



## **Land Availability Assessment**

Sites for consideration by the Panel

July 2017

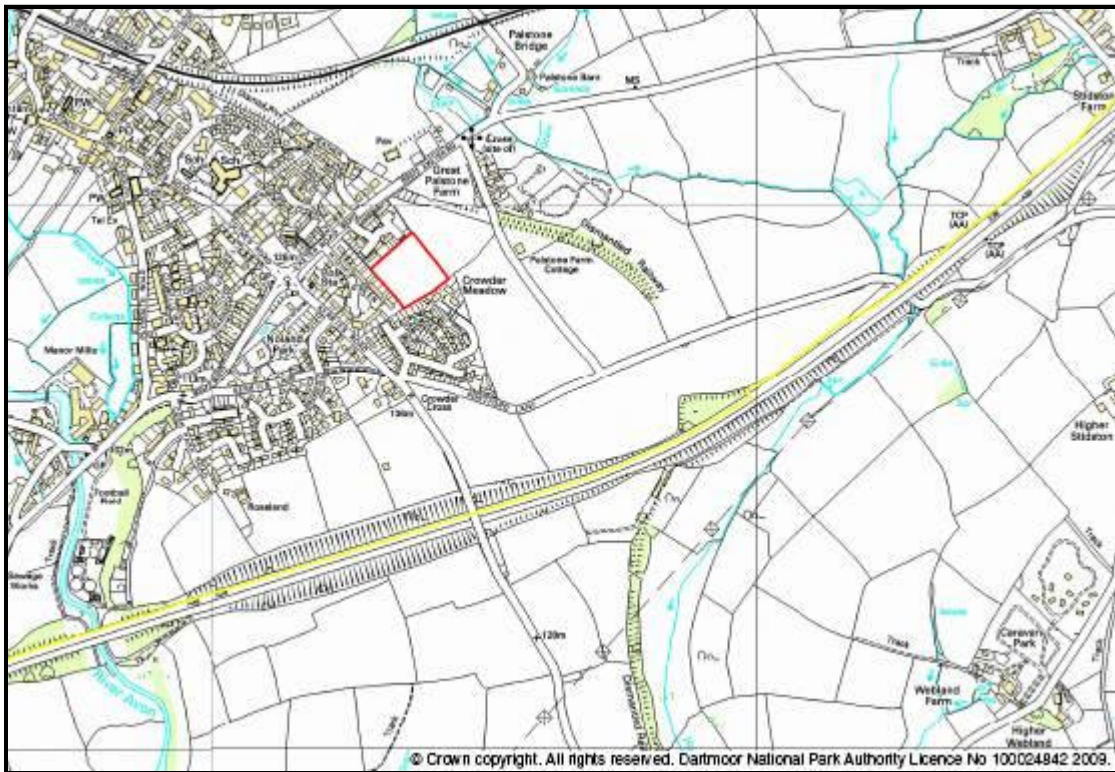
**South Brent**

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<i>This is a new site for 2017.</i>		

# Site Appraisal

**Site Reference and Name:** DNP08/040, Land adjoining Fairfield, South Brent





(View of the site from the south east looking north west)

**Address:** Land adjoining Fairfield, South Brent (SX703598)

**Reference:** DNP08/040



**Parish:** South Brent

**Site Area:** Whole area 1ha, net developable area 0.82ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 16-25

**Site Description:** The site is located to the east of South Brent. It consists of a square shaped, level agricultural field. It is enclosed by residential development to the north, west and south, with an agricultural field to the east. Hedgebanks are located on the perimeter of the site, apart from on the northern boundary, where timber fencing and a field gate divide the site from the Fairfield development. This forms part of a site allocated in the local plan for housing development (SBR1) and has an approved Development Brief together with the adjoining land (which is under construction).

#### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. Policy COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Flood zone 1.

#### **Site Suitability Appraisal: Stage B**

##### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No designations on site, although hedgebanks containing mature trees enclose the site to the east, west and south.

**Impact on Built Environment:** The immediate built environment consists of the 20<sup>th</sup> century residential estates. There would be no impact on the built environment.

**Impact on Landscape Character:** The site is level and set within the context of residential development, being now surrounded on all sides by housing. There would be limited adverse impact on landscape character.

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of the South Brent and therefore all service and facilities of the village are accessible.

**Land Status:** Greenfield, agricultural land.

**Constraints to Delivery:** None.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Potential exists to link the site to the Fairfield development.

