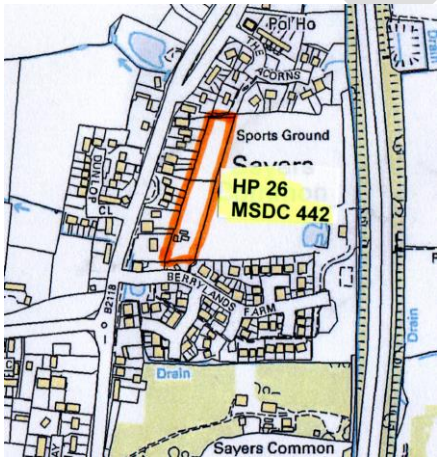
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP26 (442)**
Name	**Allotment Gardens, Sayers Common**
Location	
Area (Ha)	**0.67**
Dwellings	**C 6 -10**

Character/land use		**Physical constraints**	
Existing use	Allotments	Highway access	London road, Berrylands, Acorns
Previously developed ?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	**Access to services**	Contaminated land	Probably not
Primary school	1500	Topography	Flat
Secondary school	3000+	Flood risk area	
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	200	Arboricultural issues	None known
Post office	3000	Ecology issues	None known
Bank	3000	Boundary with built-up area	Western side
Food retail	200	**Deliverability**	
Formal public open space	0	Ownership	Owner promoting site.
Informal public open space	0	Period	
Comments			
Suitability	**Existing allotment use; site layout constrained; 'backland' development adjacent to sports ground.**		

Location map (not to scale)



Appraisal reference reports:
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NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

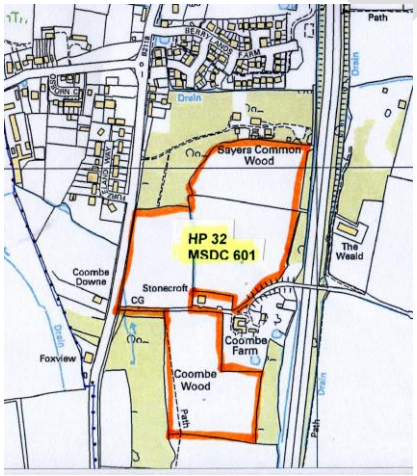
Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

Site ref	**HP32 (601)**
Name	**Land at Coombe Farm, Sayers Common**
Location	
Area (Ha)	**13.3**
Dwellings	**Density up to 30 dpHa**

Character/land use		**Physical constraints**	
Existing use	Agriculture	Highway access	London Road
Previously developed ?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	**Access to services**	Contaminated	Current agriculture, so probably none
Primary school	1500	Topography	sloping
Secondary school	3000+	Flood risk area	None
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	200	Arboricultural issues	None known
Post office	3000	Ecology issues	None known
Bank	3000	Boundary with built-up area	none
Food retail	700	**Deliverability**	
Formal public open space	600	Ownership	Owner promoting site.
Informal public open space	500	Period	

Comments	
Suitability	**Large area detached from existing built-up settlement. Development would not contribute to settlement pattern of village; within Local Gap as defined by N'hood Plan.**

Location map (not to scale)



Appraisal reference reports:

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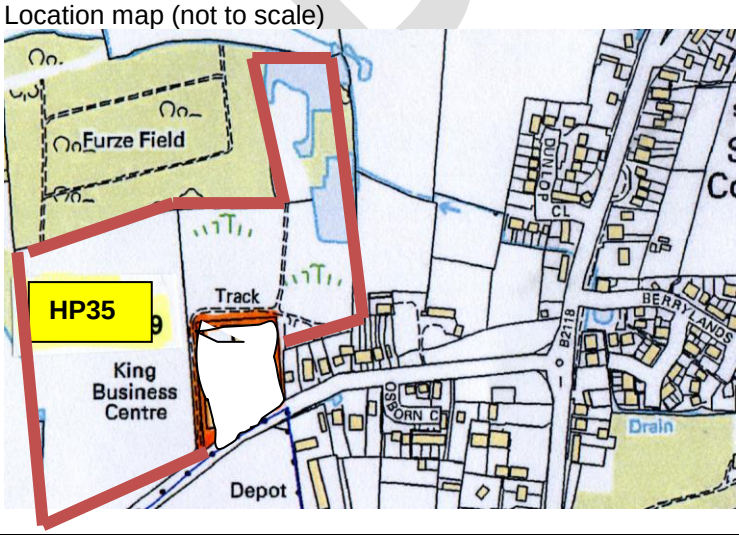
NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 13 May 2015

Site ref	**HP35**
Name	**Land north of Kings Centre, Sayers Common**
Location	
Area (Ha)	**3.5 +**
Dwellings	**30**

Character/land use		**Physical constraints**	
Existing use	Former brick fields	Highway access	Reeds Lane
Previously developed ?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	**Access to services**	Contaminated	Not known, but owner advises none
Primary school	1500	Topography	level
Secondary school	3000+	Flood risk area	None
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	300	Arboricultural issues	None known
Post office	3000	Ecology issues	Possibly around ponds on north side of site
Bank	3000	Boundary with built-up area	Southern edge
Food retail	700	**Deliverability**	
Formal public open space	700	Ownership	Owner promoting site.
Informal public open space	300	Period	
Comments			
Suitability			

Location map (not to scale)



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