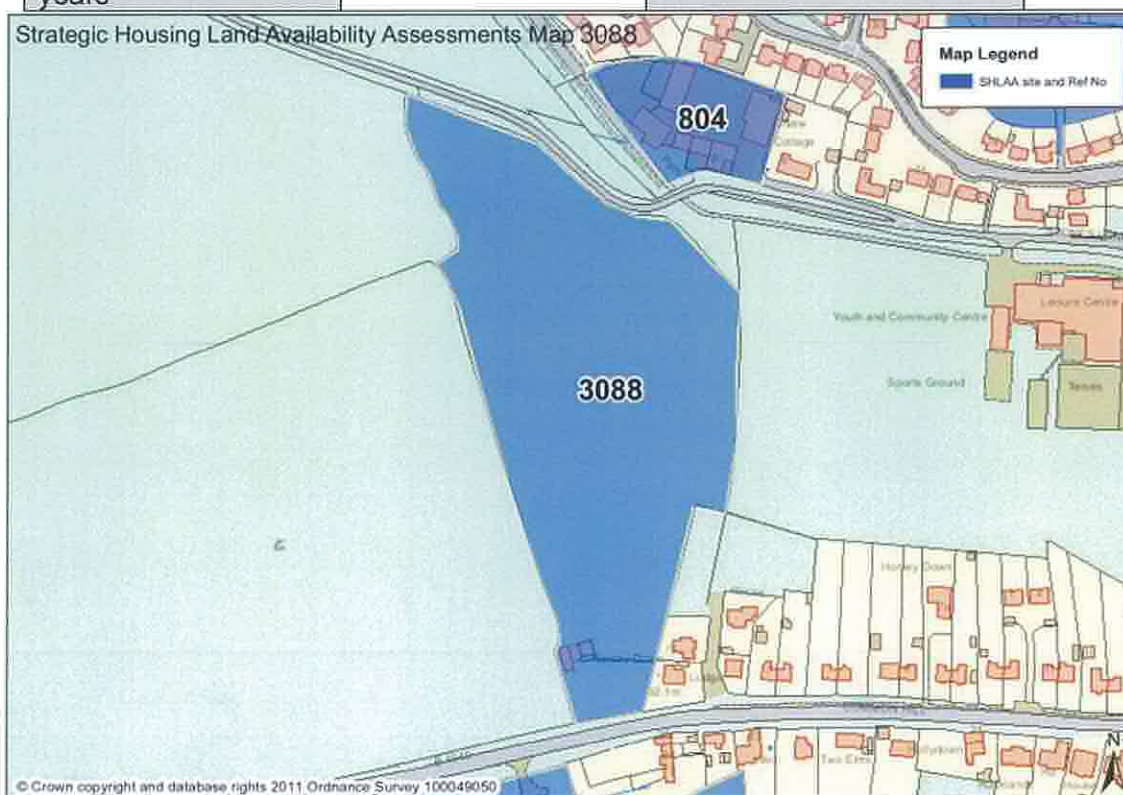


## Site 3088 - Land at Horsey Down, Common Hill

Community Area	Royal Wootton Bassett & Cricklade Community Area	Emerging HMA	North & West HMA
Site Address	Land at Horsey Down, Common Hill		
Settlement	Cricklade		
Gross site area	2.92 ha	Previous use	Greenfield
Suitable site area <sup>1</sup>	2.92 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	2.19 ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	99%		
Potential Suitability Constraints	Within Cotswold Water Park		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use	None		
Availability	Available		
Capacity <sup>4</sup>	66	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No



<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.