**Pedestrian and Cycle Links:** No issues.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No

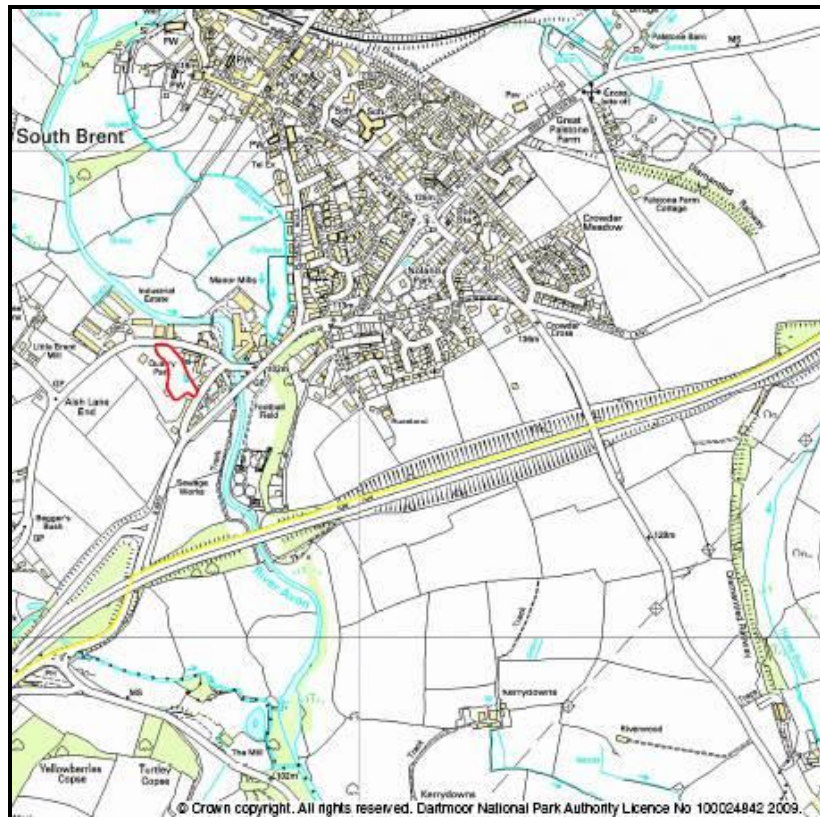
**Soonest time available:** before March 2018.

**Estimated development time (based on LAA methodology):** 1-2 years.

**2014 SHLAA Comments:** Deliverable and developable

## Site Appraisal

**Site Reference and Name:** DNP08/042, Land at Brent Mill, South Brent





(View of the site, taken from the south west boundary, looking in a north west direction)

**Address:** Land at Brent Mill, South Brent (SX696595)

**Reference:** DNP08/042

**Parish:** South Brent

**Site Area:** Whole area 0.46ha, net developable area 0.36 (at 80%)

**Min/Max Yield (based on LAA methodology):** 7-11

**Site Description:** The site is located to the south west of the centre of South Brent. It consists of an agricultural field that is bound by a road and the Brent Mill Industrial Estate to the north, the Avondale housing development to the east, a road beyond which is the residential development of New Orchard to the south and open countryside to the west. A significant proportion of the site, 61%, is within Flood Zone 3. A small watercourse runs within the eastern boundary of the site.

### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of



Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Approximately 61% of the eastern site is within flood zone 3. This leaves approximately 0.18ha of the west and northern boundary of the site developable.

### **Site Suitability Appraisal: Stage B**

#### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No designations on site, although the mature trees are present on the north and west perimeter of the site.

**Impact on Built Environment:** The immediate built environment consists of the 20<sup>th</sup> century residential estates. There is unlikely to be any impact on the built environment.

**Impact on Landscape Character:** The majority of the site is level, although the site rises steeply to the west of the site. It is set within the context of residential development. There is unlikely to be any adverse impact on landscape character.

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of the South Brent and therefore all services and facilities of the village are accessible.

**Land Status:** Greenfield.

**Constraints to Delivery:** Flood zone 3 restricts development area.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Two highways border the site to the north and south, each could provide possible access to the site. However the southern access is within Flood zone 3 so the northern access would be preferable.

