

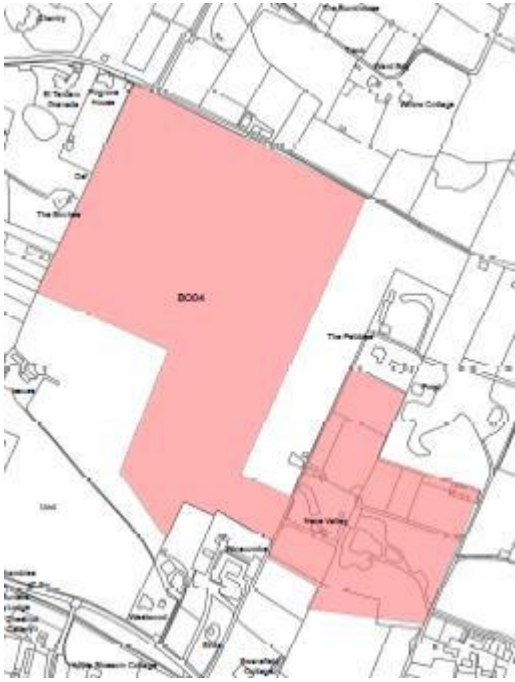


Site Ref	Address	Parish/Settlement	Site Area		
BO01	Land adjacent Springfield Trampers Lane	Boarhunt	0.296 ha		
Site Description					
The site is within North Boarhunt, located to the south of the District. This site is in agricultural use. It fronts onto Trampers Lane, adjoins Springfield (a residential dwelling) to the north, agricultural land to the west, Mayfield (residential dwelling) to the south and with Wine Cross Farm House opposite to the east.					
Planning History					
21/00362/FUL - Construction of three detached dwelling houses with access driveway. - To be determined; 20/01230/PRE - Construction of new small family dwellings (10) on the west side of Trampers Lane, North Boarhunt. An eco friendly development infilling a small site with a continuously developed road frontage					
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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	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that		


				<b>the site is immediately available for development.</b>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.		
<b>Site Capacity</b>				<b>9</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>9</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
BO02	Land to the rear of Springfield Trampers Lane	Boarhunt	1.136 ha		
Site Description					
The site is located within the settlement of North Boarhunt. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the south and east. To north and west is land in agricultural use.					
Planning History					
There is no planning history within the last five years.					
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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 being promoted by the sole landowner and has stated that the site is immediately available for development.		

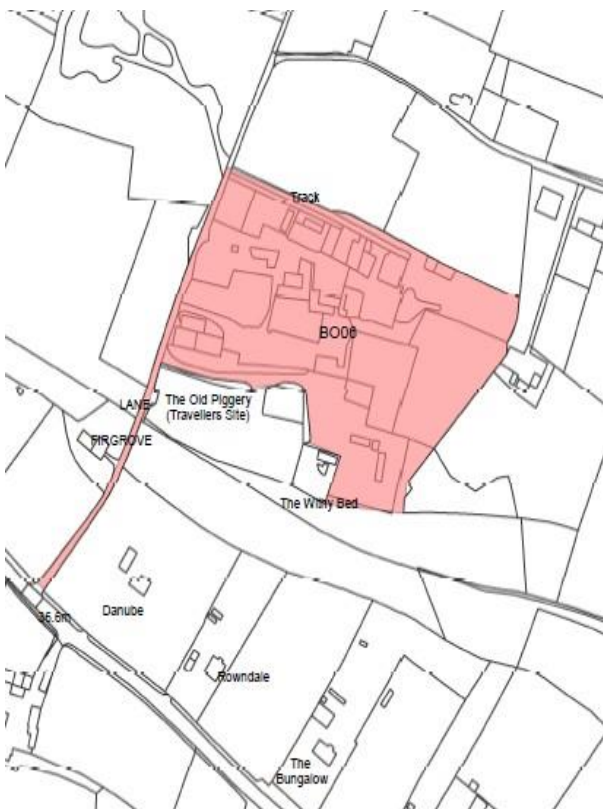
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>27</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>27</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BO04	Land lying to the north of Southwick Road, North Boarhunt	Boarhunt	9.986 ha		
Site Description					
The site is adjacent to the Hundred Acres settlement and is surrounded by residential land uses to the west, and agriculture to the north, south and east.					
Planning History					
19/01768/APN - Proposed agricultural building - No Objection					
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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 but they have consent of the landowner. The site is available immediately.		

