

Planning History		
Summary of relevant previous applications/ uses on the site	None	
Current Planning Status		
Is the site or adjacent land covered by any allocations?	Site = Proposed Public Right of Way on eastern and southern parts of site 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 immediately adjacent to it subject to any potential designations?	Woodland Order on almost the whole site - high priority	
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 be:	Deliverable	
	Developable	
	Not Currently Developable	X