**Pedestrian and Cycle Links:** No issues.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No.

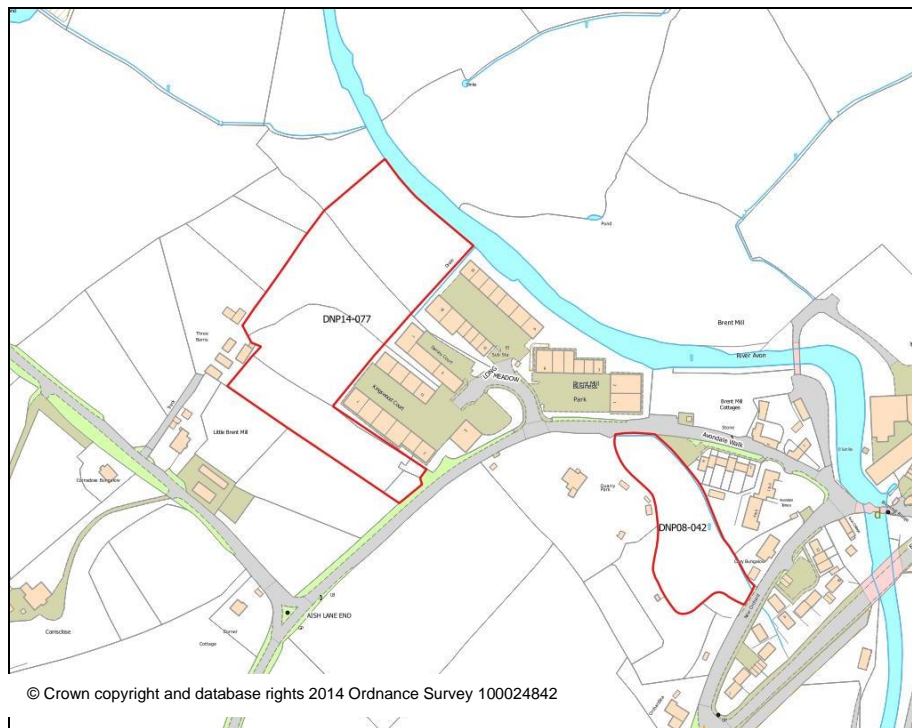
**Soonest time available:** before March 2018.

**Estimated development time (based on LAA methodology):** 1 year.

**2014 SHLAA Comments:** Panel considered this site unsuitable and unachievable as the majority of the site (61%) lies within Flood Zone 3.

## Site Appraisal

**Site Reference and Name:** DNP14/077, Land at Brent Mill Farm, South Brent





(View of the northern field from the south corner looking north east)



(View of the southern field, from the centre of the field looking north west)



(View of the middle field, from the middle of the boundary looking south west)

**Address:** Land at Brent Mill Farm, South Brent (SX694596)

**Reference:** DNP14/077

**Parish:** South Brent

**Site Area:** Whole area 1.48ha, net developable area 1.18ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 24-35



**Site Description:** The site is located adjacent to industrial units in South Brent, to the south west of the settlement. The site consists of three areas: the southern field is narrow and adjacent to paddocks, the middle and northern fields are bounded by mature trees. The northern field is well related to the industrial units to the south east. Access could be through the southern boundary of this field. It is considered that development restricted to this northern field to protect the adjacent mature trees may be acceptable. The site would be suitable for employment use.

### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. Core Strategy Policy COR15 permits residential development within or adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** 0.8% of the site is within Flood Zone 3, along the northern boundary, leaving 1.17ha of the site as developable.

### **Site Suitability Appraisal: Stage B**

#### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** There are no local designations on site, although there are a number of mature trees enclose and sub-divide site. These trees are likely to restrain development due to a buffer being required around the area. A smaller sized development in the northern field would limit the impact.

**Impact on Built Environment:** The historic farmstead, Brent Mill linhay, is adjacent to the south western boundary.

**Impact on Landscape Character:** If the northern field were developed it would be viewed against the backdrop of existing industrial development. Development of the southern and middle field is likely to have a more limited relationship with the built form of the settlement.

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of South Brent.

**Land Status:** Greenfield.

**Constraints to Delivery:** None.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public open space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Access would be preferable through the industrial site adjacent to the eastern boundary. Access opportunity into or via the southern part of the site is likely to be limited.

**Pedestrian and Cycle Links:** There is no footway into South Brent from the sites. If access was through the industrial estate there would be pedestrian access into South Brent.

**Compatibility:** Site is adjacent to light industrial use. Employment use would be compatible with surroundings. It is unlikely to be suitable for residential use.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No.

