

Reference	Wha015	Settlement:	Saracens Head	Phase two SHLAA sites
Address	Land to the north and e	east of Washway Road, Sar	racens Head	
Site area (Hectares)	0.48 Site capacity at 30 dph:	14 Site capacity at 25 dph:	12 Site capacity at 20 dph:	10 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no known	legal or ownership problems.
Achievability	Is the site achieval	ole? Yes		
Explanation		asonable prospect that it w		e costs are likely to be low. If it is ned to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable	? No		
	development would no visually attractive, but of INFRASTRUCTURE - it was LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS the site has considerab TRANSPORT - it will not foot and bicycle and by	ACTS - it will not have adverse impacts up to the developed to retain the loss of, will not lead to the loss of, will not lead to the loss of, with the loss of, will not lead to the loss of, with the loss of, will not lead to Saracen's Head's exertion to the loss of the	on the character and appoint its current contribution nor place undue burdens disting services and facilities, and there are no nearby and is not previously devestic problems, & services and services are services and services are services and services and services and services are services and services and services are services and services and services are services and services and services are services and services	earance of the area - the site is a to the area's character. on, existing infrastructure. es, & is located within its existing 'bad neighbour' uses'. However,
Classification	Unde	evelopable		
Zone Zone Zone	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wha016 Settlement: Saracens Head Phase two S	HLAA sites			
Address	Land to the north of Washway Road, Saracens Head				
Site area (Hectares)	1.51 Site capacity at 30 dph: at 25 dph: 38 Site capacity at 20 dph: 30 Site capacity at 20 dph: 45 Site capacity	ing			
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? Yes				
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 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 Saracen's Head, 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, & development would not have adverse impacts upon the character and appearance of the area few public views into the site. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastr LOCATION - it is accessible to Saracen's Head's existing services and facilities, & is located adjacexisting built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad uses'. However, it is grade 1 agricultural land, and is not previously developed land. TRANSPORT - it will not create or exacerbate traffic problems, & services and facilities are acc foot and bicycle and by public transport. Unsuitable, due to conflict with the emerging Plan's locational strategy.	its a - there are ructure. acent to its neighbour'			
Classification	Undevelopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	Low hazard 0m to 0.25m Danger for some 0.25m to 0.50m				

	Wha017	Settlement:	Saracens Head	Phase two SHLAA sites
Address	Land to the north of Pip	well Gate, Saracens Head		
Site area (Hectares)	0.41 Site capacity at 30 dph:	12 Site capacity at 25 dph:	Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloca	tion, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		a reasonable prospect tha		e costs are likely to be very low. assumed to begin in year 7, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	No		
	development would have development would into area's countryside chars INFRASTRUCTURE - it we LOCATION - it is accessing built-up area. SITE CHARACTERISTICS uses'. However, it is grated that it is grated and bicycle and by	ACTS - although it will not have adverse impacts upon the ensify an existing, relatively acter. Fill not lead to the loss of, not lead to the loss of, not lead to the loss of, not lead to Saracen's Head's existence the site has little intrinsic de 1 agricultural land, and create or exacerbate traffit public transport.	ne character and appeara y scattered group of dwe or place undue burdens of sting services and facilities amenity value, & there a is not previously develop ic problems, & services and	on, existing infrastructure. s, & is located adjacent to its re no nearby 'bad neighbour'
Classification	Unde	velopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

	d to the north of Washway F .96 Site capacity at 30 dph:				
Site area (Hectares) 3.					
	·		capacity 79	Site capacity from planning permissions:	
Availability	the site available?	Yes			
Explanation Alth	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability Is t	the site achievable?	Yes			
low	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).				
Deli Deli Deli	ivered in yrs 1-5: ivered in yrs 6-10: ivered in yrs 11-15: ivered in yrs 16-20 ivered in yrs 21-25:	50 29			
Suitability Is t	the site suitable?	No			
ider ENV dev rela INFI LOC exis SITE use: TRA foot	ntification of no new allocation vironment and out-of-scale with RASTRUCTURE - it will not less carried to and out-of-scale with RASTRUCTURE - it will not less carried to a scand built-up area. E CHARACTERISTICS - the site of the sit	though it will not have advers se impacts upon the characte the existing village. ad to the loss of, nor place ur racen's Head's existing service has little intrinsic amenity valicultural land, and is not prevor exacerbate traffic problems ansport. The emerging Plan's locational	se impacts on naturer and appearance of the desired conduction of the	al or heritage assets, its of the area - it is poorly existing infrastructure. is located adjacent to its o nearby 'bad neighbour' and. cilities are accessible on	
Classification	Undevelopa	able			
Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for some Danger for most Danger for all	Or O. 0. 1.	o Depth m to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 2.0m	

Reference	Wha043	Settlement:	Saracens Head	Phase two SHLAA sites	
Address	Land to the south of Washway Road, Saracen's Head				
Site area (Hectares)	0.68 Site capacity at 30 dph:	20 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning permissions:	
Availability	Is the site available	Yes Yes		permissions.	
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	n legal or ownership problems.	
Achievability	Is the site achieval	Yes			
Explanation	low, although flood mit		it is allocated, there is a	reasonable prospect that it would 15).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2		
Suitability	Is the site suitable	No			
Explanation	identification of no nev ENVIRONMENTAL IMPA development would ha to the existing village, a detriment of the area's INFRASTRUCTURE - it w LOCATION - although i adjacent to its existing SITE CHARACTERISTICS uses'. However, it is be TRANSPORT - it is unlik on foot and bicycle and	ACTS - although it will not ve adverse impacts upon and would create an incon character. yill not lead to the loss of, t is accessible to Saracen's built-up area. - the site has little intrinsist and most versatile agricely to create or exacerbat by public transport.	have adverse impacts or the character and appear gruous group of dwelling nor place undue burdens s Head's existing services c amenity value, & there sultural land, & is not pre e traffic problems, & servi	n natural or heritage assets, its rance of the area - it is unrelated gs in the countryside, to the s on, existing infrastructure. and facilities, it is not located are no nearby 'bad neighbour'	
Flood risk Zone 1 Zone 2 Zone 3		No hazard Low hazard Danger for so Danger for me Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	