



**Reference** **Amb001** **Settlement:** Amber Hill **Phase two SHLAA sites**

**Address** Former Amber Hill Toftstead School, Sutterton Drove, Amber Hill

**Site area (Hectares)** 0.77 **Site capacity at 30 dph:** 23 **Site capacity at 25 dph:** 19 **Site capacity at 20 dph:** 15 **Site capacity from planning permissions:**

**Availability** **Is the site available?**  Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  Yes

**Explanation** Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate/high (including flood mitigation & site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 12  
Delivered in yrs 11-15: 3  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  No

**Explanation**  
The site is part of Amber Hill, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area would be acceptable - it is within the village's built-up area and the frontage to Sutterton Drove is already developed. Redevelopment would have little impact upon the area's appearance.  
INFRASTRUCTURE - although it is unlikely to place undue burdens on existing infrastructure, the site's development would lead to the loss of existing infrastructure - it is allocated as, and was last in use as, recreational open space.  
LOCATION - it is accessible to Amber Hill's existing services and facilities, & is located within Amber Hill's existing built-up area  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, and approximately 50% of the site is previously developed.  
TRANSPORT - it is unlikely to create or exacerbate traffic problems, & services & facilities are potentially accessible on foot and by bicycle.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, and impacts on infrastructure (loss of recreational open space).

**Classification** **Undevelopable**

**Flood risk**  
Zone 1  
Zone 2  
 Zone 3a  
Zone 3b

No hazard  
 Low hazard  
 Danger for some  
 Danger for most  
 Danger for all

No Depth  
 0m to 0.25m  
 0.25m to 0.50m  
 0.50m to 1.0m  
 1.0m to 2.0m  
 >2.0m

**Reference** **Amb002** **Settlement:** Amber Hill **Phase two SHLAA sites**

**Address** Land to the west of Sutterton Drove, Amber Hill

**Site area (Hectares)** 0.42 **Site capacity at 30 dph:** 13 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

**Availability** **Is the site available?**

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**

**Explanation** Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low (although there are likely to be flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 8  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**

**Explanation** The site would create an extension to Amber Hill, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area would be acceptable - although it would create ribbon development (a form of development which is generally resisted) the village of Amber Hill is made up entirely of frontage development. It would fill an existing undeveloped gap of approximately 70m, with little harm to the area's appearance.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Amber Hill's existing services and facilities, & is located adjacent to Amber Hill's existing built-up area  
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, and is not previously developed.  
TRANSPORT - it is unlikely to create or exacerbate traffic problems, & services & facilities are potentially accessible on foot and by bicycle.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy.

**Classification** **Undevelopable**

**Flood risk** Zone 1   
Zone 2   
Zone 3a   
Zone 3b

No hazard   
Low hazard   
Danger for some   
Danger for most   
Danger for all

No Depth   
0m to 0.25m   
0.25m to 0.50m   
0.50m to 1.0m   
1.0m to 2.0m   
>2.0m