**Soonest time available:** Between 1st April 2018 and 31st March 2019

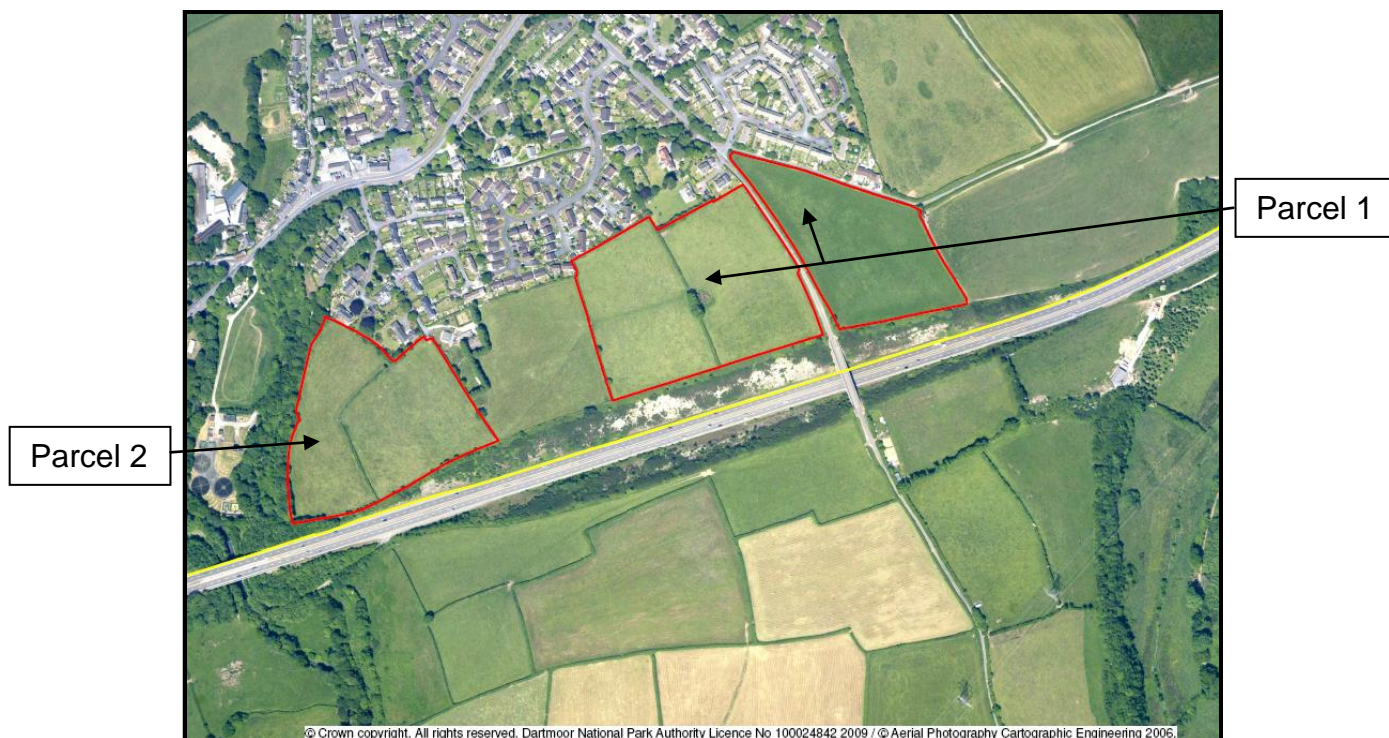
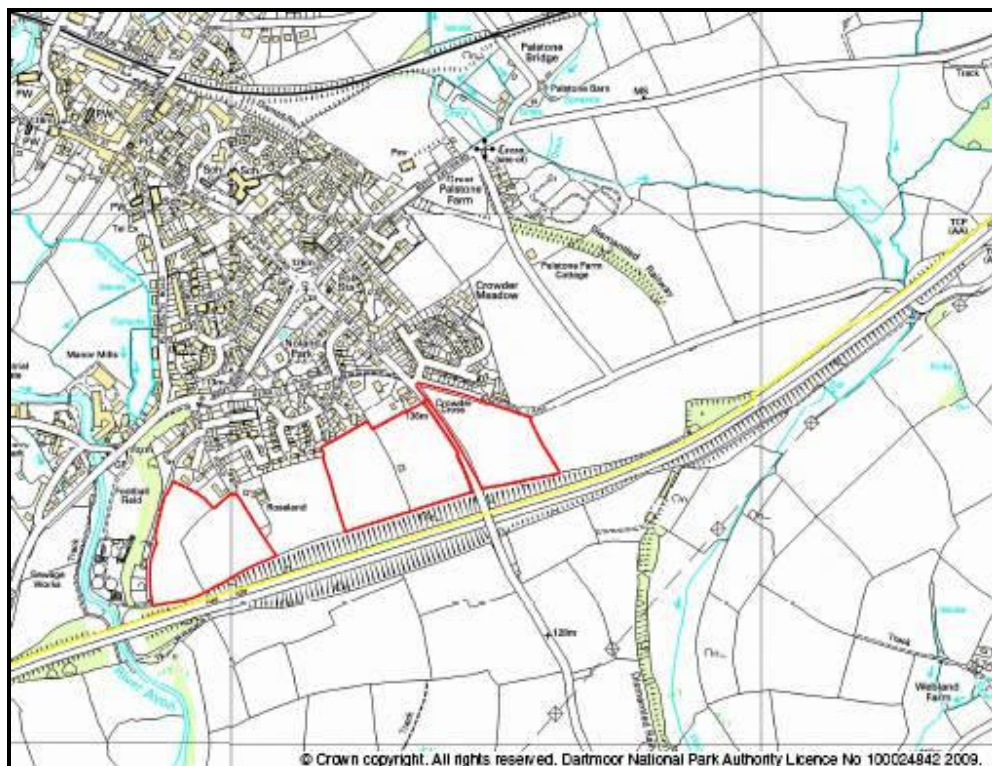
**Estimated development time (based on LAA methodology):** 1-2 years.

