

| Site | |
|--------------------------|---|
| Reference | 0789 |
| Address | East of the Old Orchard, Merry Boys Road |
| Description | Open site with houses and fields adjacent and school to rear. |
| Size (ha) | 0.75 |
| Relevant policy guidance | - |
| Location Plan | |

| Development Potential | | |
|---|------------|-------|
| Residential (units) | 8 | |
| Employment (m ²) | Office | 7,475 |
| | Industrial | 2,990 |
| | Storage | 2,990 |
| Main Town Centre Uses (m ²) | | |
| Other Uses | | |

| Suitability - General | | |
|-------------------------------------|--|--|
| Facilities & Services Accessibility | Site has poor access to services and facilities. | |
| Public Transport Accessibility | Site has poor access to public transport opportunities. | |
| Highway Network Capacity | It is anticipated that the highway network around the site could accommodate the traffic generated by the development, although some enhancements, funded by the developer, may be required. | |
| Site Access | It is likely a suitable vehicular access could be created on to [details], which is directly adjacent to the site. | |

| Suitability - General | | |
|-----------------------|--|--|
| | Notwithstanding the above, the suitability of the prospective access would need to be further investigated through the Development Management Process. | |
| Ecological Potential | <p>An ecological survey of the site has not been investigated as part of this high level assessment and as such the presence or absence of protected species and/or habitats cannot be established at this stage.</p> <p>Further assessment would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> | |
| Designated Habitats | <p>Natural England guidance (Impact Risk Zones) indicates that development of this site poses a potential risk to a SSSI.</p> <p>Further assessment of the potential impacts of development upon designated habitats would therefore need to be undertaken through the Local Plan or Development Management process, before development could be supported or rejected.</p> | |
| Landscape | <p>Site is situated within built up area.</p> <p>Development is unlikely to have a detrimental impact upon the locally valued landscapes.</p> | |
| Heritage | Development is unlikely to have an impact upon any designated heritage assets. | |
| Air Quality | Site may be constrained by air pollution but mitigation likely to be deliverable. | |
| Contamination | Contamination is not suspected on the site. | |
| Site Developability | The site is free from known development 'abnormals'. | |
| Agricultural Land | <p>Whilst the site is situated on agricultural land, it is understood to be Grade 3 or less.</p> <p>Notwithstanding the above further assessment of the agricultural land quality would need to be undertaken through the Local Plan or Development Management process, before development could be</p> | |

| Suitability - General | | |
|-----------------------|------------------------------------|--------|
| | supported or rejected. | Yellow |
| Open Space | Site is not designated open space. | Green |

| Suitability – Housing | | |
|-----------------------|---|--------|
| Flood Risk | Site is at low risk of flooding. | Green |
| Noise | Site is unlikely to be constrained by noise pollution. | Green |
| Amenity/Overlooking | The site has the potential to impact upon amenity of nearby residential properties. Whilst this is likely to be resolvable through sensitive design, it is likely this would have implication for site capacity. | Yellow |
| Employment Land | Site is not designated employment land. | Green |
| Overall | The site is considered unsuitable for development unless identified constraints can be addressed. | Red |

| Suitability – Economic Development | | |
|------------------------------------|--|-------|
| Flood Risk | Level of flood risk on the site is considered acceptable for commercial uses. | Green |
| Noise | Commercial uses on the site are unlikely to be constrained by noise pollution. | Green |
| Amenity | Mainly residential with few commercial uses. | Red |
| Overall | The site is considered unsuitable for development unless identified constraints can be addressed. | Red |

| Suitability – Mixed Use | | |
|-------------------------|--|-----|
| Overall | The site is considered unsuitable for development unless identified constraints can be addressed. | Red |

| Availability | | |
|---|--|-------|
| Landowner is actively promoting the site for redevelopment. | | Green |
| Planning application MC/15/0504 – 9 dwellings | | Green |