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 Scale: 1:22,000
 Paper Size: A4

Bighton

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Site Ref	Address		Parish/Settlement		Site Area
BI01	Gaywood, Bighton Lane, Gundleton		Bighton		0.865 ha
Site Description					
<p>The site lies within the village of Gundleton in the north of the district. The site is currently in use as a residential property (C3) and a majority of the surrounding uses are also residential properties.</p>					
Planning History					
<p>20/00724/PREDIP - Demolition of the existing dwellinghouse and redevelopment to provide two dwellings; 20/02399/FUL - The demolition of the existing dwelling and the subdivision of the planning unit. The erection of a replacement dwelling with detached garage, and one new dwelling with detached garage and new access onto Bighton Lane. The laying of a driveway and forecourt - Approved 1st April 2021</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	GREEN
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	23					
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 23 dwellings.					
Phasing	0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
BI02	Rural Hill, Bighton Lane, Gundleton		Bighton	2.8 ha	
Site Description					
<p>.Site is in the village of Gundleton, fronting Bighton Lane. The site is mostly agriculture, with residential in the south-eastern corner. It is bounded by a farm to the south, residential to the north and Bighton Lane and the residential properties of Gundleton to the east.</p>					
Planning History					
<p>There is no planning history within the last five years.</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	GREEN
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	AMBER
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		55				
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 55 dwellings.				
Phasing	0 – 5 Years	55	6 – 10 Years	0	10 – 15 Years	0