

**Regulation 18 Draft District Plan Consultation Site Questionnaire
December 2022**

| Site Details | |
|--|---|
| Site Address | Land at Coombe Farm, London Road, Sayers Common |
| Policy reference | DPH20 |
| Number of residential units | 210 |
| Amount of other proposed uses (<i>i.e. C2, employment, retail, leisure, etc</i>) | n/a |

| Site ownership | |
|---|---|
| Evidence that the site is in the ownership/control of site promoter/developer? | The promoter has a promotion agreement in place with the landowners to promote this site. |
| If site is not currently, in the ownership/control of site promoter/developer, indication of timescale for this | n/a |
| If the site is in multiple ownerships, confirmation that all parties are supportive of the allocation of the site | All individual landowners are supportive of the allocation of the site. |
| Is access secured through the same land ownership or is third party land required? | Same landownership. |
| Are there any known issues on the land, i.e. legal covenants? | Not to the promoter's knowledge. |
| Is a promotion agreement in place with all landowners? | Yes. |
| If there is no promotion agreement in place, on what basis is the site being promoted? | n/a |
| Is there a housebuilder on board? If so, who and is there an option in place? | To be determined in due course |

| Site Deliverability | |
|---|--|
| A masterplan been prepared, that demonstrates that the yield from the site can be achieved. | Yes – refer to vision document. |
| Evidence of liaison with WSCC as highways authority, that access to the site can be achieved. | <i>Liaison with WSCC will take place in due course, however, the proposed access arrangements have been designed in accordance with relevant design guides taking into account the existing volume and speeds of vehicles along the B2118 and the likely number of vehicle movements which could be generated by the development proposals. Consideration has also been given to ensure pedestrians and cyclists are able to access the site safely.</i> |
| Has any site assessment work been undertaken to date, in relation to: | |
| <i>Landscape</i> | Yes |
| <i>Biodiversity</i> | Yes |
| <i>Transport and connectivity</i> | Yes |
| <i>Heritage</i> | Yes |
| <i>Wastewater</i> | No |
| <i>Flood risk</i> | No |
| <i>Other, as required</i> | Topography and Arboriculture. |