**2014 SHLAA Comments:** Panel considered the site to be developable and deliverable for employment use. However there are mature trees on site and the site is not ideal due to lack of footpaths into the town. Development to be spread

over a 10 year period. Boundary has been changed since 2014 submission; the north western section has been removed.

## Site Appraisal

**Site Reference and Name:** DNP14/078, Land at Corn Park and Crowder Park, South Brent







(View of the central field, comprising Parcel 1 looking in a north westward direction)



(View of the field to the westerly fields comprising Parcel 2, looking northwards)

**Address:** Land at Corn Park and Crowder Park, South Brent (SX704595)

**Reference:** DNP14/078

**Parish:** South Brent

**Site Area:** Whole area 10.25ha, net developable area 6.15ha (at 60%)

**Min/Max Yield (based on LAA methodology):** 123-185

**Site Description:** This is an extensive site located to the south of South Brent and consists of two parcels of agricultural land. Parcel 1 contains 3 level fields and is located to the south of Brakefield and Crowder Park, while parcel 2 comprises 2 fields, which slope westwards and is located to the south of Cornpark Road. The site is bounded by the A38 to the south and the development of South Brent to the north. Open countryside surrounds the remaining boundaries, apart from the western boundary of parcel 2 which is bordered by the football fields and sewage works.

**Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Flood zone 1.

### **Site Suitability Appraisal: Stage B**

#### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** Parcel 2 contains three trees that are subject to a Tree Preservation Order on the northern boundary of the western field. No other designations affect the site, although hedgebanks characterise the site.

**Impact on Built Environment:** The immediate built environment consists of the 20<sup>th</sup> century residential estates. There is unlikely to be any impact on the built environment.

**Impact on Landscape Character:** Parcel 1 is level but visible within the landscape on approach to South Brent from the east and from the A38. The site is however set within the context of residential development so there would be a limited impact on landscape character. Parcel 2 slopes westwards and is visible from the A38 when driving north. It is also highly visible from key vantage points of Ugborough Moor. The latter site is likely to impact on landscape character given its exposed and elevated location.

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The centre site is within walking distance of the centre of the South Brent.

**Land Status:** Greenfield.

**Constraints to Delivery:** Impact on landscape character may constrain development to the northern edge. The need for noise mitigation due to the proximity to the A38 along the southern boundary may constrain the site.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Parcel 1 adjoins Kerriers Road, which could provide access to the site, although narrow sections characterise the country lane. Cornpark Road provides access to Parcel 2, however this road is congested due to on street parking and may not have the capacity for intensified use. Scope to improve the existing access to Parcel 2 is limited due to the proximity of neighbouring properties outside of the applicant's ownership.

**Pedestrian and Cycle Links:** There are pedestrian footways from both of the sites into the centre of South Brent.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No

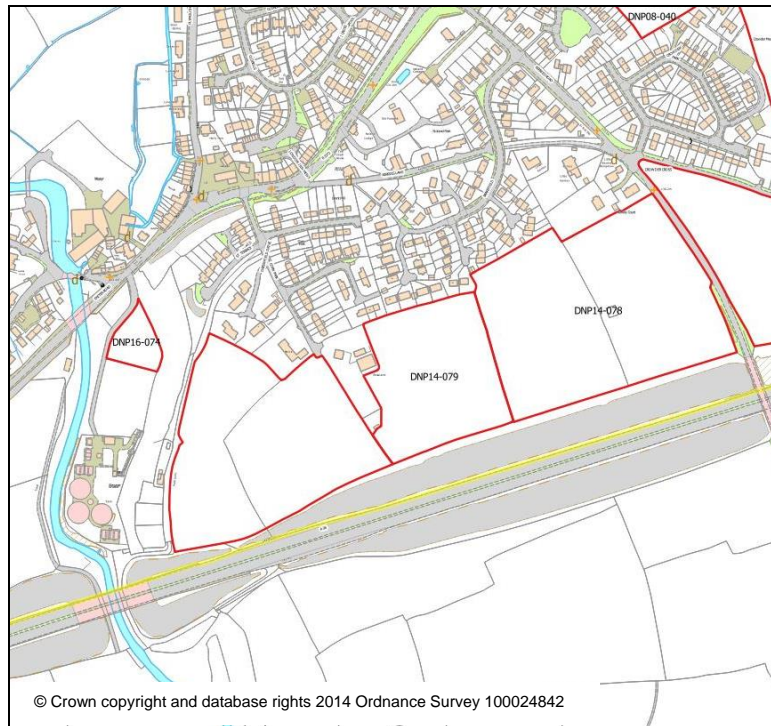
**Soonest time available:** before 31st March 2018

**Estimated development time (based on LAA methodology):** 6-7 years.

**2014 SHLAA Comments:** Panel considered the site to be developable and deliverable. Site previously submitted with reference number DNP08/041. Noise mitigation required due to proximity to A38. Reduce yield to the northern section at half the yield. Yield: 92-157. Development on Plot 2 limited to 12.

