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Scale: 1:24,000
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Soberton

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Site Ref	Address		Parish/Settlement	Site Area	
SO01	Land off Chapel Road, Soberton Heath		Soberton	0.571 ha	
Site Description					
<p>The site is within Soberton Heath, located to the south of the District. This site is in use as vacant grassland. It fronts onto Forester Road, adjoins Front View (a residential dwelling) to the west, agricultural land to the north, Long Barn Mandalay (residential dwelling) to the east and with residential opposite to the south.</p>					
Planning History					
<p>20/02197/OUT - Erection of 2 detached dwellings, appeal against refusal in progress.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		15				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.				
Phasing	0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SO06	Land adjacent Forest View, Forester Road		Soberton		0.418 ha
Site Description					
<p>The site is within Soberton Heath, located to the south of the District. This site is in use as vacant grassland. It fronts onto Chapel Road, adjoins numerous residential properties.</p>					
Planning History					
<p>20/01783/FUL - Erection of 3No. detached dwellings with detached garages and use of existing access onto Chapel Road. Application Refused.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not solely owned by the promoter however they do have the consent by the other landowners and have indicated that the site is immediately available for development.</p>		

Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			11			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.			
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0