Site Location Details					
Ref No	LDF351	Site Address	Folly Works, Folly Lane, Whippingham		
Parish	Whippingham	Ward	Whippingham & Osborne		



Site General Details					
Site Area	9.23ha - 50% residential	Environmental Designation Area		4.20ha	
Resultant Area	5.03ha	Residential Mixed Use Potential		2.52ha	
Developable Area	1.68ha				
Is the site within a Settlement Boundary?	Outside & Adjacent	Is the site within a KRA/SRA or RSC?	ORA		
Site ownership single owner					
Current site use(s)	Current site use is woodland, industrial and open fields				
Brief site description	Site is located to north of Folly Lane, is identified as woodland on all but the eastern and southern parts of the site and industrial units and is slightly sloping				
Current access arrangements?	Access onto site from Folly Lane and public footpath CS24 runs along the eastern boundary and N199 runs along the southern boundary				
Heat Demand Potential?	No				
Is the site Previously Developed Land?	No				
Current adjacent land uses	Adjacent land uses include open fields, woodland, residential and a public house				

Planning History						
Summary of relevant previous applications/	None					
uses on the site						
Current Planning Status						
Is the site or adjacent land covered by any	Site = Proposed Public Right of Way on eastern and southern parts of site					
allocations?	Adjacent site = Proposed Public Right of Way to north, east and south of site					
Is the site or land immediately adjacent to it subject to any designations?	Site = SFRA flood zone 2 on approx. 25% of the site, SFRA flood zone 3 on approx. 20%, EA flood zone 2 on approx. 18%, EA flood zone 3 on approx. 15% and SINC on the north eastern part of the site					
	Adjacent site = SAC, SPA, Ramsar and SSSI to the west and north of the site and SINC to the north and east of the site					
	TPO details on site = TPO/1951/2 Woodland Order W14 on a very small part of the site					
	TPO details on adjacent site = TPO/1951/2 Woodland Order W14 to east of site & TPO/1994/32 Woodland Order W1 to south of site					
	Archaeological details = Buildings used for manufacture of seaplanes etc - should be recorded prior to development. Prehistoric sites in vicinity. WWII air raid shelters in NE part of site. Intertidal structures, wreck. Archaeological work					
required - contact Planning Arch.						
Potential Planning Status Is the site or land Woodland Order on almost the whole site - high priority						
immediately adjacent to it subject to any potential designations?	Woodiand Order on aimost the whole site - high phonty					
potential designations:	Site Proposal					
Proposed use for the site	Mixed Use					
	Site Capacity Assessment					
Theoretical site yield range (units)	50-84					
Likely site yield (units)	50					
Likely infrastructure requirements for the site	Site adjacent to existing utility connections and considered likely that connections can be made.					
Potential impact on the surrounding of development	There is a SINC and trees protected by a Woodland Order on and adjacent to the site and the site is adjacent to a SAC, SPA, Ramsar and SSSI and any development may adversely impact upon these designations					
Potential mitigation required	Ensure an appropriate buffer zone is put in place to mitigate the potential impact on these designations					
Site Assessment Conclusions						
Site is within a rural area with existing access which requires investment						
Site Status						
Therefore the site is currently considered to	Deliverable Developable					
be:	Developable Not Currently Developable X					
	NOT CUITETILITY DEVELOPABLE X					