## Site Appraisal

**Site Reference and Name:** DNP14/079, Roseland Corn Park, South Brent







(View from the eastern boundary looking west)



(View taken from the centre of the site looking north)

**Address:** Roseland Corn Park, South Brent (SX701594)

**Reference:** DNP14/079

**Parish:** South Brent

**Site Area:** Whole area 1.99ha, net developable area 1.59ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 32-48

**Site Description:** The site is located to the south of South Brent. It is between parcels 1 and 2 of DNP14/078. The site feels exposed due to being raised in the centre making it visible from a number of viewpoints. However part of the site is well related to development. The site was submitted in 2014 with the inclusion of the residential property in the north western corner of the site, this has been removed in this submission. The northern boundary is adjacent to residential development and the southern boundary is the A38. The west and east are bounded by agricultural fields. Access to the site may be a problem for a large development.

### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of

Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Flood zone 1.

### **Site Suitability Appraisal: Stage B**

**Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No other designations affect the site.

**Impact on Built Environment:** The immediate built environment consists of the 20<sup>th</sup> century residential estates. There is unlikely to be an impact on the built environment. The current property on the site, Roseland, could be retained.

**Impact on Landscape Character:** The site is set within the context of residential development, it is a reasonably large site and elevated in parts, but there could be limited impact on landscape character given its proximity to the built form of South Brent.

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of the South Brent.

**Land Status:** Greenfield.

**Constraints to Delivery:** Access.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Cornpark Road provides access to the site, however this road is congested due to on street parking and may not be have the capacity for intensified use. Scope to improve the existing access is limited due to the proximity of neighbouring properties outside of the applicant's ownership.

**Pedestrian and Cycle Links:** There are pedestrian footways along Cornpark road into the centre of South Brent.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No.

**Soonest time available:** Between 1st April 2018 and 31st March 2019

**Estimated development time (based on LAA methodology):** 2-3 years.

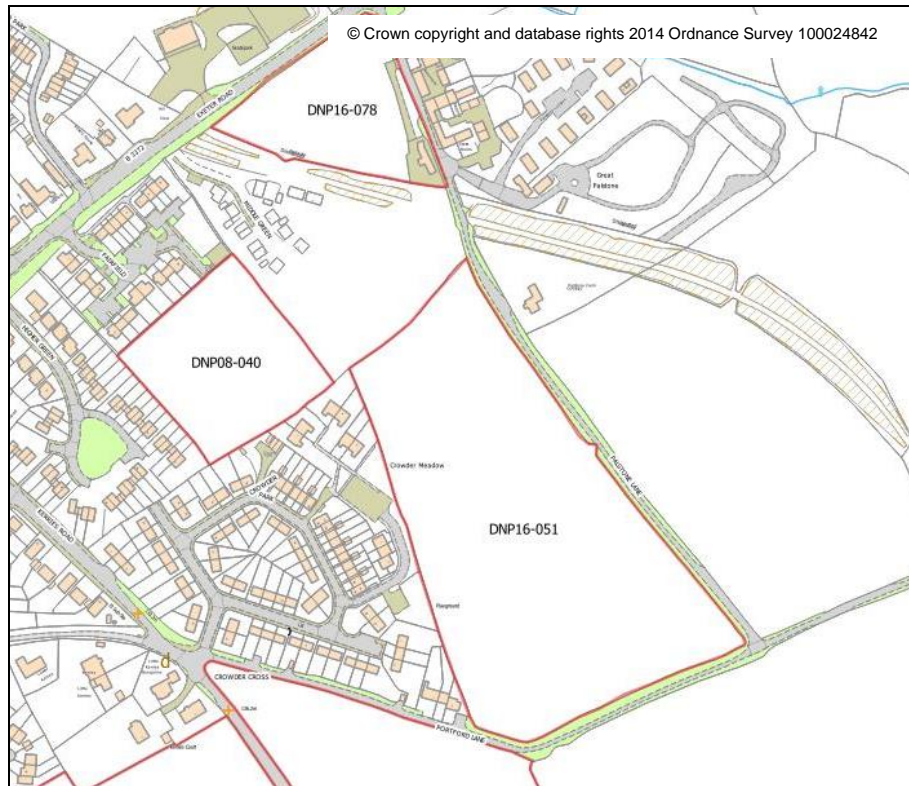
**2014 SHLAA Comments:** Access road unable to support plot 2 in DNP14/078 together with this site. Only one site would be able to be developed. Development limited to 12. The boundary has been changed to exclude Roseland House and the surrounding curtilage.

