

Opportunity Sites within Settlements - Site Analysis

Site ref: H404	Size (ha): 0.44	Settlement: Puriton
Type of site: Mixed		Proposed use: Housing
Address: 17 Canns Lane		
Description of Site: The site is located opposite the entrance to Pool Close.		
Background: Falls partly within Flood Zone 2/3a. I large number of TPO's on site.		
Suitability Summary: From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is within the settlement boundary. The site would however need to satisfy flood risk sequential/exception test requirements and demonstrate suitable mitigation. The number of TPO's on site is also likely to be a significant constraint.		
Availability Summary: The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. Available 2014/2015.		
Achievability summary: From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future.		

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Conclusion: For developments of this size, we need to take account of some level of Public Open Space, roads, strategic landscaping etc. Constraints on site may also limit capacity. We suggest a yield of around 6 dwellings if the site is developed at a low density (30-35dph).

Final suggested yield: 6