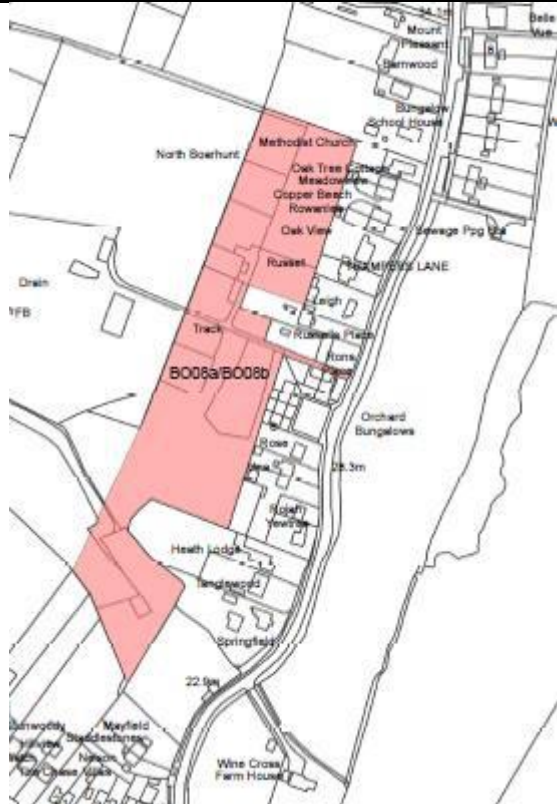
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>150</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 150 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BO05	Land lying to the north of Southwick Road, North Boarhunt	Boarhunt	9.986 ha		
Site Description					
The site is located adjacent to the settlement of Hundred Acres. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the west. To north, south and east is land in agricultural use.					
Planning History					
There is no relevant planning history within the past five years					
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Site promoters proposed use		Sui-Generis			
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 but they have consent of		

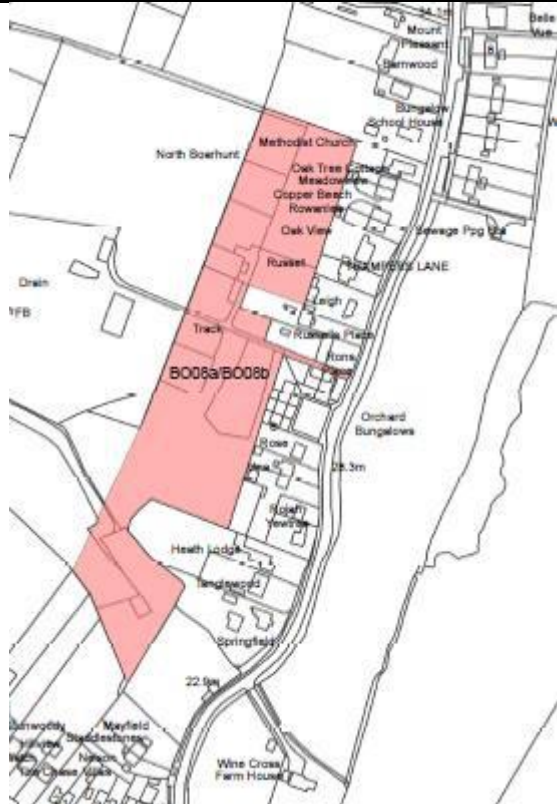
				the landowner. The site is available immediately.			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>150</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 150 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BO06	Land to the east of Firgrove Lane, North Boarhunt, PO17 6JU	Boarhunt	2.3 ha		
Site Description					
Site is outside Boarhunt east of Firgrove Lane. The site mostly comprises residential caravans, to the north of existing caravan site. Otherwise countryside surrounds.					
Planning History					
21/00399/FUL - Continued use of land for the stationing of residential caravans - To be determined; 20/01510/FUL - Erection of replacement three-bedroomed bungalow, with adjustment to its curtilage - Approved 18th September 2020; 19/01564/LDC - Retention of building as a single dwellinghouse - Approved 13th September 2019; 19/02250/FUL - Stationing of residential caravans (retrospective) - Refused 19th December 2019; 19/01684/LDC - Retention of building as a single dwellinghouse as the original mobile home at no.6A The Old Piggery has had no wheels or A-frame since 2011; has been extensively altered and extended; has been continuously occupied in C3 residential use for over four years - Permitted 26th September 2019; 18/01691/FUL - Continued siting of 4 no. residential gypsy caravans without complying with Condition 3 of planning permission ref. 11/01875/FUL - Permitted 1st November 2018					
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Site promoters proposed use		Sui-Generis			
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 but they have consent of the landowner. The site is available immediately.			
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			45			
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 45 dwellings.			
Phasing	0 – 5 Years	45	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
BO08a	Land at R/O Ron's Place, Trampers Lane, North Boarhunt, PO17 6DH	Boarhunt	1.6 ha		
Site Description					
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Curently in use for agriculture/paddock					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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			