## **NEW SITES**



## Site Appraisal

**Site Reference and Name:** DNP16/051, Land to the west of Palstone Lane, South Brent – New Site





(View from the north eastern corner looking south west)

**Address:** Land to the west of Palstone Lane, South Brent (SX706598)

**Reference:** DNP16/051

**Parish:** South Brent

**Site Area:** Whole area 4.02ha, net developable area 2.41ha (at 60%)

**Min/Max Yield (based on LAA methodology):** 48-72

**Site Description:** The site is located to the east of South Brent. The western boundary is adjacent to residential development and the eastern boundary is Palstone Lane. The north and south are bounded by agricultural fields. Palstone Lane is inappropriate for use as access to the site.

#### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** Improved or semi-improved grassland. The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Flood zone 1.

#### **Site Suitability Appraisal: Stage B**

**Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No other designations affect the site. Possible hedgerow loss along road to create acceptable access into the site. Mature trees along northern and western boundaries.

**Impact on Built Environment:** The immediate built environment consists of the 20<sup>th</sup> century residential estates. There would be no impact on the built environment. No archaeological concerns.

**Impact on Landscape Character:** The site is pastoral in character but adjacent to residential development.

**Landscape Assessment Zone:** S2  
**Sensitivity to future change:** Medium-High

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of the South Brent.

**Land Status:** Greenfield.

**Constraints to Delivery:** Access.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Palstone Lane is inappropriate for use as access to the site. Any access should be routed through the Cavanna site currently under development if site considered suitable, or there should be significant improvements to Palstone Lane.

**Pedestrian and Cycle Links:** There are no pedestrian footways.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** Yes

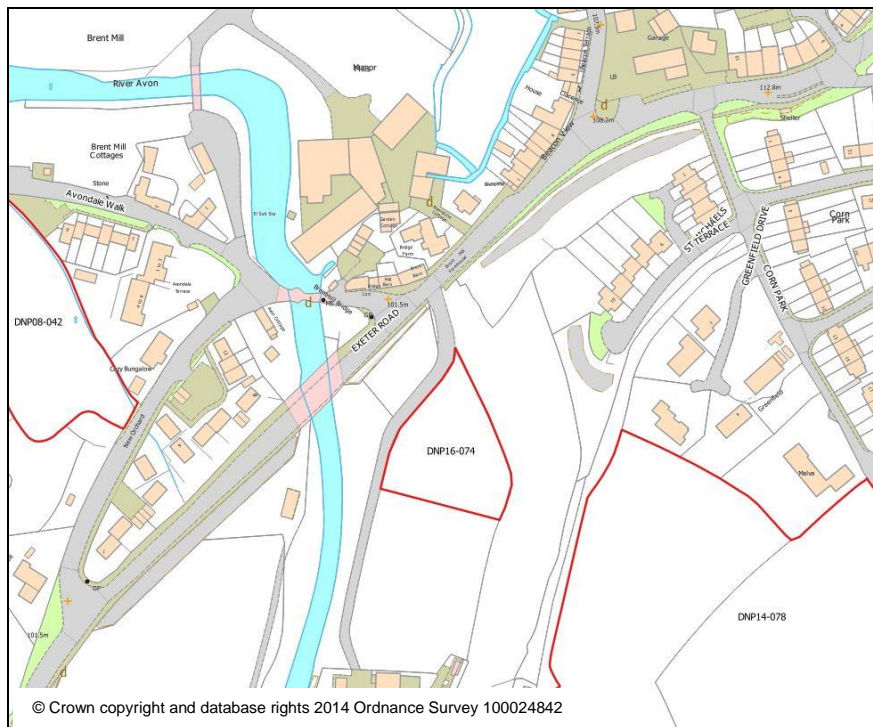
**Soonest time available:** Between 1st April 2019 and 31st March 2020

**Estimated development time (based on LAA methodology):** 3-4 years.



## Site Appraisal

**Site Reference and Name:** DNP16/074, Land to the south of Exeter Road, South Brent





(View from western boundary looking east)

**Address:** Land to the south of Exeter Road, South Brent (SX698595)

**Reference:** DNP16/074

**Parish:** South Brent

**Site Area:** Whole area 0.26ha,

**Min/Max Yield (based on LAA methodology):** Nil provision

**Site Description:** The site is located to the south west of South Brent. To the south of the site is a sewage treatment works.

#### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** The majority of the site is within Flood zone 3. Only 0.105ha of the eastern boundary is excluded.

#### **Conclusion**

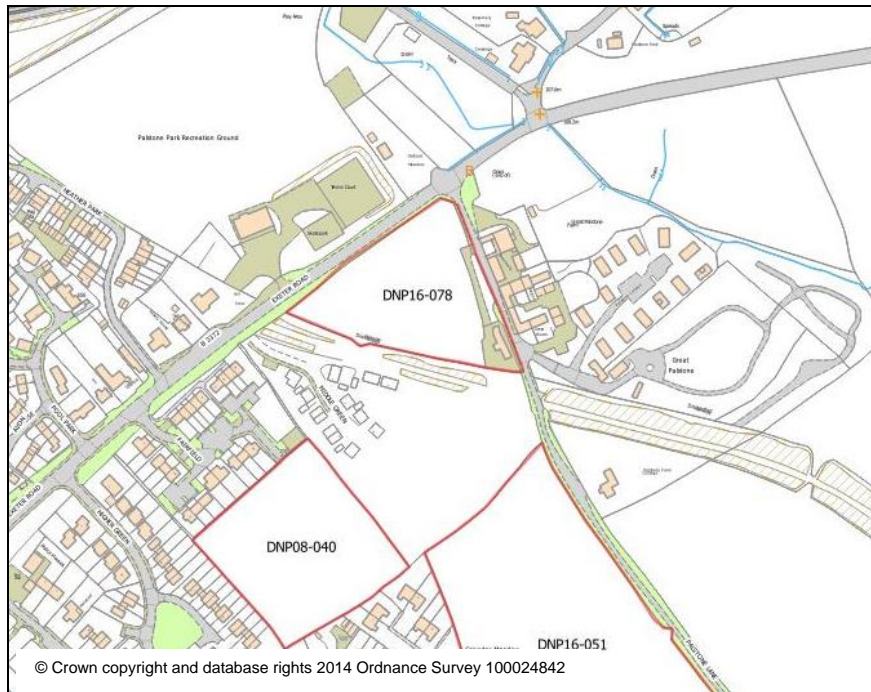
This site fails to satisfy the criteria in stage A as only 0.105ha of the site is excluded from Flood Risk Zone 3. This therefore falls below the threshold for

consideration through the LAA. It is therefore deemed not suitable for housing and will not be tested through stage B.



## Site Appraisal

**Site Reference and Name:** DNP16/078, Land to the south of Exeter Road and west of Palstone Lane, South Brent







(View from Exeter Road looking south across the site)



(View from Exeter Road looking west across the site)

**Address:** Land to the south of Exeter Road and west of Palstone Lane, South Brent (SX704595)

**Reference:** DNP16/078

**Parish:** South Brent

**Site Area:** Whole area 0.94ha, net developable area 0.75ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 15-23

**Site Description:** The site is located on the eastern edge of South Brent adjacent to Exeter Road and Palstone Lane. The southern boundary is the old railway siding with the new Fairfield development behind this. There are also TPO trees along this southern boundary. Great Palstone is located across Palstone Lane on the eastern boundary of the site.

**Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** South Brent is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.

**Biodiversity and Geodiversity:** Improved or semi-improved grassland. The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** Flood zone 1.

**Site Suitability Appraisal: Stage B**

**Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No other designations affect the site.

**Impact on Built Environment:** Potential setting issues with Great Palstone – which is a Non-designated Heritage Asset. In light of the potential archaeology relating to the former cottages we would request an archaeological evaluation prior to any development. The route of the former railway line should be left as a feature and worked in to any development proposals.

**Impact on Landscape Character:** The site is set within the context of residential development, adjacent to a development that is currently being completed. The site is important as it is the approach into South Brent. The site is currently pastoral in character.

**Landscape Assessment Zone:** S2

**Sensitivity to future change:** Medium-High

**Mineral Resources:** The site is not within a Mineral Consultation Area.

**Air Quality:** The site is not within or close to an Air Quality Management Area (AQMA).

**Access to Public Transport:** South Brent is served by three bus services which primary destinations include Taunton, Bristol, Plymouth and Buckfastleigh together with shopping destinations such as Trago Mills and Tesco, Lee Mill. It is worth noting that some of the services are school buses and some are bi-monthly.

**Access to Services/Facilities:** The site is within walking distance of the centre of the South Brent.

**Land Status:** Greenfield.

**Constraints to Delivery:** None.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required.

**Highway Access:** Site acceptable in principle from a highway point of view.

**Pedestrian and Cycle Links:** There are pedestrian footways to the centre of South Brent.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** No

**Soonest time available:** before 31st March 2018

**Estimated development time (based on LAA methodology):** 1-2 years.