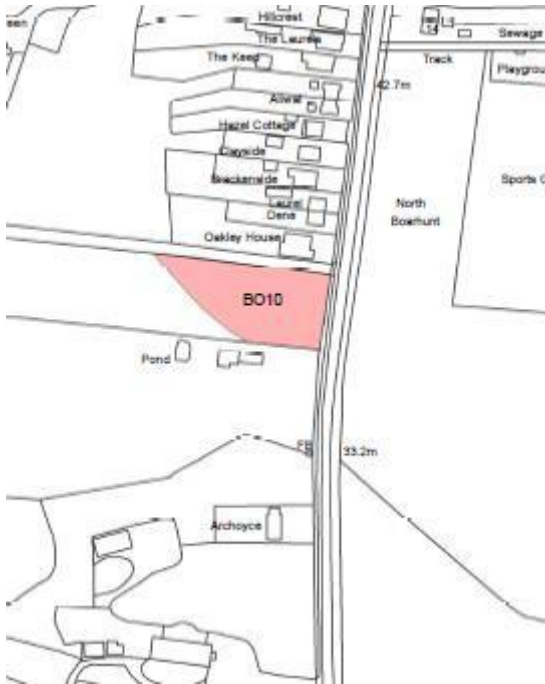
<b>Availability (legal/ownership issues)</b>				<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.		
<b>Site Capacity</b>				<b>36</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>36</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
BO08b	Land at R/O Ron's Place, Trampers Lane, North Boarhunt, PO17 6DH	Boarhunt	1.6 ha		
Site Description					
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Curenly in use for agriculture/paddock					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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			

<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>36</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>36</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
BO09	Land to the west of Firgrove Lane, North Boarhunt	Boarhunt	0.42 ha		
<b>Site Description</b>					
Site comprises countryside on the outskirts of Boarhunt bounded by the B2177 to the south and Firgrove Lane to the east.. Residential to west and east of the site. Countryside to its north.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>11</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>11</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BO10	Land to the south of Oakley House, Trampers Lane, North Boarhunt PO17 6BY	Boarhunt	0.6 ha		
Site Description					
Residential properties lie to the north of the site. Agricultural Land bounds the western, eastern and southern boundaries of the site.					
Planning History					
18/00503/FUL - Erection of dwelling - Not determined closed.					
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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	RED	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	RED	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		SINC and Ancient Woodland – Both designations wholly cover the site			
Availability (legal/ownership issues)			The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>16</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 16 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>16</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	